

Council Meeting Agenda

September 25, 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. September 11, 2018 Council Meeting

Page 4

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 August 28, 2018 and September 4, 2018.

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

1. Division 6 – File: PL20170174 (07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008) – Bylaw C-7823-2018 – Redesignation Item – Ranch and Farm District to Direct Control District, for construction of a recreational non-motorized trail

Staff Report

Page 21

2. Division 7 – File: PL20180028 (06513017) – Bylaw C-7814-2018 – Redesignation Item – Recreation Business District to Industrial – Industrial Storage District

Staff Report

Page 217

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

3. Division 8 – File: PL20180080 (06712114) – Bylaw C-7811-2018 – Redesignation Item – Residential Two District to Residential One District

Staff Report

Page 240

Council Meeting Agenda

September 25, 2018

9:00 a.m.



ROCKY VIEW COUNTY
Cultivating Communities

911 – 32 AVENUE NE
CALGARY, AB, T2E 6X6

4. Division 2 – File: PL20170121 (04726013) – Bylaw C-7793-2018 –
Redesignation Item – Residential Two District to Residential One District

Staff Report

Page 262

5. Division 7 – File: PL20180043 (06736003) – Bylaw C-7822-2018 –
Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm
District to Ranch and Farm Three District

Staff Report

Page 280

6. Division 4 – File: PL20180052 (03322005) – Bylaw C-7810-2018 –
Redesignation Item – Ranch and Farm District to Agricultural Holdings District

Staff Report

Page 299

7. Division 2 – File: PL20180045 (05714035) – Bylaw C-7824-2018 –
Redesignation Item – Residential Two District to Residential One District

Staff Report

Page 317

D GENERAL BUSINESS

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

Staff Report

Page 338

2. Division 7 – File: 4557 – Road Renaming – Range Road 25A

Staff Report

Page 349

3. Division 2 – File: N/A – Tax Relief Due To Fire Loss – Roll 04722021

Staff Report

Page 353

4. All Divisions – File: 2025-600 – Appointment of County External Auditor

Staff Report

Page 359

5. Division 3 – File: 4060-200 – Elbow Valley West Sanitary Sewer Connection –
Budget Adjustment

Staff Report

Page 361

Council Meeting Agenda

September 25, 2018

9:00 a.m.



ROCKY VIEW COUNTY
Cultivating Communities

911 – 32 AVENUE NE
CALGARY, AB, T2E 6X6

6. All Divisions – File: 4010-100 – Aggregate Resource Plan – Request for Direction

Staff Report

Page 364

7. All Divisions – File: N/A – Calgary Metropolitan Region Board – Approval of an Interim Growth Plan and Interim Regional Evaluation Framework

Staff Report

Distributed Under
Separate Cover

E BYLAWS
- None

F UNFINISHED BUSINESS
- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION
- None

J SUBDIVISION APPLICATIONS

1. Division 7 – File: PL20180084 (06401020/06401004) – Subdivision Item – Industrial – Industrial Activity District

Staff Report

Page 370

2. Division 3 – File: PL20160136 (04725027) – Subdivision Item – Residential One District

Staff Report

Page 395

K COMMITTEE OF THE WHOLE/IN CAMERA
- None

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 1

A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32nd Avenue NE, Calgary, Alberta on September 11, 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
- S. Baers, Manager, Planning Services
- A. Keibel, Manager, Legislative and Legal Services
- L. Wesley-Riley, Manager, Enforcement Services
- C. McCullagh, Manager, Recreation and Community Services
- R. Barss, Manager, Intergovernmental Affairs
- T. Boyda, Manager, Assessment Services
- C. Nelson, Manager, Agricultural and Environmental Services
- M. Wilson, Planning Supervisor, Planning Services
- C. Graham, Municipal Lands Administrator, Agricultural and Environmental Services
- S. de Caen, Community Services Coordinator, Recreation & Community Services
- J. Anderson, Planner, Planning Services
- P. Simon, Planner, Planning Services
- L. Ganczar, Planner, Planning Services
- J. Kwan, Planner, Planning Services
- S. Kunz, Planner, Planning Services
- A. Pare, Engineering Support Technician, Engineering Services
- N. Ali, Intergovernmental Affairs Analyst, Intergovernmental Affairs
- 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.

1-18-09-11-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Gautreau that item C-3 be removed from the September 11, 2018 Council meeting agenda;

AND that the emergent business item "National Disaster Mitigation Program Grant Submission" be added to the September 11, 2018 Council meeting agenda as item D-5.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 2

MOVED by Councillor Hanson that the September 11, 2018 Council meeting agenda be accepted as amended.

Carried

1-18-09-11-02
Confirmation of Minutes

MOVED by Councillor McKylor that the July 24, 2018 Council meeting minutes be accepted as presented.

Carried

1-18-09-11-18 (D-5)
All Divisions – Emergent Business Item - National Disaster Mitigation Program Grant Submission
File: 1025-460

MOVED by Councillor Kamachi that a budget adjustment of \$140,000 from the Tax Stabilization Reserve for the 2018 fiscal year for Rocky View County to submit to the National Disaster Mitigation Program Grant on the West Bragg Creek flood mitigation engineer assessment be approved as per Attachment 'A'.

Carried

1-18-09-11-17 (K-2)
All Divisions – In Camera Item – Land Jurisdiction
File: RVC2018-22

MOVED by Councillor Hanson that Council move in camera at 9:11 a.m. to consider the confidential report "Land Jurisdiction" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried

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

| | |
|--------------------|--|
| Rocky View County: | R. McDonald, Interim County Manager |
| | K. Robinson, General Manager |
| | B. Riemann, General Manager |
| | C. O'Hara, General Manager |
| | R. Barss, Manager, Intergovernmental Affairs |
| | S. Baers, Manager, Planning Services |
| | A. Keibel, Manager, Legislative and Legal Services |

MOVED by Councillor Hanson that Council move out of in camera at 10:10 a.m.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 3

MOVED by Councillor Henn that Mandate #1 of the in-camera agenda report K-2 be approved as amended.

Lost

In Favour:

Councillor Henn

Opposed:

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

MOVED by Deputy Reeve Gautreau that Mandate #2 of the in-camera agenda report K-2 be approved.

Carried

In Favour:

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

Opposed:

Councillor Henn

1-18-09-11-03 (C-1)

Division 9 – Bylaw C-7800-2018 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm District to Agricultural Holdings District

File: PL20180013 (08815008)

MOVED by Councillor Kissel that the public hearing for item C-1 be opened at 10:14 a.m.

Carried

Person(s) who presented: Agnes Dahl, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

The Chair called for a recess at 10:42 a.m. and called the meeting back to order at 10:53 a.m. with all previously mentioned members present.

MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:56 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7800-2018 be amended by extending the portion of land to be redesignated from Ranch and Farm District to Agricultural Holdings District to the southern boundary of SW-15-28-04-W05M in accordance with the amended Schedule 'A'.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 4

MOVED by Councillor Kissel that Bylaw C-7800-2018 be given first reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7800-2018 be given second reading as amended.

Carried

MOVED by Councillor Wright that Bylaw C-7800-2018 be considered for third reading as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7800-2018 be given third and final reading as amended.

Carried

1-18-09-11-04 (C-2)

**Division 2 – Bylaw C-7815-2018 - Redesignation Item – Residential Two District to Residential Three District
– Springbank ASP**

File: PL20180062 (04716009)

MOVED by Councillor McKylor that the public hearing for item C-2 be opened at 11:00 a.m.

Carried

MOVED by Councillor McKylor that the late letters of support for item C-2 be accepted.

Carried

Person(s) who presented: Valerie Prather, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Valerie Prather, Applicant

MOVED by Councillor McKylor that the public hearing for item C-2 be closed at 11:39 a.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7815-2018 be given first reading.

Carried

In Favour:

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

Opposed:

Councillor Wright
Councillor Kissel

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 5

MOVED by Councillor Henn that Bylaw C-7815-2018 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Kissel

MOVED by Councillor Kamachi that Bylaw C-7815-2018 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7815-2018 be given third and final reading.

Carried

The Chair called for a recess at 11:44 a.m. and called the meeting back to order at 11:51 a.m. with all previously mentioned members present.

1-18-09-11-16 (K-1)

Division 9 – In Camera Item – Response to July 10, 2018 Motion of Council - Cochrane Agricultural Lands
File: RVC2018-19 (06809018)

MOVED by Councillor Henn that Council move in camera at 11:54 a.m. to consider the confidential report “Response to July 10, 2018 Motion of Council – Cochrane Agricultural Lands” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

Carried

Council did not hold the in camera session for item K-1.

MOVED by Councillor Henn that Council move out of in camera at 11:56 a.m.

Carried

1-18-09-11-13 (J-1)

Division 7 – Subdivision Item – Balzac East Area, Residential One District
File: PL20180047 (06415050)

MOVED by Councillor Henn that the applicant be allowed to address Council.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Reeve Boehlke

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 6

The applicant, Grant Larson, proceeded to address Council on the proposed conditions of approval for Subdivision Application PL20180047.

MOVED by Councillor Henn that condition 2 be removed from Appendix 'A'.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that Subdivision Application PL20180047 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a ≥ 0.81 hectare (≥ 2.0 acre) parcel with a ≥ 0.81 hectare (≥ 2.0 acre) remainder lot at Lot 2, Plan 9111892, within NW-15-26-29-W04M was evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with statutory policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by federal, provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Site Servicing

- 2) The Applicant/Owner shall provide a letter from Rocky View Water Coop, an Alberta Environment licensed piped water supplier, confirming water connection for Lot 1 and the remainder lot, as shown on the Approved Tentative Plan. The letter shall include the following information:
 - a) Confirmation that the Applicant/Owner has completed all paperwork for water supply allocation to both lots;

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 7

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- b) Confirmation that the Applicant/Owner has paid all necessary fees for the purchase of required capacity units for both lots;
 - c) Confirmation that the utility has allocated and reserved the necessary capacity for both lots; and
 - d) The obligations of the Applicant and/or the utility to bring water lines into the subdivision (i.e.: water utility is to construct water line to the limits of the subdivision, and the Applicant/Owner is to construct all internal water lines, or the water utility will be responsible for all connections to individual lots).
- 3) The Applicant/Owner shall enter into a Development Agreement (Site Improvements Services Agreement) with the County for the installation of Packaged Sewage Treatment plants on Proposed Lot 1, complying with NSF 40 and/or BNQ standards in accordance with the Level II Private Sewage Treatment Assessment prepared by E2K Engineering Ltd., dated February 23, 2018.
 - 4) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for proposed Lot 1 and the remainder lot, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement.
- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 8

1-18-09-11-16 (K-1)

Division 9 – In Camera Item – Response to July 10, 2018 Motion of Council - Cochrane Agricultural Lands
File: RVC2018-19 (06809018)

MOVED by Councillor McKylor that Council move in camera at 12:24 p.m. to consider the confidential report “Response to July 10, 2018 Motion of Council – Cochrane Agricultural Lands” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

Carried

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

| | |
|--------------------|---|
| Rocky View County: | R. McDonald, Interim County Manager |
| | B. Riemann, General Manager |
| | C. O'Hara, General Manager |
| | A. Keibel, Manager, Legislative and Legal Services |
| | C. McCullagh, Manager, Recreation and Community Services |
| | C. Nelson, Manager, Agricultural and Environmental Services |
| | S. de Caen, Community Services Coordinator, Recreation & Community Services |
| | C. Graham, Municipal Lands Administrator, Agricultural & Environmental Services |

MOVED by Councillor McKylor that Council move out of in camera at 1:32 p.m.

Carried

MOVED by Councillor Kissel that the Terms of Reference for the Cochrane Agricultural Lands Advisory Committee be amended as follows:

3) The Cochrane Ag Lands Advisory Committee consists of the following:

- (1) **Rocky View** County Manager;
- (2) Two **Rocky View County** Councillors; the Division Nine Councillor and one other.
- (3) **Rocky View County Administration** ~~General Managers~~ (as needed);
- (4) **One Town of Cochrane Elected Official and one member of Town of Cochrane Administration** ~~Manager—Recreation and Community Services;~~
- (5) Stakeholder groups at the discretion of the **Rocky View** County Manager; and
- (6) Others as may be invited.

Carried

MOVED by Councillor Hanson that the in camera report, “Response to July 10, 2018 Motion of Council – Cochrane Agricultural Lands,” and any related information remain confidential pursuant to Sections 24 and 25 of the *Freedom of Information and Protection of Privacy Act*;

AND that the Terms of Reference for the Cochrane Agricultural Lands Advisory Committee be approved as per Attachment ‘A’ as amended.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 9

1-18-09-11-06 (C-4)

All Divisions – Bylaw C-7816-2018 – Land Use Bylaw Amendments – Recreational Cannabis Regulations
File: 1014-554

MOVED by Councillor Kamachi that the public hearing for item C-4 be opened at 1:34 p.m.

Carried

Person(s) who spoke in favour: Sonny Toor
 Bruce McIntosh
 Hugh Ham
 Joel Mandrek

Person(s) who spoke in opposition: Monyca Ambrozic
 Vern Bretin, and on behalf his neighbour Mr. Jones
 Steve Grande

The Chair called for a recess at 3:15 p.m. and called the meeting back to order at 3:30 p.m. with all previously mentioned members present.

MOVED by Councillor Schule that the public hearing for item C-4 be adjourned until later in the meeting.

Carried

1-18-09-11-07 (D-1)

All Divisions – Rescheduling the October 9, 2018 Regular Council Meeting
File: 0194

MOVED by Councillor Schule that the regular Council meeting scheduled for October 9, 2018 at 9:00am be changed to October 16, 2018 at 9:00am to be held at the new County Hall located at 262075 Rocky View Point, Rocky View County, AB.

Carried

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

1-18-09-11-08 (D-2)

Division 9 – Road Plan 6397I Closure located in NW-08-27-04-W5M for consolidation purposes
File: PL20180032

MOVED by Councillor Kissel that the resolution to close and consolidate a portion of road located within the NW-08-27-04-W5M as shown on Road Plan 6397I be approved as per Attachment 'A'.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 10

MOVED by Councillor Kissel that Administration be directed to forward the resolution included as Attachment 'A' to the Minister of Transportation for approval;

AND that Administration be authorized to prepare and endorse a Land Sale Agreement at the cost of \$11,000.00 for the transfer of lands with the applicant, and that all incidental costs to create the title and consolidate with the adjacent lands be at the sole expense of the applicant, subject to approval of the resolution by the Minister of Transportation.

Carried

1-18-09-11-09 (D-3)

All Divisions – Sales Negotiations – Airdrie Grader Shed

File: 06433007

MOVED by Deputy Reeve Gautreau that Administration be directed to negotiate a Sales Agreement with the Applicant and dispose of the County owned land described as Title Number 151 263 803, also known as the Airdrie Grader Shed.

Carried

1-18-09-11-10 (D-4)

All Divisions – Intermunicipal Collaboration Framework & Intermunicipal Development Plan Review

Committee Appointments

File: 1034-500, 1011-100

MOVED by Councillor McKylor that Councillor Kissel and Councillor Kamachi be appointed to the Review Committee for the Rocky View County and Municipal District of Bighorn Intermunicipal Collaboration Framework and Intermunicipal Development Plan.

AND that Reeve Boehlke, Councillor Kissel, and Councillor Henn be appointed to the Review Committee for the Rocky View County and Mountain View County Intermunicipal Collaboration Framework and Intermunicipal Development Plan.

AND that Reeve Boehlke be appointed to the Review Committee for the Rocky View County and Kneehill County Intermunicipal Collaboration Framework and Intermunicipal Development Plan.

AND that Deputy Reeve Gautreau and Councillor Schule be appointed to the Review Committee for the Rocky View County and Wheatland County Intermunicipal Collaboration Framework and Intermunicipal Development Plan.

Carried

The Chair called for a recess at 4:17 p.m. and called the meeting back to order at 4:43 p.m. with all previously mentioned members present with the exception of Councillor Henn.

1-18-09-11-14 (J-2)

Division 1 – Subdivision Item – Residential One District

File: PL20180068 (03915057)

Councillor Henn returned to the meeting at 4:46 p.m.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 11

MOVED by Councillor Kamachi that the applicant be allowed to address Council.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Reeve Boehlke

Mark Fawcett, on behalf of the applicants, proceeded to address Council on the proposed conditions of approval for Subdivision Application PL20180068.

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

Carried

MOVED by Councillor Kamachi that condition 6 in Appendix 'A' be amended to read as follows:

- 6) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
 - a) The Transportation Off-Site Levy shall be calculated from the total gross acreage of Lot 1 as shown on the Plan of Survey.
 - b) The Transportation Off-Site Levy shall be deferred on Lot 2 as shown on the Plan of Survey.

Carried

In Favour:

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

Opposed:

Councillor Hanson

MOVED by Councillor Kamachi that Subdivision Application PL20180068 be approved with the conditions noted in Appendix 'A' as amended:

- A. The application to create a ± 1.63 hectare (± 4.03 acre) parcel with a ± 2.49 hectare (± 6.15 acre) remainder within Lot 4, Block 2, Plan 1810613, NE-15-23-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 12

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- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision 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 approach on Fawn Hills Drive in order to provide access to Lot 1.
- 3) In order to provide access to Lot 2 (the remainder), the Owner shall:
 - a) Amend the existing access easement agreement (instrument #921103201) to include Lot 1; or
 - b) Provide a new access right of way plan and enter into an access easement agreement with Lot 1 in order to provide access to Lot 2 (the remainder).

Site Servicing

- 4) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.

Payments and Levies

- 5) 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.
- 6) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
 - a) The Transportation Off-Site Levy shall be calculated from the total gross acreage of Lot 1 as shown on the Plan of Survey.
 - b) The Transportation Off-Site Levy shall be deferred on Lot 2 as shown on the Plan of Survey.

Municipal Reserve

- 7) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Sage Appraisals, file 20181164, dated June 27, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 13

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-18-09-11-15 (J-3)

Division 2 – Subdivision Item – Residential Two District

File: PL20180014 (04726009)

MOVED by Councillor McKylor that Subdivision Application PL20180014 be approved with the conditions noted in Appendix 'A':

- A. That the application to create a ± 1.94 hectare (± 4.79 acre) parcel with a ± 1.94 hectare (± 4.79 acre) remainder from Block 3, Plan 7410685 within SE-26-24-03-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulation*, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with statutory policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- 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 provide an access right of way plan as shown on the Approved Tentative Plan in order to provide access to Lots 1 and 2, and is to prepare and register respective easements on each titles, where required.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 14

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- 3) The Owner is to dedicate, by Plan of Survey, a 3.0 m wide portion of land for road widening along the southern boundary of Lots 1 and 2 as shown on the Approved Tentative Plan.

Access

- 4) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 and 2.

Site Servicing

- 5) Water is to be supplied by individual wells on Lot(s) 1 and 2. The subdivision shall not be endorsed until:
- a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.
- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that shall include the following:
- a) The construction of a packaged sewage treatment system in accordance with the findings of the Private Sewage Treatment System Assessment prepared by Watertech Engineering Research & Health Inc. (May ,2018).
- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1 & 2, indicating:
- a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Municipal Reserves

- 8) The provision of Reserve is to be provided by the dedication of a linear 8.0 m wide Municipal Reserve strip along Springbank Road (\pm 0.356 acres) to be determined by a Plan of Survey in accordance with the Approved Tentative Plan.
- a) The proportionate amount of Municipal Reserves outstanding on Block 3, Plan 7410685 as per Deferred Reserve Caveat (741 080 371) after the linear Municipal Reserve dedication, are to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Bradford Real Estate Services – Carol A. Lewis, AACI, P.APP, dated July 6, 2018, pursuant to Section 666 (3) of the *Municipal Government Act*.
 - b) The existing Deferred Reserve Caveat (741 080 371) shall be discharged on Block 3, Plan 7410685 after dedication of the linear Municipal Reserve and payment of cash-in-lieu.
 - c) The Owner is to enter into a maintenance/operational agreement with the County to maintain and operate the 8.0 m wide linear Municipal Reserve strip, inclusive of the affected trees and landscaping, until such time the County initiates construction of the Springbank Road Active Transportation Network.

Fees and Levies

- 9) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing:
- a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 15

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- 10) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

Carried

1-18-09-11-11 (E-1)

All Divisions – Consideration of Third Reading of Firearms Bylaw C-7782-2018

File: 3000-300

MOVED by Councillor Hanson that Bylaw C-7782-2018 be given third and final reading.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau

1-18-09-11-12 (E-2)

All Divisions – Redesignation Item – Site Specific Amendment to Direct Control Bylaw C-6031-2005 (DC-99)

File: PL20180069 (6411017)

Deputy Reeve Gautreau stated that he would participate in the debate on Bylaw C-7797-2018 but would abstain from voting on any motions related to the bylaw as he was not present for the public hearing held on July 24, 2018.

MOVED by Councillor Henn that Bylaw C-7797-2018 be amended in accordance with the amended Schedule 'A'.

Lost

Abstained: Deputy Reeve Gautreau

In Favour:

Councillor McKylor
Councillor Schule
Councillor Henn

Opposed:

Councillor Kamachi
Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 16

MOVED by Councillor Henn second reading of Bylaw C-7797-2018, adopted at the July 24, 2018 Council meeting, be rescinded.

Carried
Abstained: Deputy Reeve Gautreau

MOVED by Councillor Henn that Administration be directed to schedule an additional public hearing at the October 23, 2018 Council meeting for Bylaw C-7797-2018 to address odour and emissions management and the results of the meeting between Administration, the Applicants, and affected parties associated with the proposed development.

Carried
Abstained: Deputy Reeve Gautreau

The Chair called for a recess at 5:55 p.m. and called the meeting back to order at 6:28 p.m. with all previously mentioned members present with the exception of Councillor Henn.

1-18-09-11-06 (C-4)

All Divisions – Bylaw C-7816-2018 – Land Use Bylaw Amendments – Recreational Cannabis Regulations
File: 1014-554

The public hearing for item C-4 reconvened at 6:29 p.m.

MOVED by Councillor Schule that the public hearing for item C-4 be closed at 6:44 p.m.

Carried

MOVED by Councillor Schule that the cannabis facility setback regulations for General Business, Industrial Activity, and Business Agricultural Services districts in Bylaw C-7816-2018 be amended as follows:

- | | |
|------------------------|-----|
| a) School | 0m |
| b) Healthcare Facility | 0m |
| c) School Reserve | 0m |
| d) Residential | 75m |

Carried

In Favour:

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

Opposed:

Councillor Wright

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
September 11, 2018

Page 17

MOVED by Councillor Hanson that the *Cannabis Cultivation, Micro* and *Cannabis Cultivation, Standard* definitions in Bylaw C-7816-2018 be replaced with the following:

CANNABIS CULTIVATION means the growing and harvesting of cannabis as licensed by Health Canada.

AND that the *Cannabis Processing* definition in Bylaw C-7816-2018 be replaced with the following:

CANNABIS FACILITY means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include *Cannabis Retail Store*.

Carried

MOVED by Councillor Henn that Bylaw C-7816-2018 be given first reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7816-2018 be given second reading as amended.

Carried

MOVED by Councillor Schule that Bylaw C-7816-2018 be considered for third reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7816-2018 be given third and final reading as amended.

Carried

Adjournment

MOVED by Councillor Schule that the September 11, 2018 Council Meeting be adjourned at 7:10 p.m.

Carried

REEVE

CAO or Designate

PLANNING SERVICES

TO: Council

DATE: September 25, 2018 **DIVISION:** 6

TIME: Morning Appointment

FILE: 07127017, 07128021/022, 07134020/021,
08102013/014/015, 08103007/008/009, 08111008 **APPLICATION:** PL20170174

SUBJECT: Redesignation Item – Ranch and Farm District to Direct Control District, for construction of a recreational non-motorized trail

¹POLICY DIRECTION:

The application was evaluated in accordance with the goals, principles, and policies contained within the County Plan and the Parks and Open Space Master Plan and was found to be in compliance:

- The proposal meets the intent of the County Plan's goals to support community services and to enhance and improve quality of life; and
- This application satisfies the County's recreational development goals and principles.

EXECUTIVE SUMMARY:

The purpose of the application is to redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District, in order to allow for the development of a trail for non-motorized recreational use. The intent is to establish a policy and land use framework that would allow for the future construction of a trail within the former CP Rail right-of-way between the town of Irricana and the village of Beiseker. This portion of trail is proposed to be a segment of a longer-term project, with the aim of establishing a network of trails throughout southern Alberta and beyond. The subject lands are composed of ± 31.27 hectares (± 77.28 acres) of land held in twelve separate titles.

The new Direct Control District is proposed in order to provide certainty of the uses permitted on the lands. It would also have the added benefit of ensuring that special development regulations can be included in order to mitigate potential conflict with adjacent land uses. Many of the operational details of the proposed trail are acknowledged and required through the provisions of the DC Bylaw and would be fully implemented in detail at the future development permit stage, pending approval of this application.

The subject lands are not located within the policy area of an area structure plan or conceptual scheme. Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: November 17, 2017
DATE DEEMED COMPLETE: November 17, 2017

PROPOSAL: To redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District to allow for the development of a trail for non-motorized recreational use.

LEGAL DESCRIPTION: Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

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



| | |
|---------------------------------------|--|
| GENERAL LOCATION: | Located along the former CP Rail right-of-way between the town of Irricana and the village of Beiseker. |
| APPLICANT: | Alberta TrailNet Society |
| OWNERS: | Alberta TrailNet Society, Kneehill Regional Water Service |
| EXISTING LAND USE DESIGNATION: | Ranch and Farm District |
| PROPOSED LAND USE DESIGNATION: | Direct Control District |
| GROSS AREA: | ± 31.27 hectares (± 77.28 acres) |
| SOILS (C.L.I. from A.R.C.): | A combination of classes due to the linear nature of the lands ranging from moderate and very severe limitations to cereal crop production due to low moisture holding, adverse texture and temperature to erosion damage. See Soil Map in report for further details. |

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 69 adjacent landowners, and 105 responses were received. Ninety-six (96) of these were in support of the application, and nine (9) in opposition (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

May 17, 2011 Application 2010-RV-030 is refused by Council. Similar to this current application, it proposed the development of a trail for non-motorized recreational use.

September 9, 2005 Donation of titles from CP Rail to Alberta TrailNet Society.

BACKGROUND:

The subject lands are located in an area of the County that is primarily agricultural, but features a variety of land uses. Many of the parcels are large-holdings Ranch and Farm parcels; however, there are a number of Farmstead, Agricultural Holdings, and Residential Three District parcels scattered throughout the area. This area of the County contains significant aggregate resource deposits and, as such, features large parcels designated Natural Resource Industrial District. As the proposed trail terminates in Irricana to the south and Beiseker to the north, residential uses within those communities can be found in the area as well. Pioneer Acres Museum is located at the southern end of the proposed trail.

The subject lands are located on the former CP Rail Right-of-Way between the town of Irricana and village of Beiseker, and is approximately 10 km in length. The lands consist of ± 31.27 hectares (± 77.28 acres) held in twelve titles. The abandoned rail bed is the only physical improvement on the subject lands, meaning that no bridges remain at the site of creek crossings. The majority of the parcels are a typical 99 foot rail right-of-way, but some additional parcels are directly connected and parallel to the former rail lands. The proposed trail features three road crossings, two creek crossings, and passes below an existing bridge that is owned and maintained by CN Railway.

The subject lands were donated to the Applicant in 2005, with the intent that the lands would be used for development of a recreational trail. Since decommissioning the railway on these lands, the right-of-way has been used informally by a variety of users. As the site is currently undeveloped and unregulated, instances of trespassing, dumping, access by motorized vehicles, off-leash pets, and other undesirable uses have occurred, resulting in conflict with neighbouring landowners. Through the development, maintenance, and monitoring of the site as established in the conditions of the proposed DC Bylaw, the Applicant intends to mitigate these potential conflicts.

The Alberta TrailNet Society is a charitable, non-profit organization that works with local, regional, and provincial trail associations, as well as various levels of government, with the mandate of creating an interconnected network of trails. The Applicant supports local groups in their trail building activities by providing a provincial plan, providing trail grants, facilitating liability insurance, and providing practical information on trail planning, construction, and operation. The Meadowlark Trail Association has been formed by local landowners to work with TrailNet in this regard and will be involved in the promotion, development, and maintenance of the proposed trail.

The Meadowlark Trail is a portion of a long-term goal to establish a regional recreation corridor consisting of a network of trails from Irricana to Kneehill County and beyond. The regional recreation corridor is ultimately intended to align with existing and proposed pathways to the west of the town of Irricana. The potential route would connect the trail to the city of Airdrie, the city of Calgary, the town of Cochrane, the Bow River, and onwards through Bragg Creek and Kananaskis Country to Canmore and the new Banff Legacy Trail.

THE PROPOSED DIRECT CONTROL BYLAW:

A Direct Control District is a district in the Land Use Bylaw that establishes guidelines for control over the use and development of a specific area. The purpose of a Direct Control District is to provide for developments that, due to their unique characteristics, unusual site constraints, or innovative ideas, require specific regulations that are unavailable in other land use districts. In this case, the DC Bylaw is also structured to address areas of concern raised by adjacent landowners.

A brief description of each Section in the DC Bylaw is provided below.

Section 1.0.0 General Regulations

This section contains the regulations concerning the overall project and its implementation at the development stage. A key regulation assigns the issuance of Development Permits to the Development Authority.

Section 2.0.0 Purpose and Intent

This section sets out the purpose and intent of the Bylaw, which is to provide for a recreational corridor for non-motorized use.

Section 3.0.0 Uses, Permitted

This section sets out the permitted uses relevant to the development and maintenance of the trail.

Section 4.0.0 Development Regulations

This section provides requirements for future Development Permit applications, outlines infrastructure and safety requirements, and prohibits the use of motorized vehicles on the site.

Section 5.0.0 Implementation

This section confirms when the bylaw comes into effect.

DEVELOPMENT PROPOSAL:

The proposed recreational corridor between the town of Irricana and the village of Beiseker is approximately 10 km in length and proposes non-motorized use of the site by a variety of recreational users. The proposal features a 3 metre wide trail located on the abandoned rail bed for use by hikers, joggers, and cyclists. The intent is that the trails would be a natural surface, but other constructed surfaces may be considered if required. Parking, washrooms, garbage receptacles, and signage are proposed to be located in strategic locations along the trail. The trail would only be used during daylight hours, no lighting is proposed, and overnight camping and open fires are not permitted.



The proposed trail features road crossings at Range Roads 261, 262, 263, and Township Road 274. In order to ensure that the crossings feature appropriate safety measures, a Transportation Safety Assessment would be required at the development permit stage. The assessment may require signage, road markings, or other measures in order to ensure that access controls are to the County's satisfaction.

The lands feature two creek crossings: one over the Rosebud River and the other over Crossfield Creek. Engineered bridges are proposed to be placed over these drainage courses, and approval by Rocky View County, as well as other regulatory bodies such as Alberta Environment, is required at the development permit stage.

The Historical Review and Environmental Survey that was prepared concluded that the lands can safely be developed for trails, as the line was primarily used for agricultural products and coal transportation. There is no record of any spills or accidents. The Survey did not evaluate soil samples. To ensure that there are no contamination risks, the DC Bylaw requires that an Environmental Site Assessment be provided at the development permit stage.

The Meadowlark Trail Association would be responsible for the management of the recreational corridor on behalf of Alberta TrailNet. The DC Bylaw requires submission of a Communication and Signage Plan, Emergency Response and Fire Protection Plan, Parking Plan, and Maintenance and Schedule Plan in order to address ongoing maintenance and operational matters. These plans are intended to provide proactive, preventative measures concerning trail etiquette, regulations, safety, and emergency procedures.

Regional trails are located adjacent to privately owned land throughout Alberta, and there are common concerns from adjoining landowners. These concerns are commonly mitigated through the measures mentioned above, and many regional trails in Alberta are successfully managed by trail operators such as The Meadowlark Trail Association. A number of these common concerns are highlighted and addressed below:

Insurance and Liability

Alberta TrailNet and The Meadowlark Trail Association are required to have general liability insurance for matters concerning the trail. This insurance offers protection to adjacent landowners as well. Additionally, the Occupiers' Liability Act reduces the level of liability that landowners and occupiers owe to visitors on their property and places the responsibility on the recreation user to ensure their own safety and actions.

Crime and Un-authorized Uses

The Petty Trespass Act prohibits unlawful access to private property and establishes fines for those found guilty of trespassing. In addition to signage indicating private property, measures such as landscaping, buffering, fencing, and site design would be used in order to ensure that users remain within the trail. Detailed parking and access control plans would be required at the development permit stage, and the creation of established facilities at trailheads would direct users to access the trail from these specific locations. Garbage receptacles are proposed to be provided in order to reduce littering.

Overnight use, fires, and motorized vehicles would not be permitted as per the proposed DC Bylaw. It is important to note that, currently, the lands are used by a variety of users in an unofficial capacity, and that these types of activities may already be occurring. Through this proposal, however, these matters can be mitigated. Site design features such as bollards, gates, fences, and vegetation can be used to prevent trespassing and unpermitted motorized vehicle access. Additionally, creating a popular, managed, and well-designed trail allows for the site to be monitored by trail users and discourages un-authorized activities.

Fencing and Livestock

Recreational corridors do not necessarily require fencing; however, it may be appropriate in some specific locations. Further review at the development permit stage would be required to consider landscaping, signage, and site design. It is likely that potential concerns can be mitigated through

communication, signage, awareness, and education, and the use of vegetation and buffering. Fencing may be considered in order to address a particular concern regarding safety or proximity to a dwelling, for example. In creating a public space, it is important to consider safety concerns. Crime Prevention Through Environmental Design (CPTED) principles caution against creating narrow corridors enclosed by fences or other barriers, as they can create spaces where trail users can be trapped against their will. CPTED principles are discussed in detail below.

The Line Fence Act governs landowner responsibilities for control and management of livestock contained within their property. In special circumstances where the trail divides lands farmed as a unit, TrailNet may provide a Licensed Access Agreement to allow animals/equipment to cross the trails at specific locations and in a controlled manner. Dogs are required to be kept on-leash and within the trail area.

POLICY ANALYSIS:

The subject lands are not located within the policy area of an area structure plan or conceptual scheme, and as such, the application was evaluated in accordance with the policies contained within the County Plan and the recommendations of the Parks and Open Space Master Plan.

County Plan

The County Plan is guided by six principles that provide a framework of goals, policies, and actions that aim to balance the County's agricultural character with residential, recreational, and business opportunities. Assessment of this proposal determined that these principles are strongly reflected within the application: *Growth and Fiscal Sustainability, Environment, Agriculture, Rural Communities, Rural Service, and Partnerships.*

The principles of the County Plan serve to guide specific policy direction within each section of the document. As this application aligns with each of these principles, there are a number of sections and policies that apply to this assessment. The sections, which will be addressed individually in detail, are: *Parks, Open Space, Pathways, and Trails; Rural Service and Partnerships; Recreation, Social, and Culture; and Intergovernmental Relationships.*

Parks, Open Space, Pathways, and Trails

The County Plan recognizes the importance that these features have in "preserving rural landscapes and providing residents opportunities for passive and active recreation." The creation of recreational trails satisfies a number of goals within this section of the Plan.

Policies 12.1 to 12.4 and 12.9 refer to partnerships, connectivity, and maintenance. They direct the County to partner with community groups and other organizations, such as the Meadowlark Trail Association and Alberta TrailNet, to create amenities that provide "*for the connectivity of pathways and trails to hamlets, small towns, and adjacent municipalities*" (Policies 12.1, 12.3, and 12.9). Policy 12.4 encourages the County to "*collaborate with adjacent municipalities on the development of the Trans-Canada Trail as a multi-use pathway throughout the county.*" As this application proposes construction of a portion of the Trans-Canada Trail, it directly contributes to the County's goals in this regard.

With proposals for open space and trails, site design and development standards are important elements for consideration. Many of the items identified as areas of concern by adjacent landowners are acknowledged by the County Plan, and are required to be addressed through Policy 12.11. Items for consideration are provided in Policy 12.7, and details regarding the specific requirements for design elements are included in the proposed DC Bylaw and would be further mandated through conditions of a development permit.

Policy 12.10 specifically requires that "*planning and design of pathways and trails in the agricultural area shall address the safety and protection of agricultural operations.*" This consideration was identified by the Applicant, and would be implemented through the proposed policy and the use of CPTED principles.

See below for a further discussion on how CPTED principles can address the considerations within Policy 12.7.

Policy 12.14 directs the County to “seek out non-County funding options for parks, open space, pathways, and trail development.” Alberta TrailNet owns the subject lands and intends to make them available for public use as a part of the Trans-Canada Trail network. The Meadowlark Trail Association is a volunteer community group that was established for the purpose of providing maintenance and stewardship of the trail. Rocky View County Administration is available to provide guidance to these groups and would ensure that the policies of the DC Bylaw and conditions of the future development permit are adhered to. There is no operational cost to Rocky View County, and partnership with these groups aligns with the County Plan principles to “develop and strengthen partnerships” and to “support volunteerism, collaboration, and community participation to strengthen and enhance communities.”

Rural Service and Partnerships

The County aims to partner with “senior levels of government, adjacent municipalities, local communities, and grass roots organizations” in order to provide services and opportunities in a fiscally responsible manner to all residents of Rocky View. Partnering with other organizations broadens the range of services, contributes to community building, and allows adjacent municipalities to increase their level of service.

The County Plan encourages “volunteerism, social networks, and community based initiatives” to “*maintain and manage community amenities, programs, and services*” (Policy 18.6), and looks to “*private sector donations, private-public sector partnerships, developer contributions, endowment funds, and other sponsorships*” (Policy 18.7) to provide support in this regard.

Recreation, Social, and Culture

The County Plan supports the ability of residents to access a variety of recreational, social, and cultural opportunities. As it proposes the use of volunteerism and partnerships to create a recreational trail, this application corresponds strongly with the goals of this section of the Plan.

The northeastern portion of the County has a relatively low population that is spread over a large area. This makes local recreational opportunities difficult to provide in a cost-effective manner. Policy 21.2 requires that Rocky View “provide a fair and equitable distribution of facilities, services, and programs across the County, while recognizing the unique needs of communities and regions.” Applications such as this one, which utilizes the support of “*local community groups to assist with the management of local park and community facilities*” (Policy 21.5), present an opportunity to provide a recreational amenity to an underserved area of the County at little to no cost.

Additionally, the application allows for the opportunity to connect and empower residents and community. The County Plan supports “*connections between residents*” (Policy 21.8). This applies to both the physical connection that is provided by a trail, as well as allowing volunteers the opportunity to “*develop a sense of community, empower residents, and encourage social inclusion*” (Policy 21.9).

Intergovernmental Relationships

The goals of this section of the County Plan aim to foster positive relationships and effective communication with adjacent municipalities, and to work together to “extend the range of facilities and services available to residents.”

Details of this application were circulated to the administrations of the Town of Irricana and the Village of Beiseker, as well as adjacent residents within those municipalities. The mayors of both municipalities submitted letters in support of the application.



NON-POLICY ANALYSIS:

Parks and Open Space Master Plan

The Parks and Open Space Master Plan (POSMP) provides the County with a vision for parks and open spaces into the future. It considers “social planning, environmental sensitivity, public safety, access, and opportunities to develop new spaces and connectivity throughout the County and beyond.” In considering the constraints within the north-eastern portion of the County, the plan pays considerable attention to the lack of parks and open space, and in particular an existing trail system. In reaction to this, the opportunity to create pathway connections to hamlets and villages, external municipalities, and within Rocky View itself through development of the Trans-Canada Trail was identified. In addition, public input from this region specifically requested the County to “*develop more connectivity to the Trans-Canada Trail corridor between Irricana and Beiseker*” (POSMP, page 85). Figure 15 of the plan identifies the lands considered through this proposal as “Proposed Trans-Canada Trail.”

Crime Prevention Through Environmental Design

As defined in the County Plan, Crime Prevention Through Environmental Design (CPTED) “is an approach to planning and development that reduces the opportunities for crime. Proper design of a neighbourhood or public space can reduce crime, reduce the fear of crime, and improve residents’ quality of life.” Concerns regarding un-authorized uses, trespassing, and land use conflict can be addressed through implementation of CPTED principles, of which there are three: *Natural Access Control*, *Natural Surveillance*, and *Territorial Reinforcement*.

Natural Access Control

Design elements that indicate the separation between public and private space. Features such as walkways, handrails, gates, and entranceways encourage access to the public space by making them open and inviting. Fencing, landscaping, topographical elements, and signage are features that inhibit access to private areas by creating physical and psychological barriers that discourage trespassing.

Natural Surveillance

Design elements that increase visibility, both for people outside the site and within the site. Reducing blind spots and hiding places within the trail area allows site users to see and avoid potential danger. Better visibility from outside the site discourages potential criminals from attempting negative behavior in the first place, and also allows neighbours and other users to see trouble and call for help.

Territorial Reinforcement

Design elements that indicate the difference between public and private space, and encourage a sense of ownership over the space. Frequent users develop a sense of pride in a space, and often defend the site through a feeling of perceived ownership. Through site design, proper maintenance, signage, and fostering a sense of community, *Territorial Reinforcement* encourages positive actions such as cleaning litter or reporting items in need of repair. This contributes to the sense that the site is well used and enjoyed. A well-maintained and popular site also discourages negative activities such as trespassing, vandalism, and arson, as potential perpetrators of those actions are more likely to feel as though they will be observed and caught.

CONCLUSION:

This land use amendment proposes to redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District in order to allow for the development of a trail for non-motorized recreational use. The proposal was evaluated in accordance with the County Plan, and Administration determined that it is consistent with the County’s goals of supporting pathways and trails. The proposal offers a unique recreational opportunity for County residents, and supports regional connectivity through an integrated trail network.



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7823-2018 be given first reading.
 Motion #2 THAT Bylaw C-7823-2018 be given second reading.
 Motion #3 THAT Bylaw C-7823-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7823-2018 be given third and final reading.
- Option # 2: THAT application PL20170174 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-7823-2018
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner comments

APPENDIX A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|---|--|
| <i>School Authority</i> | |
| Rocky View Schools | No comment. |
| Calgary Catholic School District | No comment. |
| Public Francophone Education | No comment. |
| Catholic Francophone Education | No comment. |
| <i>Province of Alberta</i> | |
| Alberta Environment | No comment. |
| Alberta Transportation | Alberta Transportation has reviewed the above mentioned proposal to use former railway right of way for a non-motorized trail. As the proposed trail will not have an appreciable impact to Highway 9, Alberta Transportation has no requirements with respect to this proposal. |
| Alberta Sustainable Development (Public Lands) | No comment. |
| Alberta Infrastructure | No comment. |
| Alberta Energy Regulator | No comment. |
| Alberta Health Services | No comment. |
| <i>Public Utility</i> | |
| ATCO Gas | No objection. |
| ATCO Pipelines | No objection. |
| AltaLink Management | No comment. |
| FortisAlberta | No comment. |
| Telus Communications | No objections. |
| TransAlta Utilities Ltd. | No comment. |
| Western Irrigation District | WID has no objections to the redesignation; however WID does require that the Alberta Trailnet Society contact us to obtain crossing agreements. As well WID will need to review and approve the bridge design for the crossing locations. |

| AGENCY | COMMENTS |
|--------------------------------|--|
| Other External Agencies | |
| EnCana Corporation | No comment. |
| CN Rail | <p data-bbox="620 409 1476 535"><i>*Note: CN did not provide a specific response to this application. They did provide a copy of their “Policy and Criteria for Trails Near Railway Right of Way (Rails with Trails)” which is provided below.</i></p> <p data-bbox="620 556 1476 856">The detailed design of a path or trail which crosses, is adjacent to, or otherwise utilizes CN property must consider all factors that affect the safety of those using the facility. Any encroachment on CN's right-of-way, no matter how well protected, can only increase risk. From a railway perspective, CN will not knowingly increase the risk of public safety by any degree where it is unnecessary to do so. Equally critical is the safety of railroad operating and maintenance personnel who must function in proximity to these installations.</p> <p data-bbox="620 877 979 907">Trails on CN Right of Way</p> <ol data-bbox="620 928 1442 989" style="list-style-type: none"> 1. CN will not allow proposed Trail/Paths to be constructed on its Right of Way. <p data-bbox="620 1010 1101 1039">Trails Adjacent to CN Right of Way</p> <p data-bbox="620 1060 1476 1155">To help ensure the safety of railway operations and users of a trail or path, CN requests the following for proposed Trails/Paths adjacent to the railway Right of Way:</p> <ol data-bbox="620 1176 1476 1904" style="list-style-type: none"> 1. All trails running parallel to the railway should be a minimum of fifty (50) feet (15.24 m) from centreline of the track. Where the railway right of way is on an elevated embankment, the trail should not be closer than either thirty-five (35) feet (10.67 m) from the foot of the embankment or fifty (50) feet (15.24 m) from the centerline of the track, whichever is greater. 2. Trails/paths should not be constructed closer than one hundred (100) feet (30.48 m) to centerline of any mainline track where train speeds are greater than 60 mph. 3. Additional setback distances may be required to accommodate future track expansion. 4. All trails/paths will be separated from active rail lines by fencing at least six (6) feet (1.83 m) in height. Fencing will be either of the chain-link variety or other acceptable style. 5. All trails/paths including fencing will be owned and maintained by other than CN. 6. All trails/paths should be lighted where possible. 7. Proponent of the trail will be responsible for the removal of all graffiti due to the presence of the trail/path. 8. Proponent of the trail should ensure that all other required approvals (Environmental, Fisheries, Municipal) have been |

| AGENCY | COMMENTS |
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| | <p>obtained before making application to CN.</p> <p>Trail Crossings across CN Right of Way</p> <ol style="list-style-type: none"> 1. All trail crossings require a signed Construction and Maintenance agreement with CN which will be filed with the Canadian Transport Agency. 2. CN shall be fully indemnified within the terms of the Construction and Maintenance Agreement governing the installation. 3. All trail crossings must be grade separated or in full compliance with Transport Canada proposed RTD10 standards. CN may disallow at-grade crossings at locations where it could interfere with railway operations or otherwise be deemed a safety concern. 4. Fencing must be provided along approaches to trail undercrossings (subways) to prevent trespassing. 5. Where trails pass beneath the railroad, bridges must have sufficient curbs to contain ballast and the trail must incorporate a fireproof canopy to prevent items from falling onto the facility. 6. Lighting in subways/tunnels will be at the discretion of the requesting agency. 7. Trail overpasses require a complete fenced-in enclosure over the railroad tracks and entire right of way. 8. Vertical clearance for trail overpasses must be a minimum of twenty three (23) feet (7.01 m) from top of rail to low point of bridge structure. 9. Horizontal clearance for trail overpasses should be twenty-five (25) feet (7.62 m) from centerline of track to near edge of pier. If closer clearance is desired, structure must incorporate "crash walls" or "heavy construction" as approved by CN. Horizontal clearances of no less than eighteen (18) feet (5.48 m) will be considered on industrial spur tracks. In all cases additional clearance may be required to accommodate future track expansion. <p>Planning Process</p> <ol style="list-style-type: none"> 1. Parties wishing to construct a trail adjacent to the CN Right Way should provide CN Public Works with the required information to help ensure safety using the form in Appendix A. 2. Parties wishing to construct a trail across the CN Right of Way must make separate application to CN Public Works. |
| Wheatland County | <p><i>January 15, 2018</i></p> <p>No concerns.</p> <p><i>September 12, 2018</i></p> <p>Further to the Notice of Public Hearing noted above, as an adjacent landowner, Wheatland County has the following</p> |

| AGENCY | COMMENTS |
|---|---|
| | <p>comments.</p> <p>A portion of the proposed public trail for non-motorized recreational use traverses through 34-27-26-04 where Wheatland County owns Roll #071234012. The land currently contains an active gravel pit operation, and a tenant leases the remainder of the lands which are being utilized for the grazing of cattle.</p> <p>This agricultural use and the adjacent public presence raises concerns for the fencing and security of the private lands. Off leash dogs present a concern for the livestock present, and trespass has been an issue over the years. The safety of the public using the proposed trail is also a concern, as emergency vehicles and personnel may experience difficulty accessing areas of the trail due to topography and bridges along its length.</p> <p>Conceptually, Wheatland County has no objections. We would ask that consideration is given to resolve the above noted concerns to ensure that any future problems are mitigated.</p> |
| Village of Beiseker | Support, see Mayor's letter. |
| Town of Irricana | Support, see Mayor's letter. |
| <i>Rocky View County – Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldmen | <p>Agricultural Services Staff Comments: The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the trail and recreational land use from the agricultural land use surrounding the trail. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices. The Rosebud River intersects the pathway so mitigation measure should be put in place to limit negative impacts to the river.</p> <p>Agricultural Service Board Farm Member Comments: the potential for trespassing is an issue – mitigation measures will need to be implemented to limit access to adjacent fields. As well, if the trail will be used for off-leash dog walking there may be issues with livestock in the adjacent fields. Lastly, water access should be limited at points where the pathway intersects with streams.</p> |
| Rocky View Central Recreation Board | No comment. |
| <i>Internal Departments</i> | |
| Municipal Lands | The Municipal Lands office has reviewed the application and offers the following comments/recommendations/concerns at this |

| AGENCY | COMMENTS |
|--------|--|
| | <p>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> <p>Trail access controls:</p> <p>It is recommended that cross fencing and control structures such as locking double swing “P” gates be installed at all roadway interface locations in order to prevent unauthorized motorized access to the lands and trail while permitting controlled access for maintenance and emergency vehicles. The width of gates installation in accordance to best practice to permit passage of EMS and maintenance equipment.</p> <p>Trail/road interface:</p> <p>Where the trail intersects a roadway, it is recommended that a constructed approach be utilized to maintain consistent grade and safe passage for trail users.</p> <p>Signage:</p> <p>Given the rural context of the trail, installation of signage at all trailhead/road way access points is recommended. This includes “stop” signs installed with respect to trail use; owner/operator signs inclusive of contact information and an emergency service 911 elements in addition to specific location/intersection information to assist emergency service providers locating access during an emergency situation. Further, it is also recommend that hours of operation (Eg: “Trail open from dawn to dusk daily”) are posted as this is private property offering public access. In addition, known hazards along the route should be identified and signed accordingly.</p> <p>Animal control:</p> <p>It is advised that the trail be deemed and signed to be an “on leash” environment for users walking dogs in order to prevent unwanted roaming onto adjacent lands and/or unwanted greetings to other users of the trail. Accommodations for topical signage and appropriate waste bins should be considered.</p> <p>Maintenance Program:</p> <p>Given the rural context of the trail, it is recommended a maintenance program inclusive of vegetation management and weed control be developed and made available to the public.</p> <p>Fencing:</p> <p>Given the rural context of the trail, it is recommended the applicant review the Line Fence Act (http://www.qp.alberta.ca/documents/Acts/L13.pdf) to establish a common boundary with adjoining land owners to ensure</p> |

| AGENCY | COMMENTS |
|--|---|
| | <p>containment of their respective uses.</p> <p>Further, it is recommended crossing agreements between the applicant/land owner and adjacent land owners be established. The intent of these agreements would be to permit controlled crossings through the subject lands to accommodate movement of agricultural equipment/animals with minimal disruption to the trail, the land and its recreational users.</p> <p>Trail amenities:</p> <p>Consideration should be given to include provision for washroom services at trail head locations in Irricana and Beiseker. Further, rest stops inclusive of benches, interpretive signage and certified animal proof waste receptacles at strategic locations along the trail should be considered.</p> <p>Trail Bridge structures:</p> <p>It is recommended that all bridges should be of a design/rating which complies with applicable requirements; permits safe passage of maintenance equipment and EMS vehicles and be inclusive of hand railings to assist pedestrians. It is also recommended cross fencing be installed adjacent to bridge locations to direct trail users to the bridge and help prevent access to waterways/features.</p> |
| Development Authority | No comment. |
| GeoGraphics | No comment. |
| Building Services | No comment. |
| Enforcement Services | No concerns. |
| Emergency Services | No concerns. |
| Infrastructure and Operations – Engineering Services | <p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • As per comments received from the WID, as a condition of future DP, the applicant will be required to contact the WID for the review and approval of the future bridge designs for the crossings over the WID Canal and to secure the necessary Crossing Agreements to legally cross over the WID ROW at the crossing locations • As a condition of future DP, the applicant may need to obtain approval from AEP for the crossing of the Rosebud River and Crossfield Creek may be considered as navigable waterways. |

| AGENCY | COMMENTS |
|--------|---|
| | <p>Geotechnical:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> It is to be noted that proposed trail intersects an active CN Rail line where. At the crossing location, there is an existing rail bridge over top of the subject lands allowing trail users to walk underneath the existing tracks As the trail intersects with TWP Road 280 and RR 262, as a condition of future DP, the applicant will be required to provide details of the trail crossings at the municipal roadways to the satisfaction of the County. As a condition of future DP, the applicant will be required to provide a detailed bridge designs, prepared by a qualified professional, for the future bridges to be constructed over the WID Canal and Rosebud River to the satisfaction of the County, WID and all applicable provincial agencies (ie. Department of Fisheries & Wildlife) As the proposed use is recreational and does not involve any Agricultural, Business, Residential or Institutional uses, the Transportation Offsite Levy is not applicable to the proposed development. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Stormwater Management:</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant will be required to provide a stormwater management plan for the proposed trail, prepared by a qualified professional, analyzing the existing overland drainage patterns along the trail alignment to determine if any infrastructure (ie. culvert crossings) are necessary in the post development condition to ensure that adjacent properties and road crossings are not negatively impacted. <p>Environmental:</p> <ul style="list-style-type: none"> As the proposed trail is to be constructed within an abandoned CN Rail ROW and will be used by the general public, at this time, ES recommends the applicant provide a Phase I Environmental Site Assessment (ESA), prepared by a qualified professional, to determine if any contaminations or hazards exist within the subject lands. Should the ESA require further investigation, at time of future DP, the applicant would be required to provide a Phase II or Phase III ESA in accordance with the County Servicing Standards. |

| AGENCY | COMMENTS |
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| | Should any of the ESAs require a clean-up or the replacement of any of the onsite soils, the applicant will be required to remediate the identified soils in accordance with the recommendations of the ESAs or any other reports prepared in support of the trail development. |
| Infrastructure and Operations - Maintenance | No concerns. |
| Infrastructure and Operations - Capital Delivery | No concerns. |
| Infrastructure and Operations - Operations | <p>Applicant to contact County Road Operations to discuss trail crossing impact on Rge Rd 263 and Rge Rd 262.</p> <p>Recommend application to be circulated to Wheatland County because trail falls in immediate vicinity of Wheatland's gravel pit in SW-34-27-26-W4M.</p> <p>Recommend application be circulated to AEP due to trail crossing Rosebud River and Crossfiled Creek.</p> <p>Recommend application be circulated to CN due to trail crossing railway.</p> |
| Infrastructure and Operations – Utility Services | No concerns. |

Circulation Period: January 11, 2018 – February 1, 2018



BYLAW C-7823-2018

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7823-2018.

PART 2 – DEFINITIONS

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

Emergency Vehicles – has the same meaning as in the Traffic Safety Act, RSA 2000, c.T-6.

Trail Infrastructure – means infrastructure to facilitate and accommodate a recreational corridor accounting for environmental or topographical constraints and may include culverts and bridges.

Recreational Corridor – means a corridor of varying width where one or more trail recreation activities may occur - e.g.: hiking; biking; cross country skiing; equestrian, including horseback riding and horse and wagon/sleigh; limited to non-motorized public recreational use, except for wheeled conveyance - and can be in a natural state or constructed.

Wheeled Conveyance – means motorized 3 or 4 wheeled scooters designed for Persons with infirmities, motorized wheelchairs, or other similar devices.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map Nos. 71 & 81, of Bylaw C-4841-97 be amended by redesignating Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M, from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M, are hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The regulations of the Direct Control District comprise:

1.0.0 General Regulations

2.0.0 Purpose and Intent

3.0.0 Uses, Permitted

4.0.0 Development Regulations

5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

1.1.0 For the purposes of this Bylaw, the Lands shall be more or less as indicated in Schedule 'A' attached to and forming part of this Bylaw.

1.2.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97, as amended shall apply to all uses contemplated by this Bylaw, except where noted as otherwise in this Bylaw.

1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

- 1.4.0 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits, and approvals pertaining to the Lands.
- 1.5.0 All uses, including the expansion of uses, shall require a Development Permit, except for those developments not requiring a development permit in accordance with section 7 of the County's Land Use Bylaw.
- 1.6.0 Approval from the County for any use contemplated by this Bylaw or Development Permits does not remove the obligation from the Applicant to obtain and comply with all appropriate licenses and permits from federal and/or provincial authorities having jurisdiction within the site.
- 1.7.0 Development Permit applications may require plans, documents, or information to support the Application in accordance with Part 2 and 3 of the Land Use Bylaw C-4841-97, as amended and determined by the Development Authority.
- 1.8.0 The Applicant may be required to enter into a Development Agreement to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the Province of Alberta, and the County's Servicing Standards.

2.0.0 PURPOSE AND INTENT

- 2.1.0 The purpose and intent of this District is to provide for a *Recreational Corridor* for non-motorized recreation use.

3.0.0 USES, PERMITTED

- 3.1 *Accessory Use*
- 3.2 *Signs*
- 3.3 *Recreational Corridor*
- 3.4 *Trail Infrastructure*
- 3.5 *Utilities*

4.0.0 DEVELOPMENT REGULATIONS

4.1.0 Development Requirements

- 4.1.1 *Vehicle, Motor; Vehicle, Motor Sport; and Vehicle, Recreational* will not be permitted on the site, except for maintenance, enforcement, and *Emergency Vehicles*.
- 4.1.2 The Development Authority may require the following for any new Development Permit for *trail infrastructure or recreation corridor*.
 - a) **Public Communication & Signage Plan**, detailing signage content and locations, and required public communication methods and frequency pertaining to allowable use, hours of operation, proper use of trail, trail safety, potential seasonal trail closures, and other related information.
 - b) **Emergency Response and Fire Protection Plan**, setting out actions of the trail owner pertaining to maintaining public safety, emergency services protocols, and preventing fire;
 - c) **Landscaping Plan**, detailing proposed landscaping and related facilities to address screening, buffering, garbage collection, privacy screening, and separation between the trail and adjacent private property, and addressing Crime Prevention through Environmental Design features.

- d) **Transportation Safety Assessment**, conducted by a professional engineer reviewing the traffic safety pertaining to the trail crossing County or public roadways and making recommendations for required trail infrastructure.
- e) **Parking Plan**, identifying suitable parking locations and associated signage to inform the public.
- f) **Trail Construction Design**, outlining the construction standards for the trail, cross-section design, bridge location and design, and any other trail design details as required by the County.
- g) **Maintenance Schedule & Plan**, outlining maintenance responsibilities (e.g. weed management, mowing), frequency of activities, roles of volunteer group(s), and long-term planning.
- h) **Storm Water Management Report**, analyzing drainage patterns and making recommendations to minimize any impacts to adjacent lands.
- i) **Environmental Site Assessment**, to determine if any contaminations or hazards exist within the subject lands.

4.2.0 Infrastructure / Safety Requirements

- 4.2.1 The following trail infrastructure is required for safe use and operation of the trail by the public:

- a) **Access controls** installed at all four public road crossings ([1] Twp Rd 274, [2] RR261, [3] RR262, and [4] RR263), to the satisfaction of the County.
- b) **Two trailheads** (one in or near Irricana and one in or near Beiseker) that must contain:
 - (i) **signage**, identifying rules of the trail, operator contact information, emergency services information, identification of trail hazards and recommended hours of operation;
 - (ii) **parking area**, properly designed and signed to the satisfaction of the County (if located within the County);
 - (iii) **garbage receptacles**; and
 - (iv) **washroom facilities**.
- c) **Bridges** professionally designed and installed at two locations: (1) Rosebud River, and (2) Crossfield Creek, to the satisfaction of all approving authorities (e.g. WID, Rocky View County and Alberta Environment).
- d) **Crossing Structures** at existing locations or as otherwise permitted by Alberta TrailNet Society (the Landowner), to allow crossing of the trail for agricultural purposes by adjacent landowners owning land on both sides of the Landowner's lands, and to the satisfaction of the County.
- e) **Landscaping features** along the trail including benches, signage, and garbage receptacles as per the approved Landscaping Plan.

4.3.0 Riparian Protection Area

- 4.3.1 All new development shall adhere to the Riparian Protection regulations of the Land Use Bylaw (C-4841-97).

4.4.0 Reporting

- 4.4.1 The Meadowlark Trail Society in partnership with the landowner (Alberta TrailNet) shall report yearly to Rocky View County on trail usage, maintenance, any complaints received, and how those complaints have been addressed.

4.5.0 Use and Operations

- 4.5.1 Daily hours of use will be limited between sunrise to sunset.
- 4.5.2 No person shall ignite or allow a fire to burn on site.
- 4.5.3 No person shall camp or stay overnight on site.
- 4.5.4 Trail closure signs shall be placed on the trail when unsafe conditions are present (e.g. flooding).
- 4.5.5 Pets must be leashed on the trail at all times.

5.0.0 IMPLEMENTATION

Bylaw C-7724-2017 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: 6

File: 07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008 - PL20170174

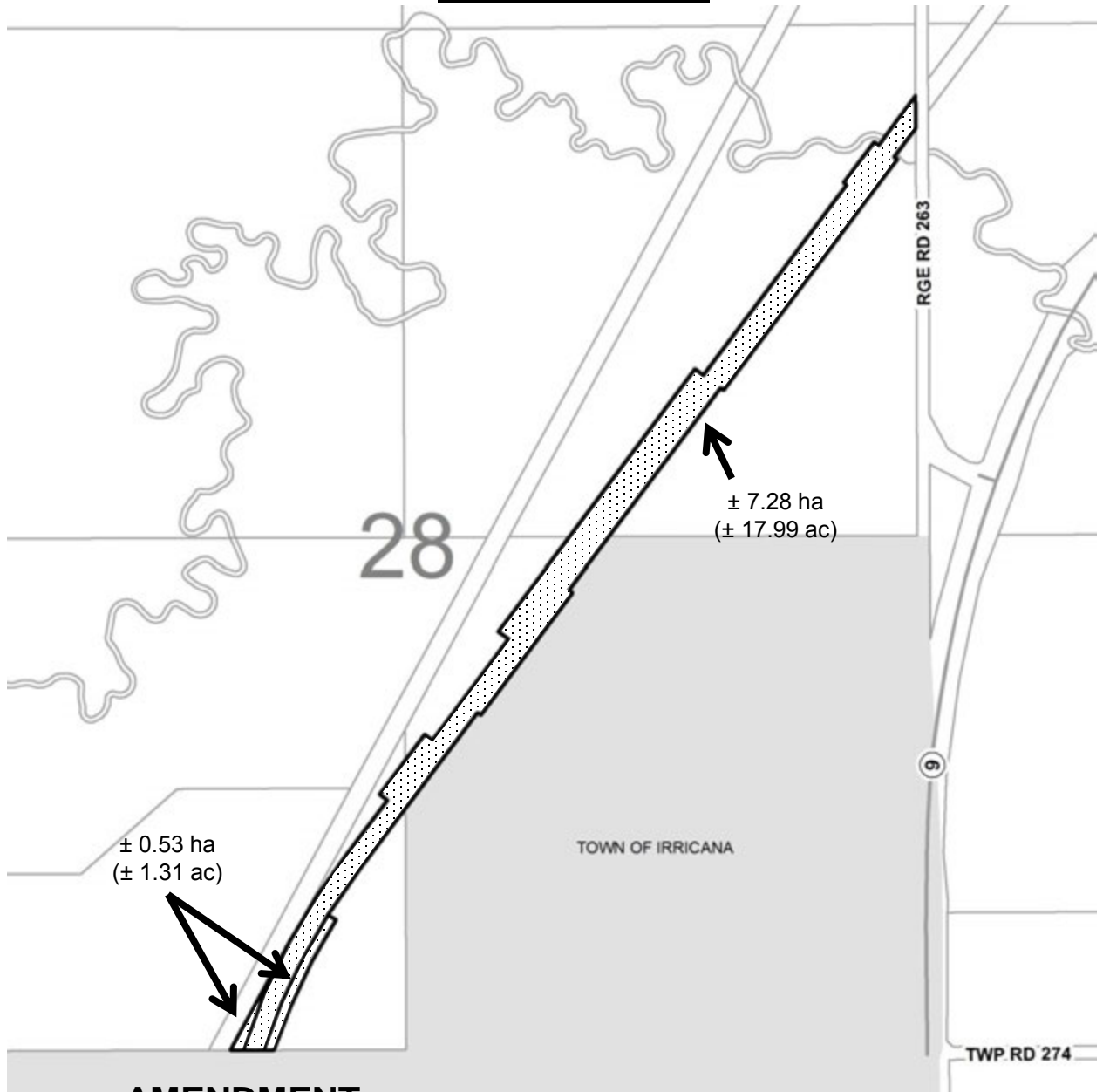
| | | |
|--|---------------|---------------|
| <i>PUBLIC HEARING WAS HELD IN COUNCIL this</i> | <i>day of</i> | <i>, 2018</i> |
| READ A FIRST TIME IN COUNCIL this | day of | , 2018 |
| READ A SECOND TIME IN COUNCIL this | day of | , 2018 |
| <i>UNANIMOUS PERMISSION FOR THIRD READING</i> | <i>day of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

Reeve

CAO or Designate

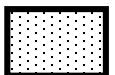
Date Bylaw Signed

BYLAW: C-7823-2018



AMENDMENT

FROM Ranch and Farm District TO Direct Control District



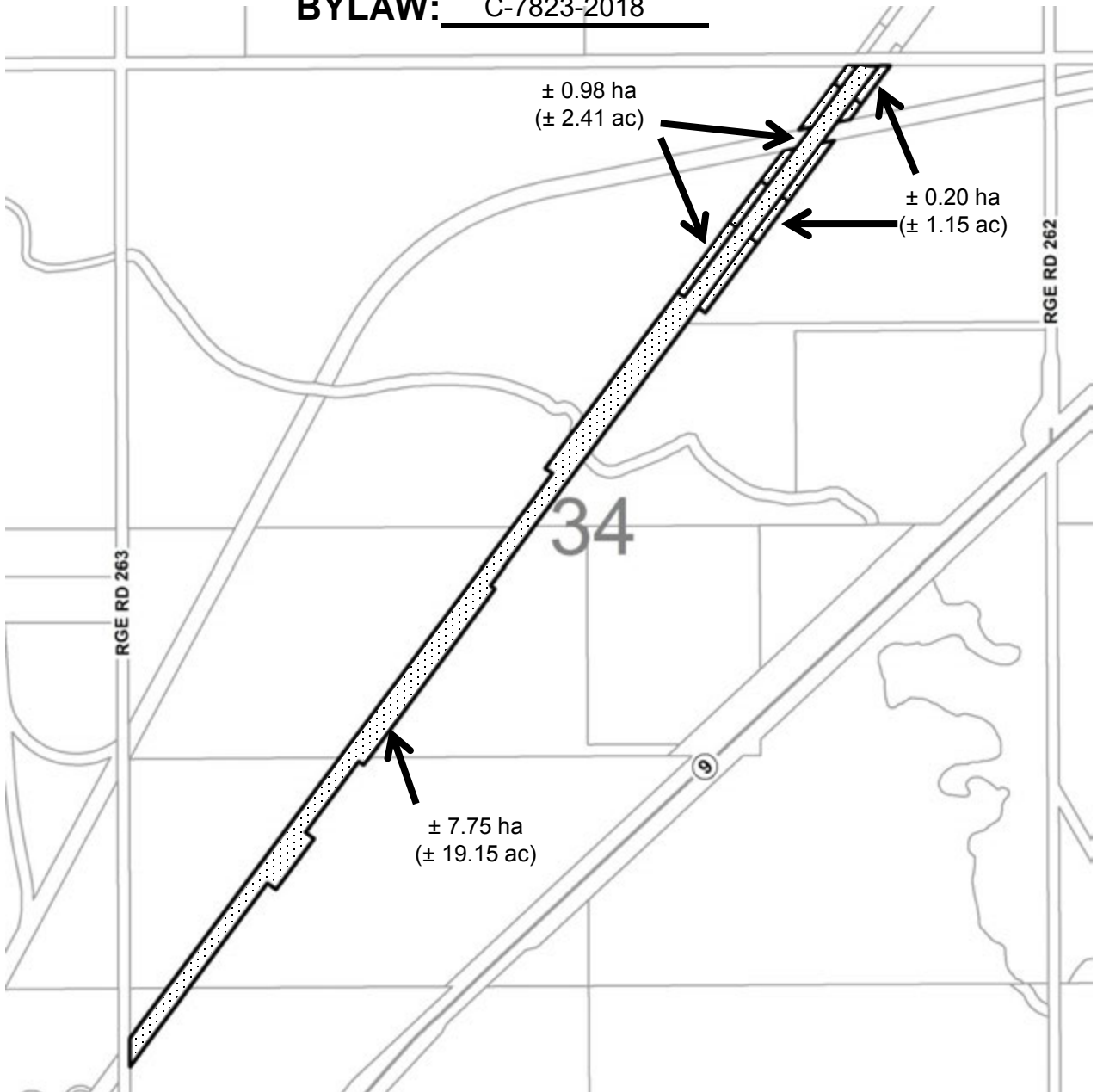
Subject Land _____

LEGAL DESCRIPTION: Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

FILE: 07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008-PL20170174

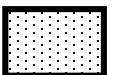
DIVISION: 6

BYLAW: C-7823-2018



AMENDMENT

FROM Ranch and Farm District **TO** Direct Control District



Subject Land _____

LEGAL DESCRIPTION: Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

FILE: 07127017, 07128021/022, 07134020/021,
08102013/014/015, 08103007/008/009, 08111008-
PL20170174

DIVISION: 6

SCHEDULE "A.3"

VILLAGE OF BEISEKER

BYLAW: C-7823-2018

± 3.44 ha
(± 8.51 ac)± 0.08 ha
(± 0.21 ac)± 0.45 ha
(± 1.11 ac)± 0.17 ha
(± 0.43 ac)± 5.07 ha
(± 12.53 ac)± 2.00 ha
(± 4.94 ac)± 0.19 ha
(± 0.47 ac)± 0.13 ha
(± 0.33 ac)

RGE RD 262

RGE RD 261

RGE RD 261

TWP RD 280

TWP RD 280

AMENDMENT

FROM Ranch and Farm District TO Direct Control District

Subject Land

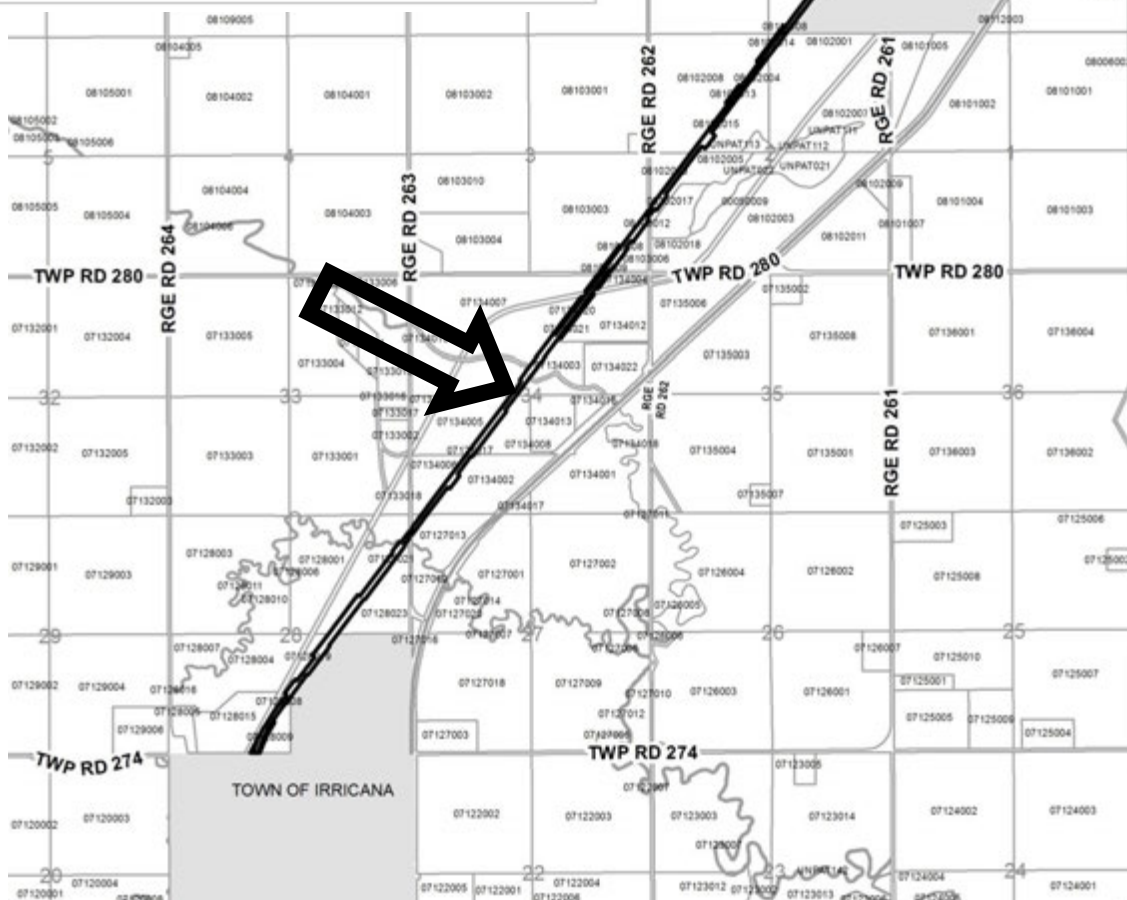
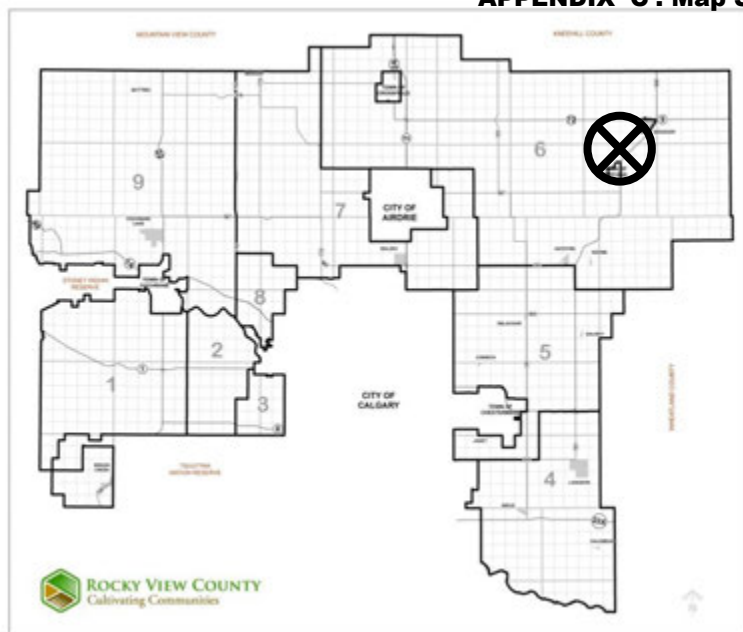
LEGAL DESCRIPTION: Portions of Plan RY226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, NE-34-27-26-W4M, N & SW-2-28-26-W4M, SE-3-28-26-W4M, SE-11-28-26-W4M

07127017, 07128021/022, 07134020/021,
08102013/014/015, 08103007/008/009, 08111008-
PL20170174

FILE:

DIVISION: 6

ROCKY VIEW COUNTY
Cultivating the FutureAGENDA
Page 43 of 415



LOCATION PLAN

Portions of Plan RY 226 within NW 27-27-26-W4M; S &
NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-
26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

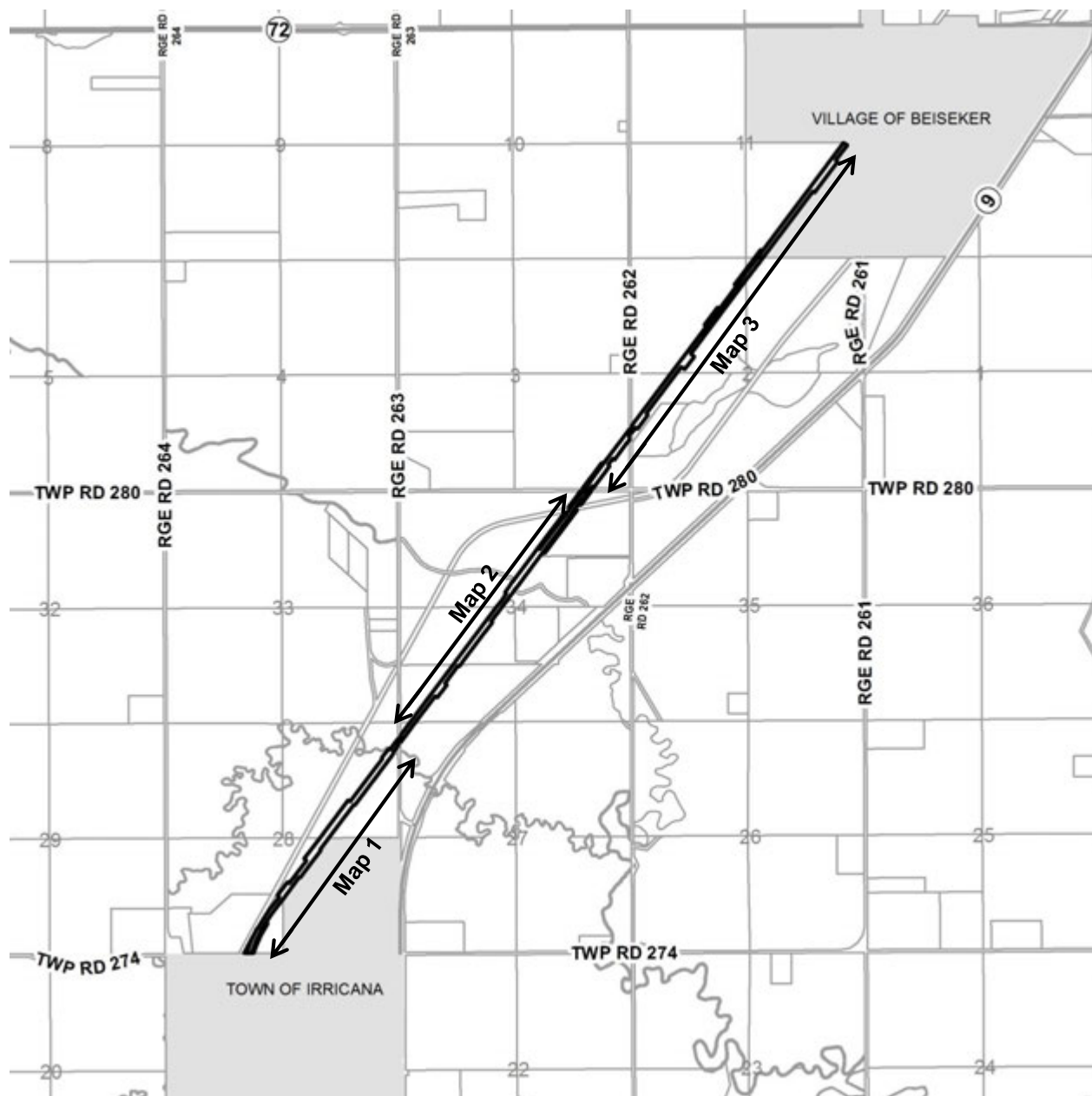
Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 44 of 415



KEY PLAN



Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

Division # 6

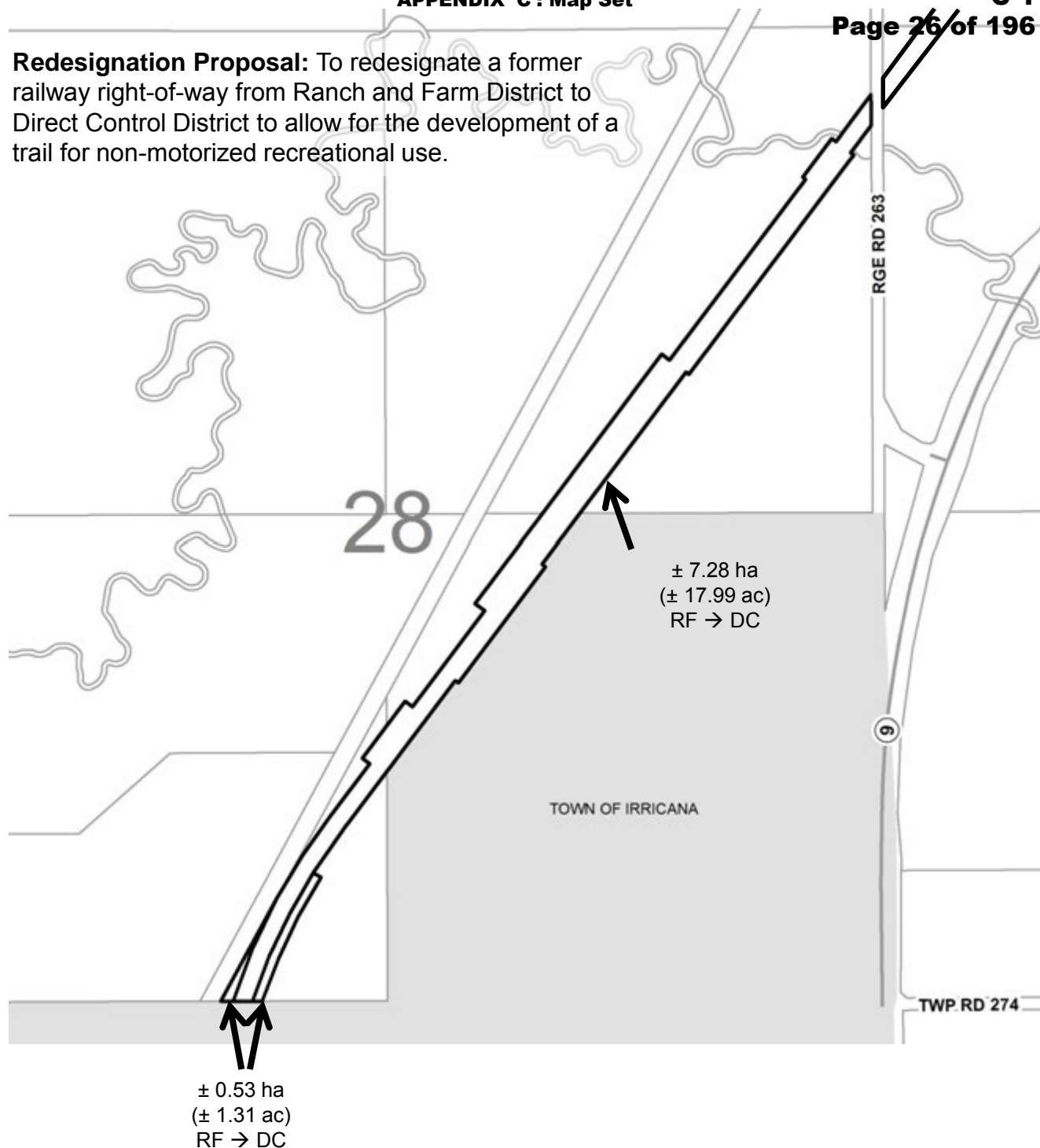
File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 45 of 415

Redesignation Proposal: To redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District to allow for the development of a trail for non-motorized recreational use.



DEVELOPMENT PROPOSAL 1



Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

Division # 6

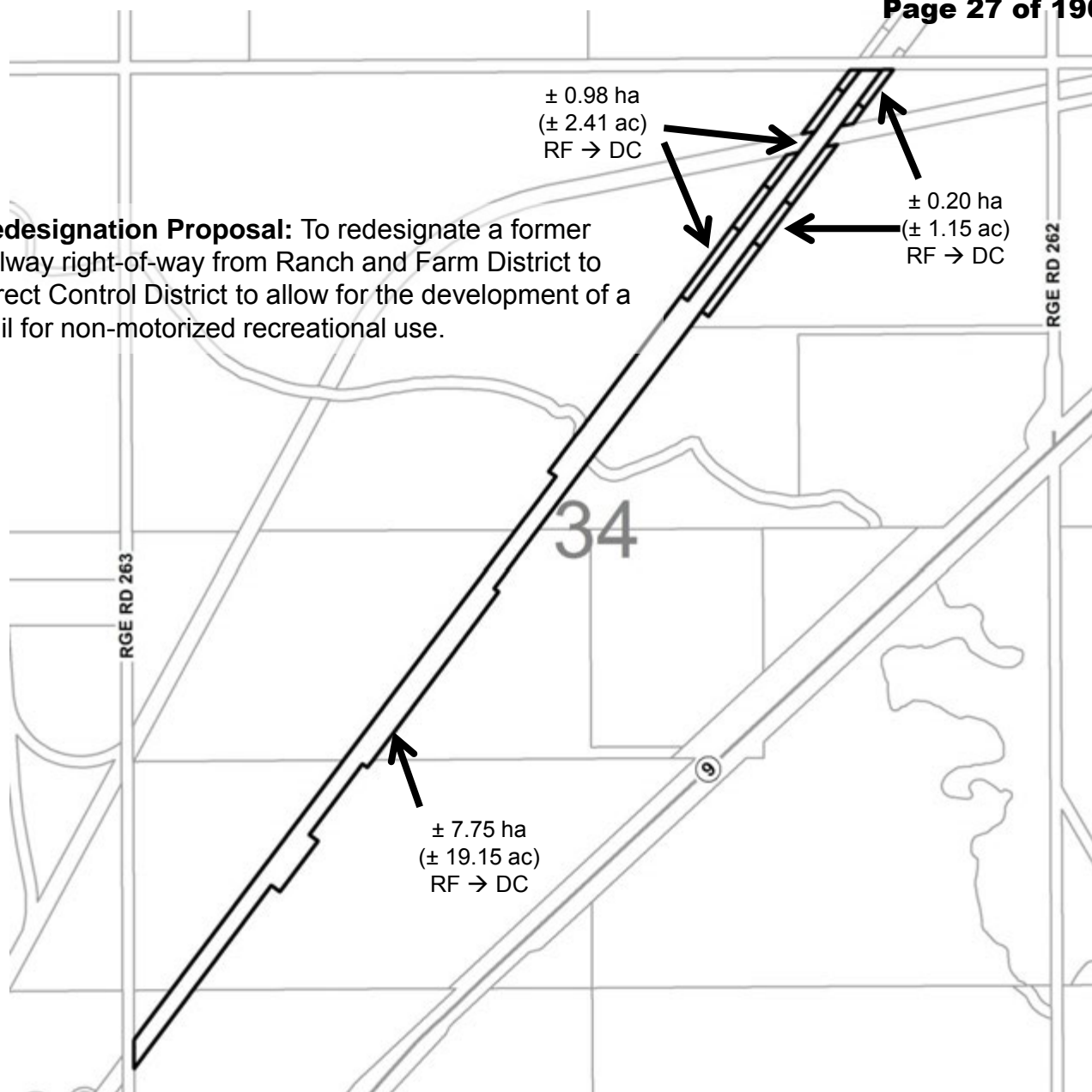
File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

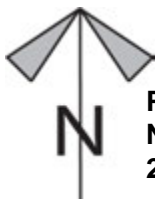
AGENDA

Page 46 of 415

Redesignation Proposal: To redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District to allow for the development of a trail for non-motorized recreational use.



DEVELOPMENT PROPOSAL 2



Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

Division # 6

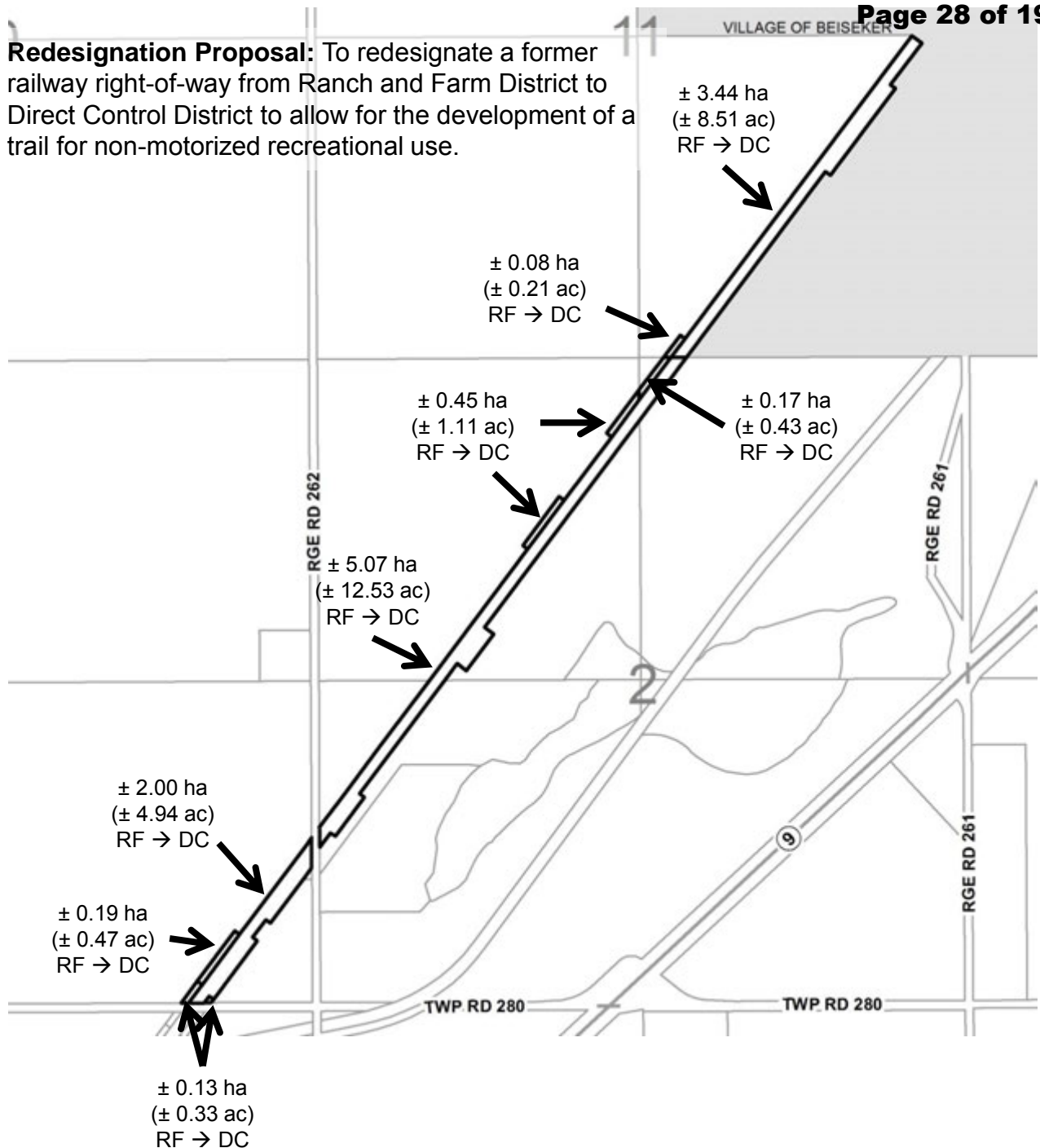
File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 47 of 415

Redesignation Proposal: To redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District to allow for the development of a trail for non-motorized recreational use.



DEVELOPMENT PROPOSAL 3



Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 48 of 415

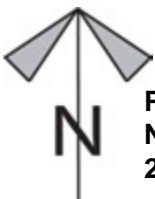


Trail Cross-section



Trailhead

CONCEPTUAL PATHWAY DESIGN



Portions of Plan RY 226 within NW 27-27-26-W4M; S &
NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-
26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

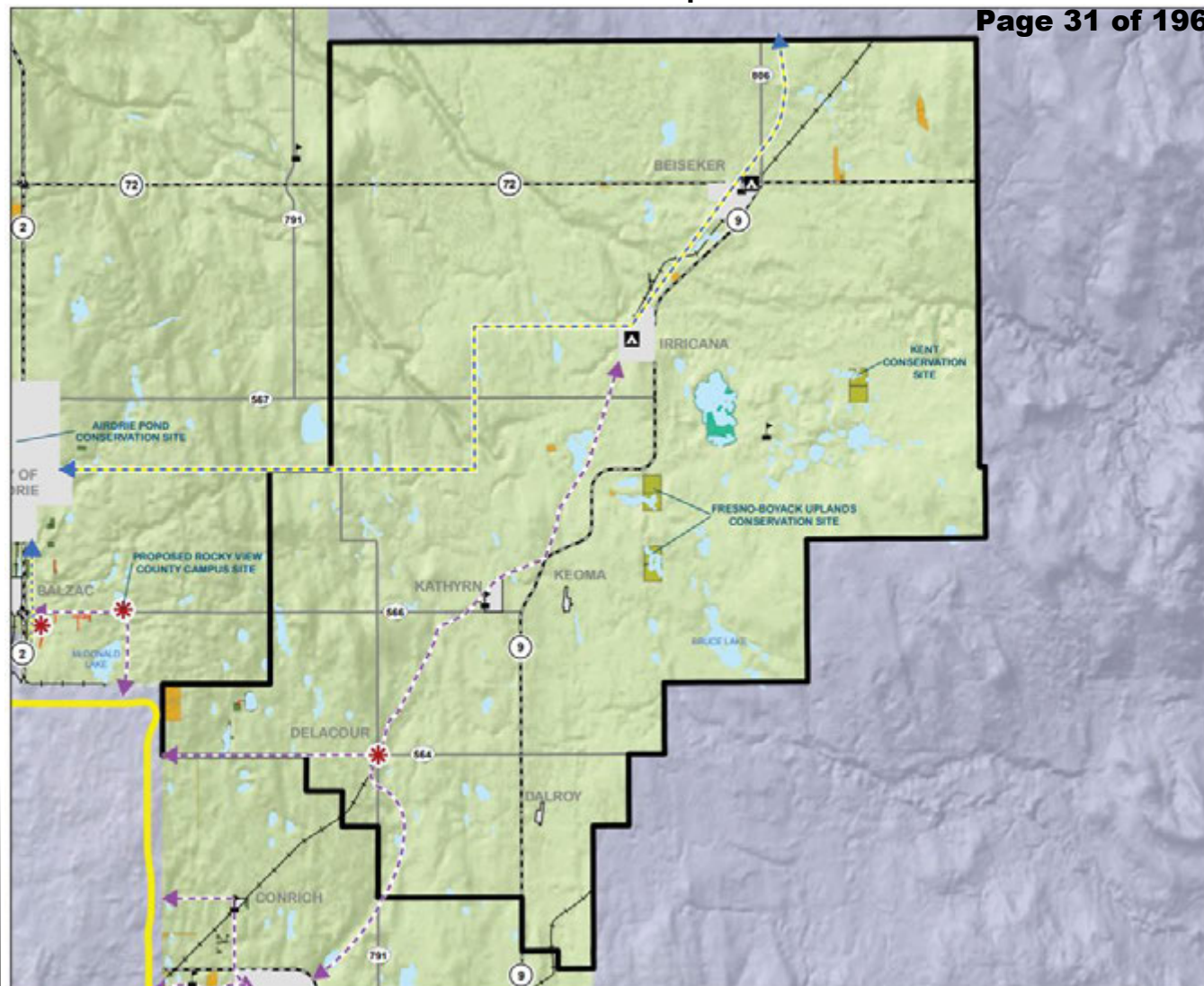
Page 49 of 415



**07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008**

AGENDA

Page 50 of 415



- | | |
|---|-------------------------------|
| —+— Railway Line | * Proposed Staging Area |
| ▬ Geographic Region | ▲ Campground |
| ■ Provincial/Calgary Park | ● School |
| ■ Environmental Reserve | → Conceptual Bicycle Route |
| ■ Municipal Reserve | → Conceptual Pathway |
| ■ Conservation Area | — Calgary Greenway |
| ■ Environmentally Significant Area | → Proposed Trans Canada Trail |
| ■ Crown Land | — Existing Pathway/Trail |
| ■ Provincial Natural Land | — Primary Highway |
| ■ Proposed Environmentally Significant Area | — Secondary Highway |



PARKS & OPEN SPACE MASTER PLAN

Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

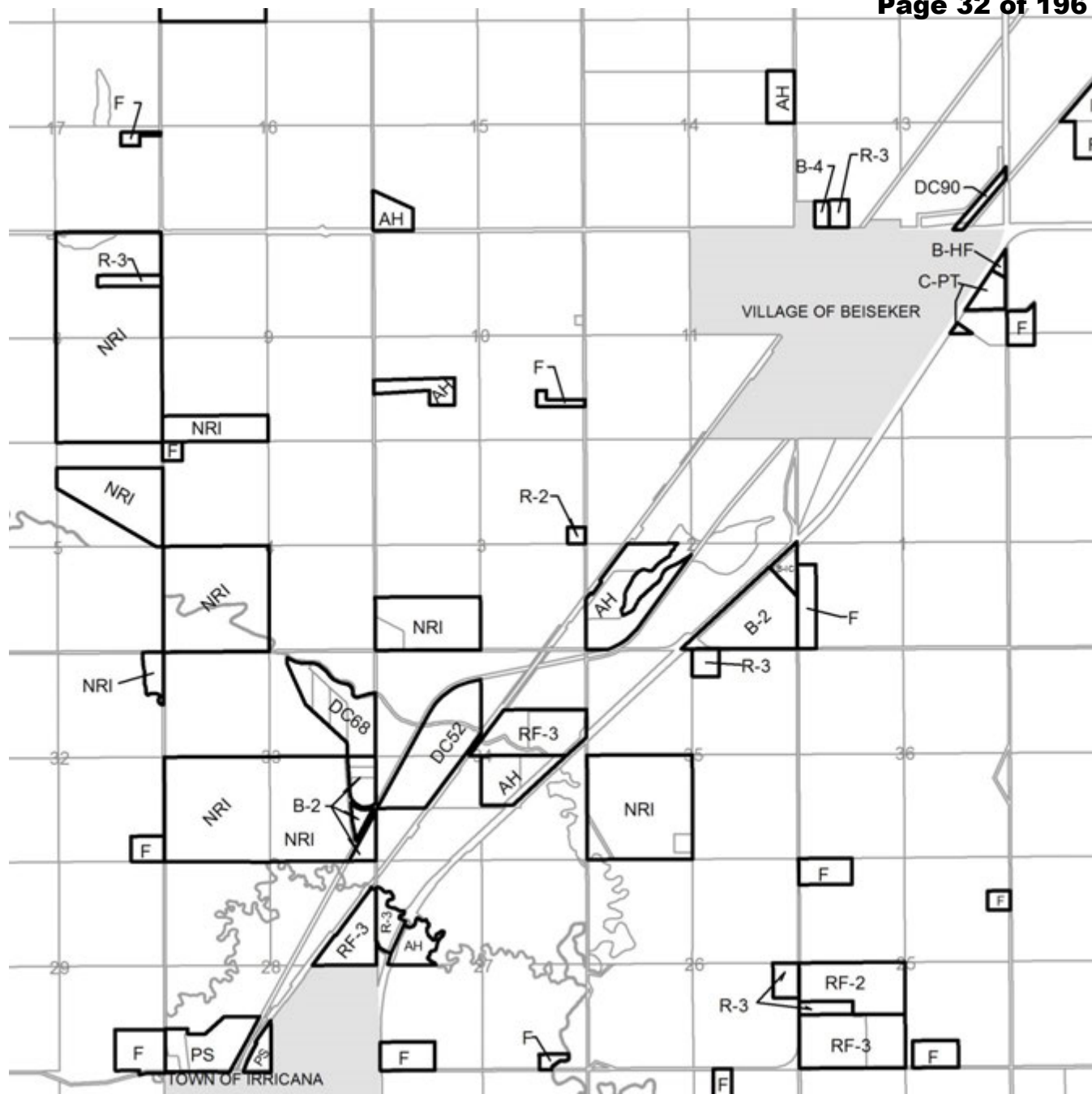
Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 51 of 415



| | |
|--------------------------|---------------------------------------|
| 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

Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

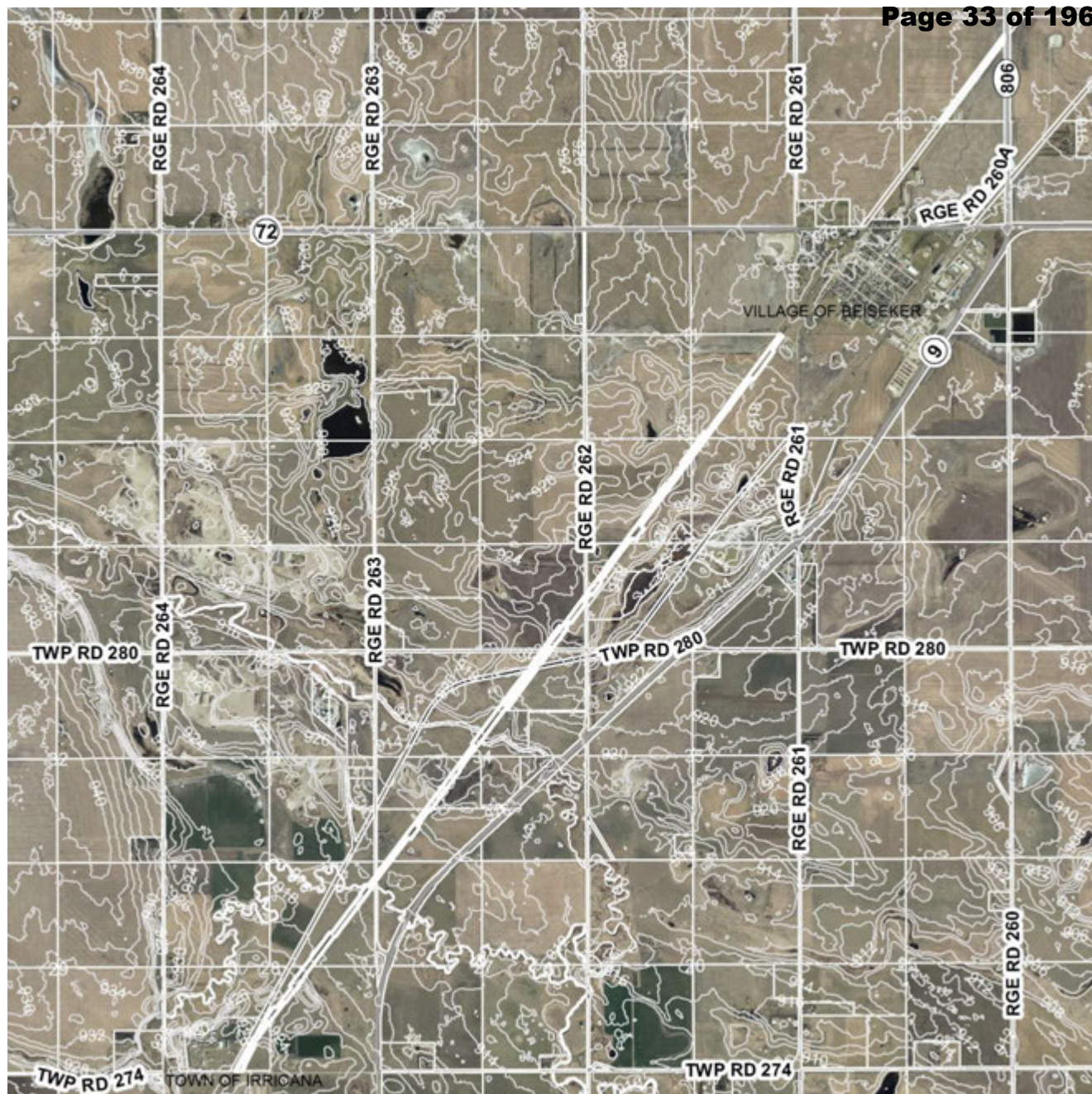
Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 52 of 415



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



Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

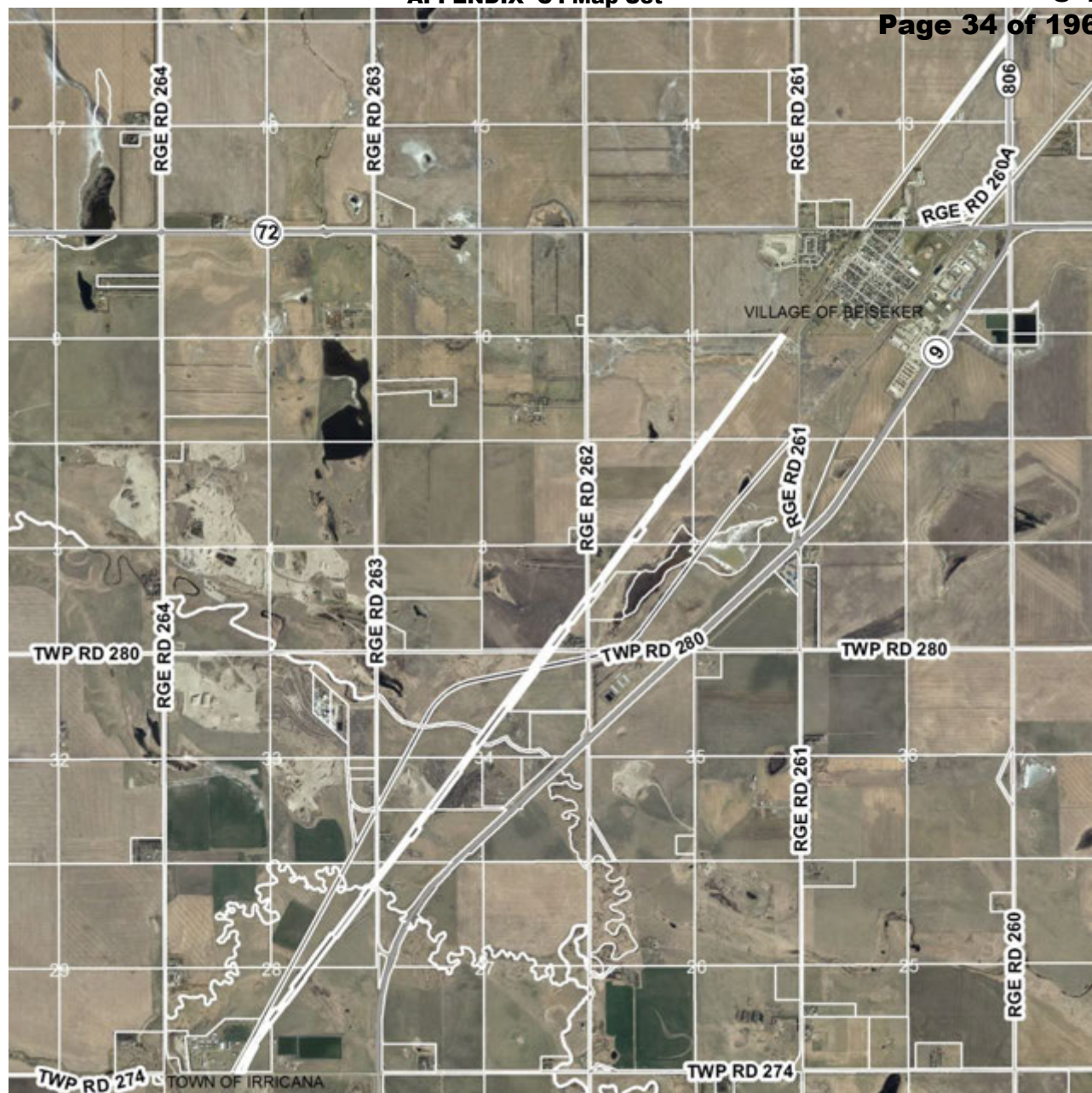
Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 53 of 415



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

AIR PHOTO

Spring 2016

Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

Division # 6

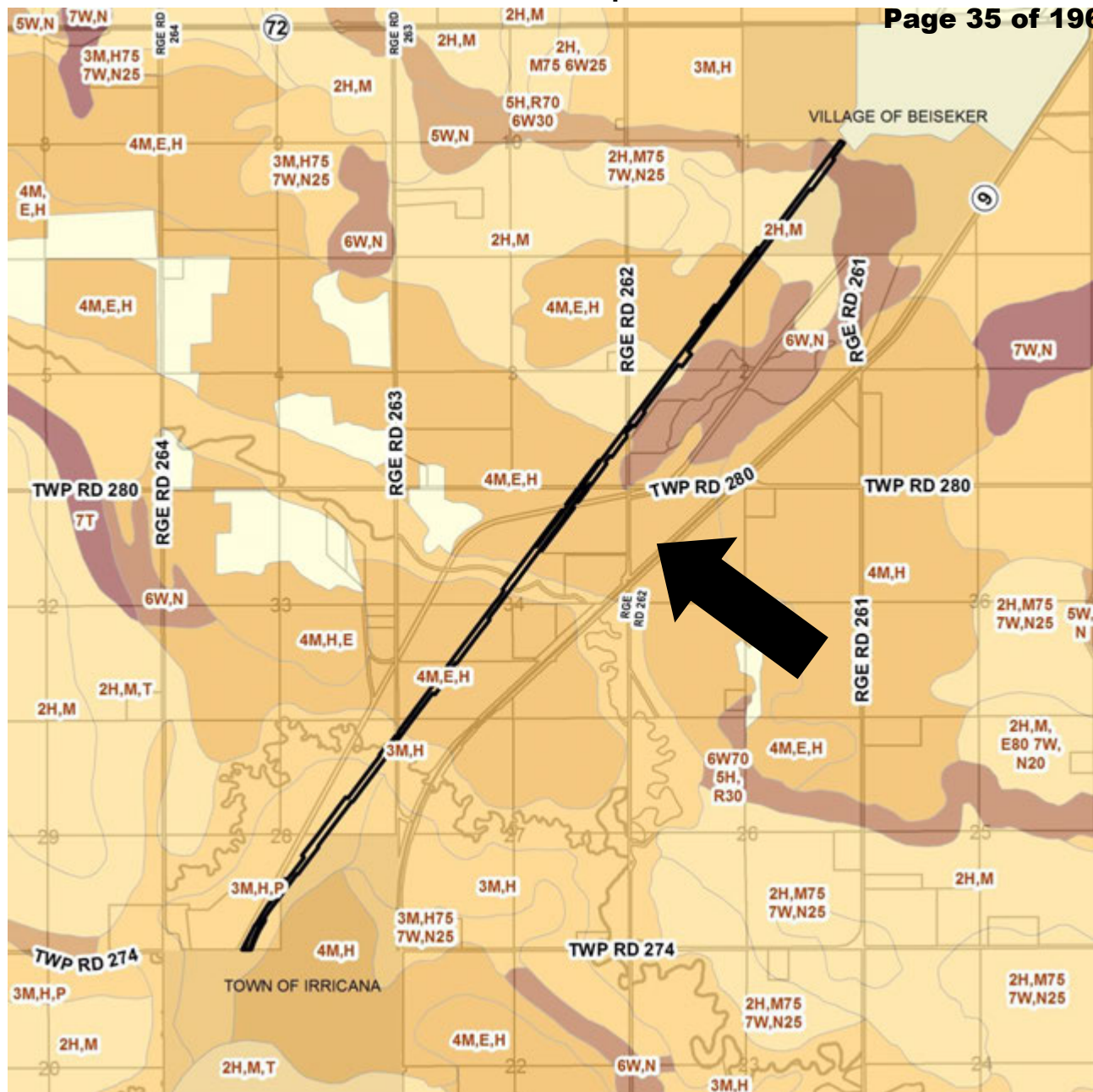
File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 54 of 415





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

Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

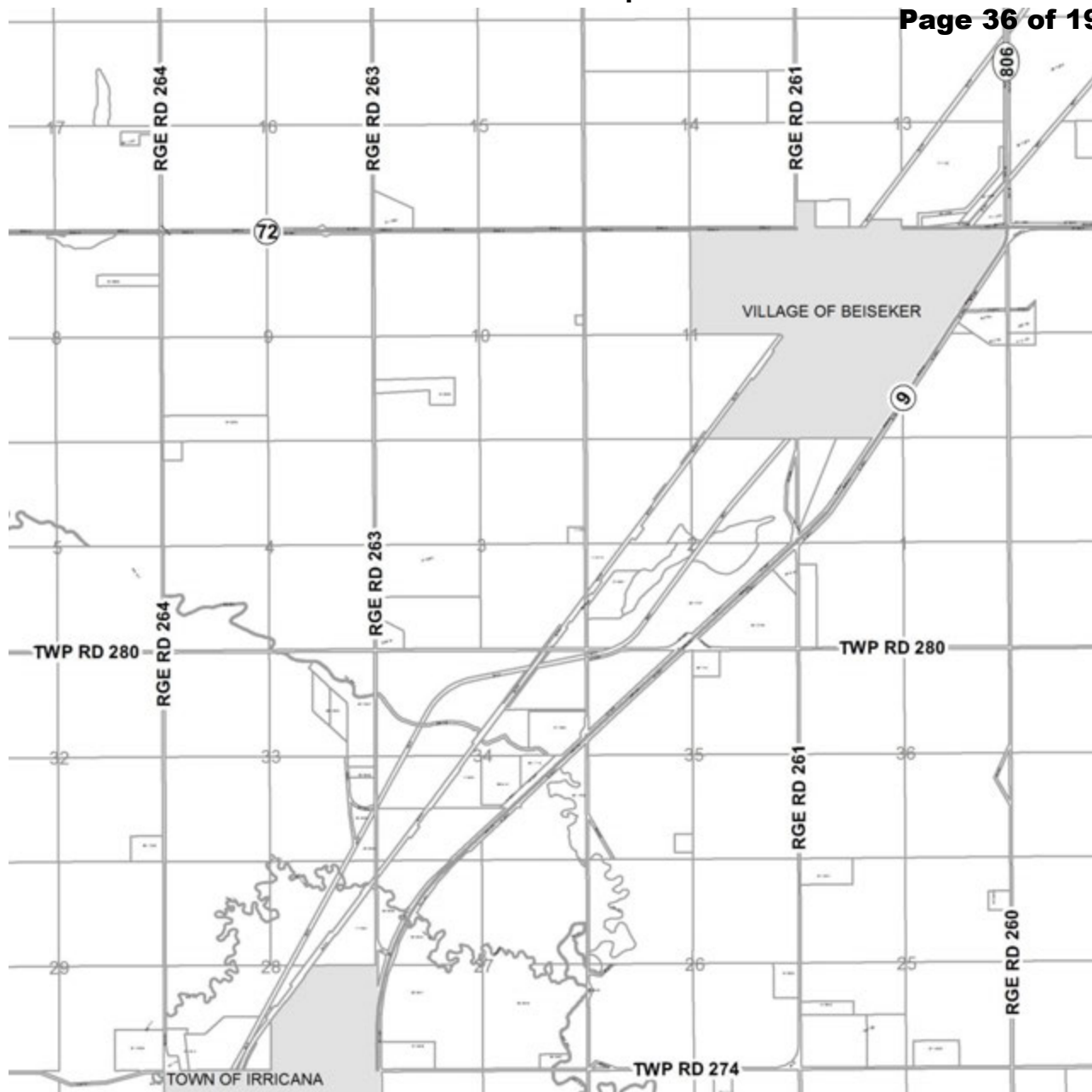
Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 55 of 415

**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



Portions of Plan RY 226 within NW 27-27-26-W4M; S &
NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-
26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

Date: Nov 27, 2017

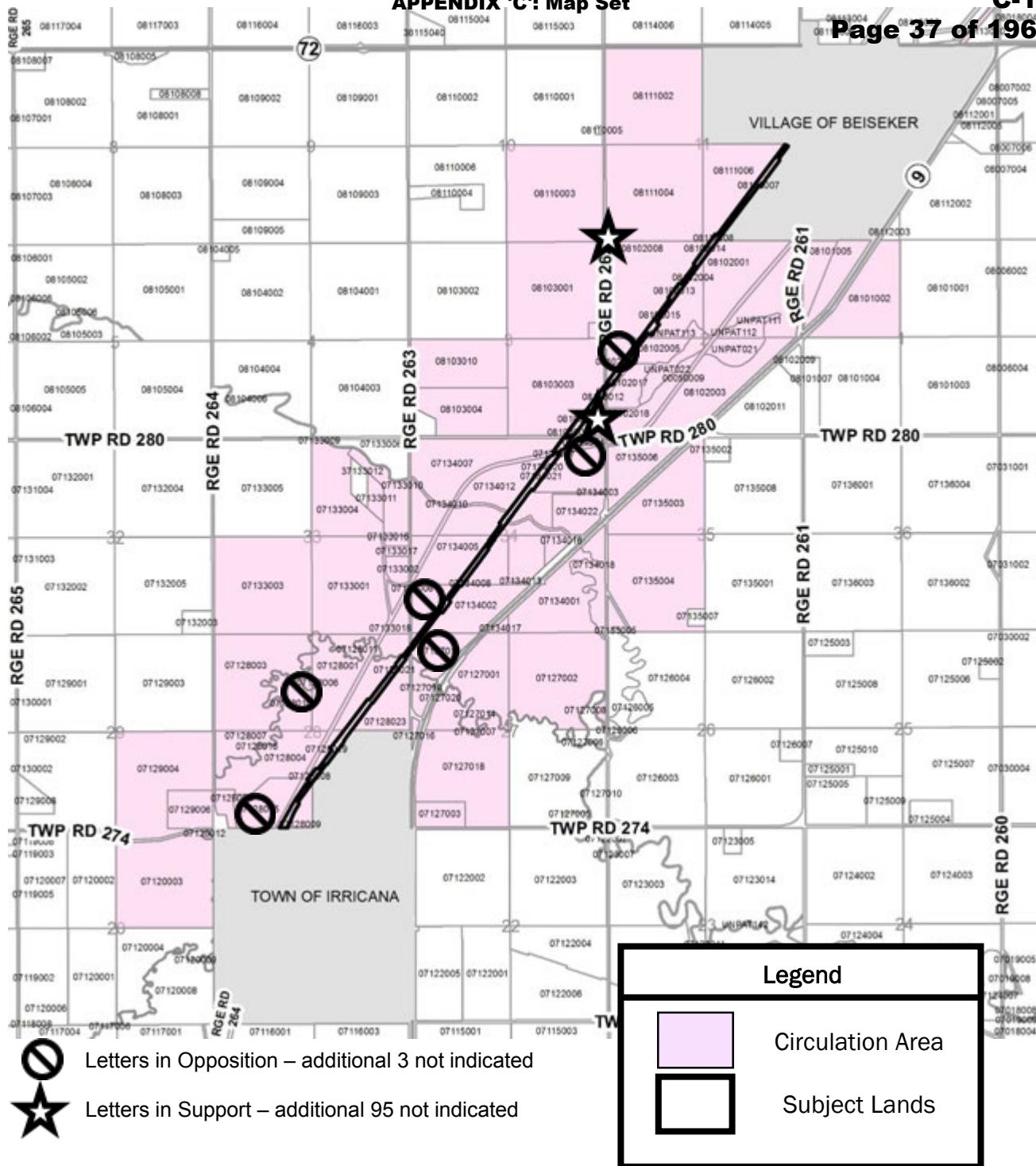
Division # 6

File: PL20170174

07127017, 07128021/022,
07134020/021, 08102013/014/015,
08103007/008/009, 08111008

AGENDA

Page 56 of 415



LANDOWNER CIRCULATION AREA

Portions of Plan RY 226 within NW 27-27-26-W4M; S & NE-28-27-26-W4M; N & SW 34-27-26-W4M; N & SW-2-28-26-W4M; SE-3-28-26-W4M; SE-11-28-26-W4M

07127017, 07128021/022, 07134020/021, 08102013/014/015, 08103007/008/009, 08111008

Date: Nov 27, 2017

Division # 6

File: PL20170174

AGENDA

Page 57 of 415

From: David Andrews
Sent: Tuesday, September 04, 2018 2:36 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7823-2018

Re: Bylaw C-7823 – 2018 - A Bylaw of Rocky View County for Land Use Bylaw C-4841 –97

We, David & Claire Andrews, of the _____, being adjacent landowners to the proposed re-designation, **oppose** the re-designation of Portions of Plan RY226 for the development of a trail alongside our property.

We have **already encountered** the following:

- 1) People were having lunch on the right-of-way near our property with their dogs. This encouraged our dog to go visit them and go on the busy road. They gave treats to our dog making it impossible to get him back.
- 2) People riding horses adjacent to our property, with dogs, encouraging our dog to go visit them.
They then proceeded to kick, swear at and threaten to kill him.
- 3) people walking on the abandoned right-of-way trying to pet our cattle through the fence.
- 4) people letting their dogs off leash and onto our property chasing our cattle.
- 5) People parking vehicles on our property and by the bridge on this very busy road.
- 6) People opening the gate to our property to access the abandoned Rail right-of-way.
- 7) Gas being stolen from our fuel tanks.
- 8) Garbage left on the right-of-way and blown onto our property.

The creation of a trail will decrease our land value and increase the cost of our insurance as well.

Our fences are adequate to keep our cattle in but not keep people out. **Is Rocky View County willing to upgrade the fences ?**

David & Claire Andrews

February 13, 2018

Rocky View County
Stefan Kunz
911 – 32 Ave N.E.
Calgary, AB
T2E 6X6



Dear Stefan Kunz:

Re: Alberta Trail Net Society application File # 07127017 PL20170174

Here is a short letter saying I am strongly opposed to a walking trail from Irricana to Beiseker.

The Rocky View County will end up encountering continued costs of maintenance and liability and all the problems that go with any trail. It sounds very simple but the example of other trails show this is a hidden monster when it comes to expenses.

I will reply further with more details when I have completed my research.

Yours Truly,

Susan Berdahl

A handwritten signature in blue ink that reads "Susan Berdahl". The signature is written in a cursive, flowing style.

Rocky View County
Planning Services

January 2018

Glen & Janice Culp

File Number: 07128021 (incomplete list)
Application Number PL20170174

We would like to register our opposition to the Alberta Trail Net application to redesignate a former railway right of way/abandoned rail line (ARL) from Ranch & Farm District to a Direct Control District to allow for a public trail.

Of the approximately 6 mile trail, our family farm borders on both sides, for 1 mile of the proposed trail. Our cattle & grain operations will be impacted on these quarters: SE ¼ 28-27-26 W4, NE ¼ 28-27-26 W4, SW ¼ 28-27-26 W4, 5 separate parcels within these land descriptions.

Our concerns from this application are based on previous incidents on the abandoned rail line. We have dealt with garbage, vandalism to fences, gateways & landscape, trespassing on private land, disturbance to livestock, fires & numerous illegal activities. A huge issue will arise for property owners that need to have access to both sides of the proposal. We have obtained a "licensed access agreement" that Alberta Trail Net used for land owners needing access to cross their trails. Our legal counsel has advised us that we should not sign this agreement.

Range Road 263 is a haul road to the #9 highway for the sulphur plant & gravel pits north of this ARL, that makes the trail crossing very dangerous for both trail users & truck drivers. Within short walking distance of the abandoned rail line is the Town of Irricana sewage lagoon, a communications tower, gas well sites, gravel pits, the Crossfield Creek & Rosebud River, a large sulphur fertilizer manufacturing plant and the very busy main line for the CN railway, all of which could be temptations for straying off the trail.

We would request the County to require the following guidelines be met that would deter this activity & provide security for the adjacent landowners.

- The pathway needs to have chain link fence on both sides the length of the trail
- Grass needs to be mowed regularly on both sides of the trail to help prevent grass fires from spreading to the neighboring properties
- Bridges over the waterways will need to be rebuilt to accommodate emergency vehicle access (fire & emergency medical)
- Concerns over property devaluation
- How will users access the trail, what kind of parking
- Fenced parking facilities at both ends of the trail
- How to protect wildlife, livestock, pets, landscape, private property from errant users
- Management of livestock crossing areas
- Hours of usage
- Liability insurance
- Security/policing
- Sanitation - human & domestic animal
- Garbage
- Public road access/restrictions
- Privacy for adjacent homesteads
- Maintenance schedule for the proposed trail ie: garbage cleanup, weed control, fence repair, grass mowing, fence repair, etc
- Winter usage guidelines

Several adjacent land owners along this ARL, are concerned that this proposed trail will have an adverse affect to their lifestyle & property.

Glen & Janice Culp



From: Kendy Dyck
Sent: Tuesday, September 11, 2018 9:00 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7823-2018

Deputy municipal clerk,
Land description: SE 03-028-26-4
Owner.: 745138 Alberta Ltd
Dr. Ken Dyck

I am opposed to the application.

This quarter has at least a quarter mile of frontage to the abandoned railroad track. It is 100% visible from all areas of this quarter.

A. Presently there is a clear trail on this abandoned track, it is kept clear by the occasional ATV's that ride the trail. Two weeks ago an ambulance actually backed down the trail to assist someone.

B. In nine years we have seen maybe 3 or 4 people on the trail. It is a silly idea that someone would walk this trail. We are about 3.5 miles from Beiseker and 3.5 miles from Irricana. People in the country can walk anywhere this would be a grand money waster. When the existing trail is not used.

C. Cattle are in pasture immediately beside the trail. Assuming someone from "elsewhere" would first of all determine where Irricana or Beiseker are, and then attend the trail undoubtedly a dog would be along for the walk. Immediately the cattle would be chased due to the dog not used to seeing cows. Very bad for the cattle farmers.

D. The proposal makes no sense. There is a trail already here and it is not used. This would be a huge waste of money. Let the few kids race their ATV's. And have some fun.

E. Note this trail is accessible three months of the year. Otherwise snow and mud are it's order.

Respectfully submitted

K Dyck

President. 745138 Alberta Ltd

Sent from my iPhone

Rocky View County
Planning Services
Attn: Stefan Kunz

File # 07127017, 07128021/022
Application # PL20170174

Jan 19th, 2018

Hello Stefan,

I am writing today to voice my **strong objection** to the purposed land re-designation. I will make a list in point form to keep this letter short winded and accurate. I attended a public hearing at the Beiseker community Hall in the fall of 2017. The facts listed below came directly from the Trailsnet committee.

1. **Facility Issues:** Trailsnet claims up to 80,000 users of this trail per year. This is list of minimum facilities requirement that must be in place before any re-designation should occur. Trailsnet have failed to meet these requirements:
 - a. Public washroom at multiple locations
 - b. Bollards combined with complete fencing solution of the trail
 - c. Public Parking at all access points
 - d. Waste receptacles along the complete trail
 - e. All bridges (2 required) must be constructed to handle emergency vehicles
 - f. Emergency response plan to allow EMS vehicles access (bollards blocking access)
 - g. Fire suppression system (control of wild fire ignition)
 - h. Staff to maintain the trail - fences / bollards / litter / signage / vandalism
 - i. Management of trail crossings – CN Rail line crossing / RR 262 crossing / multiple livestock crossings
 - j. Containment of the Beiseker waste transfer site
2. **Agriculture Issues:** Trailsnet purposed trail intersects crop producing land and livestock pastures.
 - a. Crop lands require herbicide / pesticide spraying how will Trailsnet manage the chemical drift effecting potential trail users and times of use of the trail.
 - b. Livestock (Bulls / cows / horses / pigs / sheep) how will Trailsnet manage trail user's safety from the potential risk of interaction between trail user's pets and livestock.
 - c. How will Trailsnet manage livestock crossing – times of use and notification of trail users.
 - d. How will Trailsnet manage the risk of prairie wild fire ignition
 - e. Education of trail users on basic farm safety
 - f. Education of farmers on basic lock out procedures of all equipment to prevent trail user injury
 - g. Trailsnet must have liability insurance to protect adjacent land owners

3. **Personal Risk:** The purposed trail causes many issues with people residing directly beside the trail.
- a. Vandalism of private property
 - b. Injury of people from trail user's pets
 - c. Privacy compromised
 - d. Quality of rural life compromised
 - e. Drive way used as a trail users parking lot

As an overview you can see there are many issues that must be addressed before we as a county grant any re-designation. My interest is to preserve the safety and rights of both the land owners and trail users.

Kind Regards,

Matthew Fasoli



















January 25, 2018

Threshermen's Club of Alberta



Rocky View County Planning Service

File # 07127017,07128021/22

07134020/21,08102013/014/015

08103007/008/009

Application #PL20170174 Division 6



To Whom it May Concern

We at the Threshermen's Club of Alberta, Directors and general membership do appose the development of a walking trail past our property. It opens our back area to the general public, which creates many problems. One problem is fire control, it seems to be human nature to have camp fires in the back country, which there will be no policing this area. We have had at least two break and enters before Xmas, this trail will only open it up to more of these incidents.

The cost of this project estimated at one million dollars or more, we are sure that this money could be used in other areas especially with our government going further into debt all the time.

The police won't be able to police this area, they cannot drive down because it won't be for motorized vehicles, besides this they do not have the manpower or time to handle more areas to police.

The area would have to be fenced off at Alberta Trailnet Society cost

Hopefully you will take our wishes and concerns into consideration when considering the application for changing zoning, and we hope that there will be a public forum concerning this.

Your truly

Gary Gibson

President Pioneer Acres

Rick Hagel

September 11 2018

Att Deputy Municipal Clerk
Rocky View County
911-32 Ave NE
Calgary, Ab
T2E 6X6

I Rick Anthony Hagel of am writing this letter to oppose the application by Alberta Trailnet Society (Application # PL20170174)

As an agricultural producer and occupant on the adjacent land to the proposed trail I feel the trail will cause myself and other farmers/ranchers a large nascence.

My major concerns are.

1. Trespassing issues of people and pets witch will disrupt my cattle witch are grazing next to the proposed trail.
2. Fire hazard, there is a lot of stockpiled fuel on the proposed trail which is an old railway. If/when a fire should start there is a lot of remote land along the trail route and without Fire Rescue access from the trail it will be very difficult to fight a fire.
3. I feel the funds being used for this project could be utilized in other existing trail systems that have the infustructure in place already.
4. Policing, with all of the rural crime we residence have been dealing with in recent years, who is going to Police the trail system. The RCMP and County Police are already busy with their current duties. This will be a large commitment by some organisation to keep up with as there are current issues with OHV use on the trail including trespassing on adjacent lands. As a resident who live close to the proposed trail system I do not want the added traffic that will come with it.

I do have a few questions I think need to be addressed before Rockyview County makes a decision.

- There are 3 bridges needed for the trail will they be large enough to allow Fire trucks to cross?
- Will there be anyone addressing the weed issues on the trail and maintain a spray protocol?
- Will the trail be an off leash area for dogs?
- Will there be appropriate fencing and who will pay for this?

In closing I would like to thank you for listening to my concerns. I'm opposed to the proposal because I feel it will affect my bottom line in the Agriculture industry which is how I make my living.

Thank You for your time

Rick Hagel

January 18, 2018

Rocky View County

911 – 32nd Avenue NE

Calgary, AB. T2E 6X6

William & Elaine Reddaway

File Number: 07127017, 07128021/022, 07134020/021, 08102013/014/015
08103007/008/009, 08111008

Application Number: PL20170174

Attention: Stefan Kunz

We live at _____ and are very upset over this application. These are some of the points:

1. Who will police this trail as our pasture where our horses are, runs along the trail and the Liability of someone trying to feed them and getting bit.
2. What about our property value – now we have spent money to be out in the country and that will be taken away. With people that close there also goes our privacy.
3. Who is going to clean the garbage that people and animals will leave behind.
4. With the increase of crime in the areas, this just gives them easier access to the backside of the property to scope out their next hit.
5. They say it will be a non-motorized trail –who is going to make sure it stays that way. The kids get into the gravel pit with bikes and vehicles and they have concrete barriers in place.
6. Where is parking going to take place-right now they just park on the side of the road or in someone's driveway. We have a heavy traffic flow as it is, with the Sulphur plant.

Please take a serious look at this application, because it will affect the adjacent and nearby landowners lives.

Sincerely,


Elaine Reddaway


William Reddaway

277-3066
Fax: 1,403 ~~520-3936~~

Rocky View County
Planning Services Department,
911 - 32nd Avenue N.E.
Calgary, Alberta T2E 6X6

ROCKY
FEB 20 2018

February 17/18

Attention: Stefan Kunz

Dear Stefan:

Re: File Number 07127017

Application Number: PL 20170174

Redesignation of land from Ranch and Farm
District to Direct Control District

For many years my husband and I rented pasture land from Thurn, then Wheatland County who now own the land.

I respectfully request that Rocky View County Council reject the redesignation of the railway right-of-way from Ranch and Farm District to Direct Control District.

While renting the land, there were problems with trespassing, cattle being chased, gates opened and left open.

Because of the short time frame to respond to the above Application, I will send a more detailed submission after researching more information why this redesignation of land not be allowed.

Yours truly,

Mrs. Eileen Walker



Letter of Support for the
Meadowlark Trail Society

June 4, 2018

To Whom it May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The Trail would provide teachers and students with new recreational opportunities and ready access to beautiful scenery. I believe the goals of this initiative have great merit, I wholeheartedly support it and would invite you to give the project strong consideration.

Sincerely,

Beiseker Playschool Board

From: Glenda Borson
Sent: Wednesday, September 12, 2018 7:14 AM
To: PAA_ LegislativeServices
Subject: Meadowlark Trail

Please add my name to the list of people who are in favor of developing the Meadowlark trail as part of Trans Canada Trail. This is the opportunity of a lifetime for the residents of Canada. Please support it.

Thank you
Glenda Borson

Begin forwarded message:

From: Michelle Boyer
Date: September 4, 2018 at 8:30:30 AM MDT
To: GBoehlke@rockyview.ca
Subject: Trail

Good morning Greg!

I hope you had a great summer.

I'm sure you are aware that a wonderful group from Beiseker and Irricana have a super idea and have formed Meadowlark Trail.

This group was formed to make a non motorized trail from Beiseker to Irricana.

I personally agree that this is vital to our community!

All members of both communities as well as tourists would utilize this trail.

My position in the village of Beiseker would be using the trail in every season, especially with the youth.

I believe the seniors, dog owners, strollers, and cyclists would enjoy this "walk ".

We are very excited about having this trail in the future and I 100% support it!!!

Kind regards,

Michelle Boyer

Community Services Coordinator

FCSS Director

Recreation Coordinator

Sent from my iPhone



September 10, 2018

RE: Bylaw C-7823-2018 and Application No. PL20170174 by Alberta Trailnet Society

To the Deputy Municipal Clerk;

This letter is written in support of the application, by the Alberta Trailnet Society ("Trailnet"), for the proposed bylaw (Application No. PL20170174) for re-designation of rail right-of-way lands between Beiseker and Irricana in order to allow Trailnet's development of the Trans-Canada Trail (TCT, now "The Great Trail") on those lands.

This trail is a vitally important piece of Canada's legacy as a country that encourages exploring the outdoors, fitness, and appreciation for nature. As the stewards of building the TCT in the Bragg Creek area of Alberta, we have seen a rise in a variety of new users, from children and families on bikes, to equestrian uses, to walkers, hikers and runners.

The support of Rocky View County towards the Greater Bragg Creek Trails Association's (GBCTA) construction of the TCT was instrumental in developing this trail and in enhancing the lives of countless local residents in our area. Local landowners and businesses have all benefitted. The TCT is already making a significant contribution to communities and the quality of lives of Canadians.

Therefore, we strongly encourage Rocky View County to approve the re-designation of the rail right-of-way lands between Beiseker and Irricana so that the local residents can benefit, as so many Canadians already do, with the TCT connectivity across our great country.

Thank you for your attention to this matter.

On Behalf of the entire GBCTA Board,

Conrad Schiebel

President, GBCTA

Greater Bragg Creek Trails Association, Box 1379 Bragg Creek Alberta T0L 0K0 Canada
info@braggcreektrails.org

From: Connie
Sent: Tuesday, September 11, 2018 10:37 PM
To: PAA_ LegislativeServices
Subject: Reference Bylaw- C7823-2018

I sending this email to show my full support of the Meadowlark Trail.

My husband and I have walked this trail numerous times over the past several years; we found it to be a wonderful walk; full of nature, privacy, peacefulness, and at the same time, receiving the exercise we needed.

I look forward to the improvements that may be made to it. If there are no improvements, I will still continue to walk the trail.

Thank you , ad sincerely, Connie Falk



Virus-free. www.avast.com

From: Deborah Gambier
Date: September 9, 2018 at 11:50:34 AM MDT
To: <gboehlke@rockyview.ca>
Subject: Meadowlark Trail

As a landowner in the County of Rockyview, this email is in support of the Meadowlark Trail between Beiseker & Irricana.

Sincerely Deborah G

Sent from my iPhone

From:
Sent: Wednesday, September 12, 2018 12:27 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7823-2018

Rockyview Council,

We are very much in favor of the development of the Meadowlark Trail. We use the Trail Net Trail parallel to the Town of Irricana on a regular basis as do many other local residents.

We feel that the Meadowlark Trail would benefit the residents of Beiseker and the surrounding areas. This safe trail would promote recreation and a healthy lifestyle. We also feel that the Trail would connect the two communities in a positive way.

Mark and Sandra Ganes

From: Amber Ursu
Sent: Tuesday, September 11, 2018 9:05 PM
To: PAA_ LegislativeServices
Subject: Meadowlark Trail

To whom it may concern,

I would like to offer the support of my family and me for the development of the Meadowlark Trail in and around Beiseker, Alberta. I have personally used the trail with my family and we have had wonderful experiences there. This includes seeing and hearing a myriad of birds and animals, pointing out the vast variety of plants and land marks to my young daughter, and viewing the beautiful expanse of the prairie sky. With fewer and fewer opportunities to see and experience nature, the Meadowlark Trail can provide such a place that is close to home and accessible. Please consider our support for the trail. Thank You,
Amber, Joe, Destiny, and Sevyn Mckee

From: Marlen Cliff
Sent: Tuesday, September 11, 2018 10:02 PM
To: PAA_ LegislativeServices
Subject: Ref: Bylaw C-7823-2018

To whom this may concern:
Re: meadowlark trail

These are the reasons i believe the Meadowlark trail should go ahead....

- 1) A great way to bring two communities together(Irricana and Beiseker)
- 2) A healthy way to bring two schools together (Kathryn and Beiseker)... exercise for the kids/runs for Terry Fox/ bike programs for kids/nature walks/fishing holes
- 3) a trail system that would be great for the health of residents of both Beiseker, Irricana and surrounding areas.... biking, hiking, running..... imagine- bike/hike or run clubs for kids and adults combined... pathways for families to utilize- promoting health!!

We need a pathways system... running/biking on busy gravel roadways is not safe for citizens in our communities

Thanks for your time
Marlen Lanterman

Sent from my iPhone

MANAGEMENT PLAN

The Great Trail (Trans Canada Trail) Project

Beiseker to Irricana

October 2018 – October 2023
Prepared for Rocky View County



Referrals and Inquiries

Jeannette Richter, Chair Meadowlark

Trail Society

www.meadowlarktrail.ca

Linda Strong-Watson – Executive Director

Alberta TrailNet Society



Table of Contents

| | |
|--|----|
| Referrals and Inquiries | 2 |
| Table of Contents | 3 |
| 1.0 Site Description | 4 |
| 1.1 Background | 4 |
| 1.2 Site Location, Features and Surrounding Land Use | 5 |
| 1.3 Legal Description | 8 |
| 1.4 Wildlife and Fish | 8 |
| 1.4.1 Carnivores | 8 |
| 1.4.2 Ungulates | 8 |
| 1.4.3 Small Mammals | 8 |
| 1.4.4 Birds | 9 |
| 1.4.5 Amphibians & Reptiles | 9 |
| 1.4.6 Fish Species | |
| 2.0 Management | 10 |
| 2.1 Vision | 10 |
| 2.2 Site Management Guidelines | 10 |
| 2.2.1 Access | 10 |
| 2.2.2 Trail Inspections | 11 |
| 2.2.3 Control of Prohibited Noxious or Noxious Plant Species | 11 |
| 2.2.4 Recreational Use | 12 |
| 2.2.5 Signage | 12 |
| 2.2.6 Tree Removal | 12 |
| 2.2.7 Maintenance and Operation of Trail Infrastructure | 12 |
| 2.2.8 Industrial Disturbances | 13 |
| 2.2.9 CN Rail Overpass | 13 |
| 2.2.10 Landscape Screening | 13 |
| 3.0 References | 15 |
| 4.0 Agreement Term and Management Partners | 16 |
| Appendix A – Meadowlark Trail Photos | 17 |

List of Figures

| | | |
|-----------|---|----|
| Figure 1. | Regional Map | 4 |
| Figure 2. | Cross Section Sketch of Proposed Trail | 5 |
| Figure 3. | Location of Watercourses & Rail Overpass | 6 |
| Figure 4. | Map of Great Trail Alignment & Typical Bridge Photo | 7 |
| Figure 5. | Meadowlark Trail Concept Plan | 14 |

1.0 Site Description

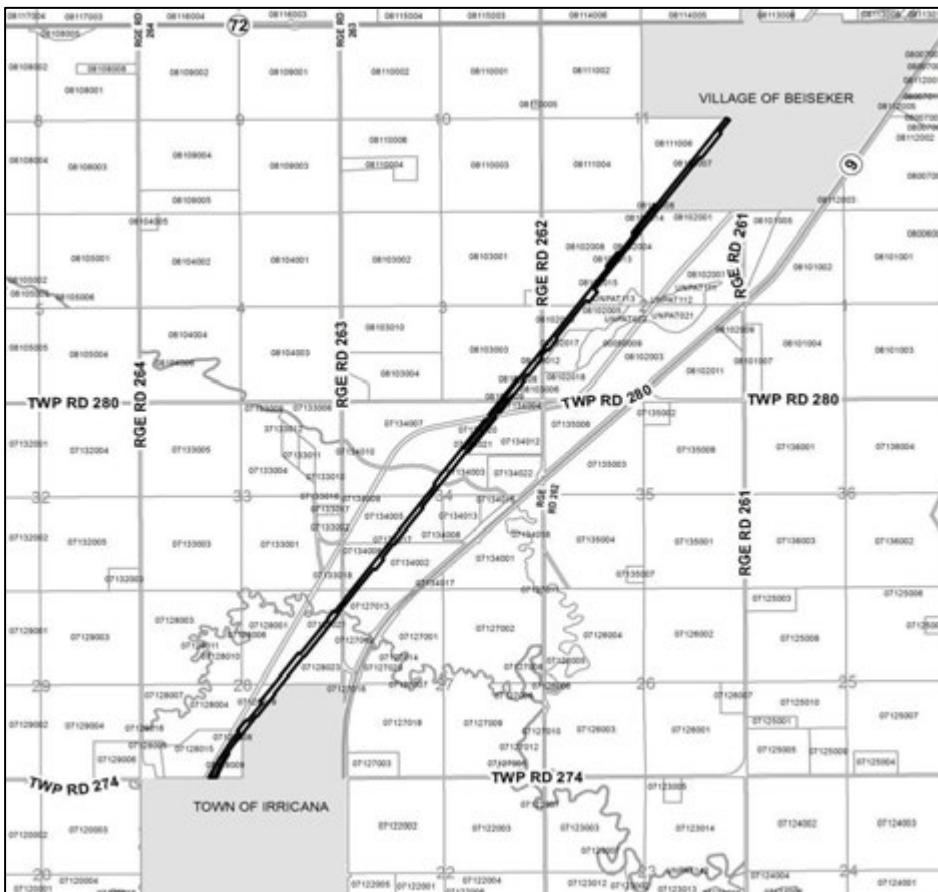
1.1 Background

The Meadowlark Trail project starts from the Village of Beiseker and runs south approximately 7.5 km from Beiseker to the Town of Irricana, within Rocky View County. The trail will be constructed along the abandoned railway right-of-way, formerly known as the CP Langdon Subdivision. The CNR maintains an active railway right-of-way between the two communities, and passes over the proposed trail at approximately the halfway point.

The Meadowlark Trail project represents a partnership between Alberta TrailNet Society (the landowner), Meadowlark Trail Society (the trail operator), and Rocky View County which has identified the trail in its Parks and Open Space Master Plan and other planning documents. The project was initiated in 2005 with the transfer of lands to Alberta TrailNet from the Trans Canada Trail and both Alberta TrailNet (TrailNet) and the Meadowlark Trail Society are leading the design and construction of the proposed trail. Funding for the project is being provided by Trans Canada Trail, the Government of Alberta, TrailNet and private donors.

The legal parcel of land owned by TrailNet is between 30m and 60m wide which includes lands originally set aside for possible station ground or other CP land needs along the seven and one half kilometer stretch between Irricana and Beiseker (Figure 1). The actual trail surface will be approximately 3.0m wide with crushed gravel or fines at a depth of 50-70mm overtop a geo-textile fabric with a 2-3% crown for positive drainage (see Figure 2). The proposed trail will be a double track, gravel trail (Greenway Trail Category), designated for non-motorized use with the exception of maintenance, emergency and disabled access vehicles. This category corresponds with a semi-developed trail under the Alberta Recreation Corridor & Trails Classification System currently used in Alberta.

Figure 1. Regional Map – Proposed trail right-of-way outlined in black



Approved Trail Uses

The trail's primary uses will be hiking, cross country skiing, snowshoeing and cycling. Signs at trail heads and key access points will advise users that the trail is for non-motorized use only (See Appendix A – Sign Example).

Access controls, such as fencing and bollards, will be utilized at key access points and native trees/shrubs will be planted at several locations along the trail where there are residences in close proximity to the trail. (See Figure 5)

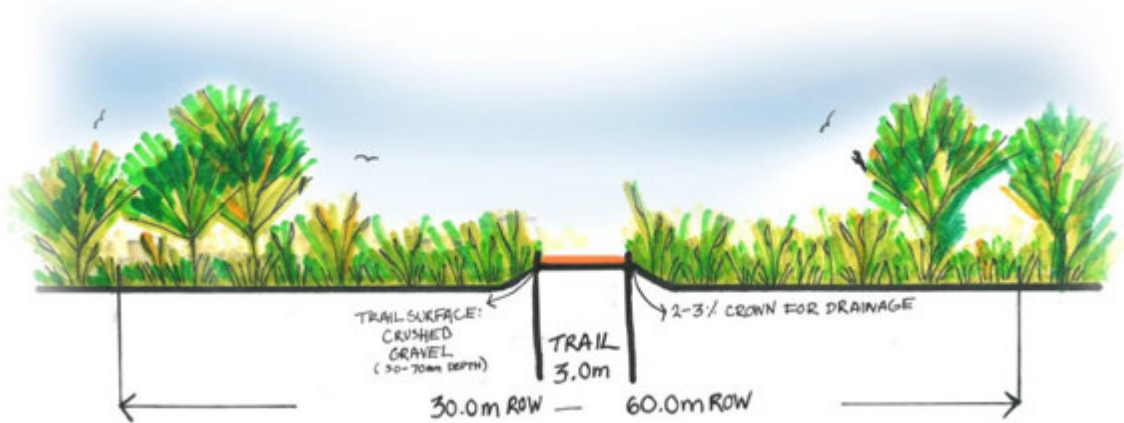


Figure 2. Cross-Section sketch of proposed trail

1.2 Site Location, Features & Surrounding Land Use

The project lies within Alberta's Foothills Fescue Natural Subregion (Grassland Natural Region), approximately 53 km northeast of Calgary, Alberta (Alberta Environment 2008, Natural Regions Committee 2006). Natural soils of this region are characterized as loamy, well drained Black Chernozems supporting native fescues and wheatgrass as the dominant natural vegetation. However, in the project area very little natural vegetation remains (Calgary Regional Partnership 2009). The mixed grassland of the area supports general agricultural activities and the project portion of The Great Trail is bordered primarily by grain and forage farms. At least one farm has horses pastured next to the proposed trail.

The level and slightly undulating terrain characteristic of this area has largely been converted to crop agriculture. Surrounding lands are primarily privately owned. Summer aridity and frequent winter Chinooks limit the persistence of woody species in the area. Forests and shrub communities are limited to riparian areas, coulees or sheltered sites.

The majority of the project area is comprised of non-native vegetation such as smooth brome, timothy and wheatgrass, growing along the former rail corridor. This grass community is naturalizing with the surrounding vegetation and has stabilized the soil along the slopes of the former rail grade. There is very little evidence of soil erosion along the proposed trail length.

Noxious plant species (Alberta Weed Control Act 2010) observed in the project area include Canada thistle (*Cirsium arvense*) and smooth perennial sow-thistle (*Sonchus arvensis*). The majority of the old rail grade has naturalized to grass with Canada thistle infestations more prevalent at various access points along the old rail grade and smaller sporadic patches in other disturbed areas.

There are three watercourse crossings associated with the Meadowlark Trail project. The proposed culvert and pedestrian bridges will cross an ephemeral ditch (Crossing 1, Culvert), the Rosebud River (Crossing 2, bridge) and Crossfield Creek (Crossing 3, bridge) all of which form part of the Red Deer River drainage (See Figure 3). The active CN rail line also passes over the proposed trail grade about midway between the two communities.

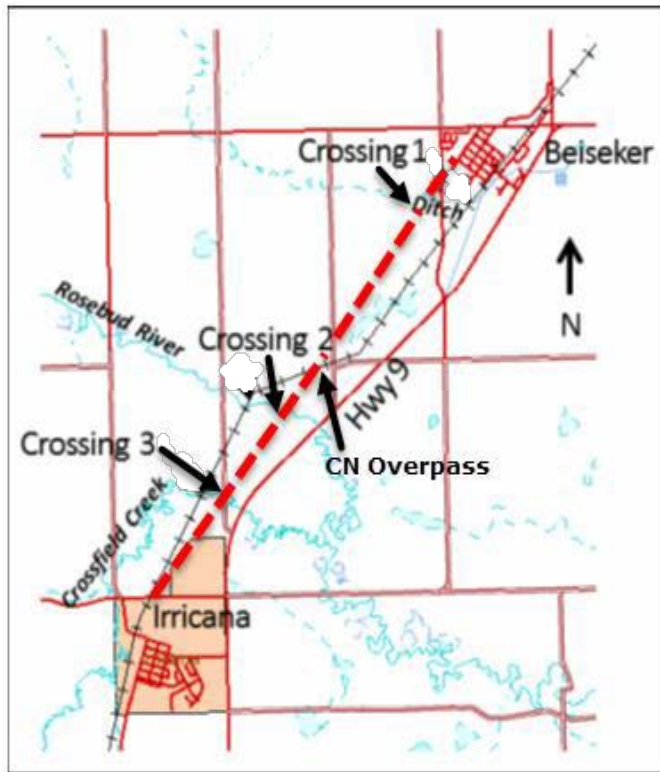


Figure 3: Location of Watercourse Crossings and Rail Overpass along Meadowlark Trail Project

Based on the Report *Environmental Assessment Overview of the Proposed Pedestrian Bridges on the Trans Canada Trail (Beiseker - Irricana)* completed by McElhanney Consulting Services Ltd. (2013), any environmental issues associated with construction of three proposed watercourse crossings would be minimized by following Best Management Practices. These practices are outlined in the McElhanney Report and should be strictly followed during the planning/construction phase.

Summary of Watercourse Crossings

No restrictions, permits, approvals or authorizations are required for work on the first proposed ephemeral Watercourse Crossing which consists of twin culverts south of Beiseker. The location of Watercourse Crossing #2 over the Rosebud River has been characterized as a permanent stream providing habitat to mostly minor (forage fish) species of fish but also *provides suitable habitat* for Mountain Whitefish which is considered a sportfish in Alberta. The location of Crossing 3 over the Crossfield Creek has been characterized as a permanent stream providing habitat to minor, non-sport fish species (**Figure 4**). Both crossings have received lease approvals from the Western Irrigation District to place bridges across the creeks. None of the three water bodies require a restricted period for work or maintenance activities as they are classified as having low sensitivity habitat for fish.

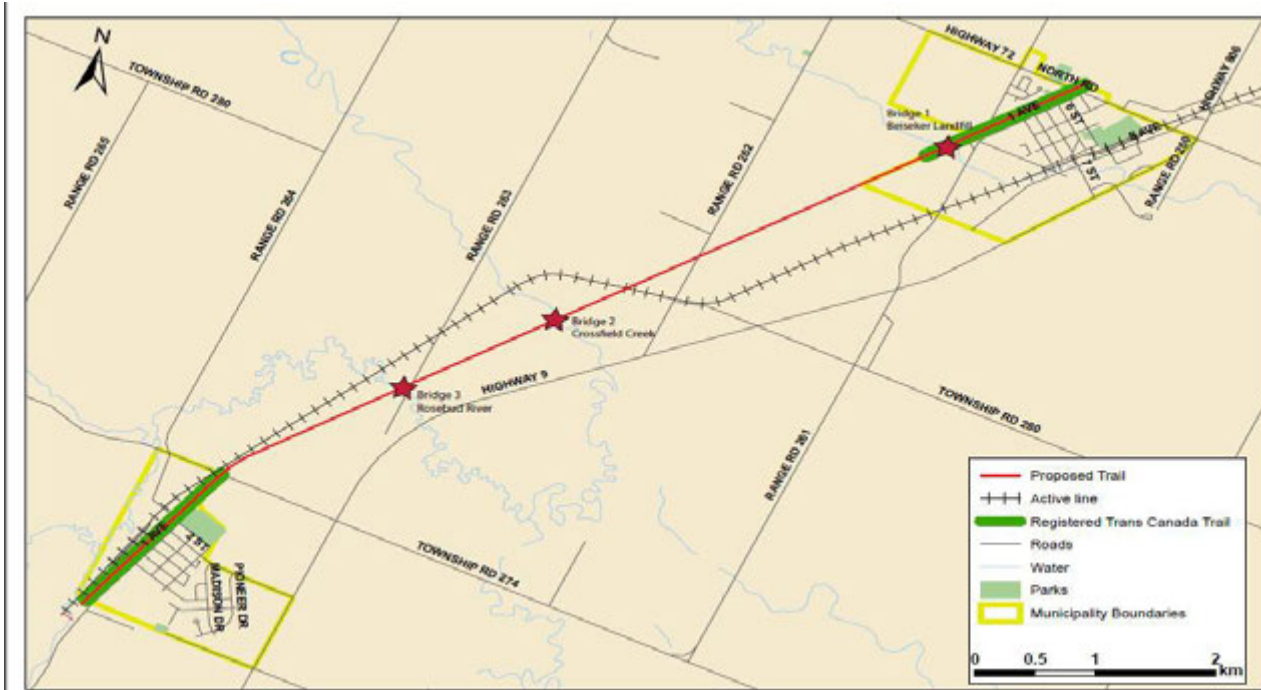


Figure 4. Map of the proposed trail alignment crossings (red star) and typical creek crossing trail bridge

1.3 Legal Description

The Meadowlark Trail Project lands are part of railway plan number (RY 226) and include those lands within Rocky View County between Irricana and Beiseker on the abandoned Langdon Subdivision.

Legal land description and ownership are described on the following chart:

| LEGAL DESCRIPTION | TITLE NUMBER | AREA | OWNERSHIP |
|--|----------------|-------------------------|------------------|
| Plan RY226 (portions of 28-27-26 W4M) | 051 334 288 | 4.36 ha (13.63 acres) | Alberta TrailNet |
| Plan RY226 (portions in 27-26 W4M) | 051 334 284 +9 | 7.748 ha (19.15 acres) | Alberta TrailNet |
| Plan RY226;RLY,OT (portions in 28-26 W4M) | 051 334 284 +3 | 8.17 ha (20.195 acres) | Alberta TrailNet |
| Plan RY226 and extra right of way in N ½ and S ¼ 2-28-26 W4M | 051 334 284 +8 | 5.07 ha (12.53 acres) | Alberta TrailNet |

1.4 Wildlife and Fish

The following wildlife are characteristic of the lands encompassing the Meadowlark Trail. There are no sensitive, threatened or endangered species recorded in the vicinity based on a provincial FWMIS database search. However, the former rail corridor and proposed trail can provide valuable cover for the movement of wildlife through the area.

1.4.1 Carnivores

Coyote (*Canis latrans*) may occur within the area in addition to striped skunk (*Mephitis mephitis*), and potentially red fox (*Vulpes vulpes*). Due to the high degree of residential and agricultural development surrounding the trail, larger carnivores such as black bear and cougar are highly unlikely.

1.4.2 Ungulates

Two ungulate species may occur in the area which include moose (*Alces alces*) and white-tailed deer (*Odocoileus virginianus*). Existing small patches of forest or willow stands along the right-of-way or near riparian areas provide thermal cover and wildlife habitat.

1.4.3 Small Mammals

A number of small mammals are likely to occur around the project site. These include porcupine (*Erethizon dorsatum*), red squirrel (*Tamiasciurus hudsonicus*), white-tailed jackrabbit (*Lepus townsendii*) and striped skunk (*Mephitis mephitis*).

1.4.4 Birds

A variety of songbirds occur in/near the project area, with higher occurrences of birds located near the existing riparian areas. Species such as the Western Meadowlark, Vesper Sparrow, Savannah Sparrow, Baird's Sparrow, Western Kingbird and Clay-Colored Sparrow may be commonly sighted or heard around the project area. Birds of prey (raptors) present in the project area include Red-tailed Hawk, Great Horned Owl and Swainson's Hawk. Waterfowl such as ducks and geese are common on the wetlands adjacent to the proposed trail.

1.4.5 Amphibians & Reptiles

Wood frog (*Rana sylvatica*) are a commonly occurring species likely present around the riparian complexes in the project area. Red-sided garter snakes (*Thamnophis sirtalis parietalis*) and plains garter snakes (*Thamnophis radix*) are likely the most common reptiles expected to be observed with the habitat type present.

1.4.6 Fish Species

The Government of Alberta's Fisheries and Wildlife database (FWMIS) confirmed the absence of game fish species or fish of special concern within the project area. However, the Rosebud River contains a variety of small forage fish species. These species include: Brook Stickleback, Fathead Minnow, Flathead Chub, Lake Chub, Longnose Dace, Longnose Sucker, Mountain Whitefish, Pearl Dace, Spottail Shiner and White Sucker. Crossfield Creek, located around the center of the trail system, contains small forage fish species such as the Brook Stickleback, Fathead Minnow and White Sucker.



Wetland adjacent to proposed trail north of rail underpass

2.0 Management

2.1 Vision

It is the intent of the trail stewards to protect, enhance and promote the existing ecosystem while providing safe and sustainable, non-motorized recreational use along the Meadowlark Trail. The goal is to create a trail that creates a connection to nature, increases awareness of rural lifestyles and agriculture, supports active living and benefits the overall health and wellness of Albertans. As well, the trail will provides a safe and affordable connection between the two communities for people who walk, run, or bike.

To accomplish this vision, the long-term management objectives are:

- 1) **Manage existing riparian and wildlife habitat areas** - manage the existing riparian and treed areas to promote a healthy, natural ecosystem. Promote strong stewardship and education initiatives including interpretive signage to improve Albertans' appreciation of land use relationships for riparian and other wildlife habitat areas. The planting of native shrubs (i.e. willow staking) will be promoted in and around any disturbed water crossing sites outside of bridge riprap areas. Regeneration of the trail corridor with native trees and shrubs will be encouraged.
- 2) **Minimize Disturbances** – Ensure wildlife movement is not inhibited while impeding the use of motorized and off-highway vehicles (OHV's) along the trail. Wildlife-friendly fencing and barriers will be utilized when necessary, at major access points, or at approved agricultural crossings on the Meadowlark Trail. In addition, access controls, such as gates, post and rails, or removable bollards will be utilized at key locations to restrict vehicle access to private property and to trail bridges.
- 3) **Provide and Promote a Safe, Sustainable Recreational Opportunity** - Establish a trailhead with off-street parking in each community along with appropriate way finding and information signage and supporting trail amenities. Ensure that the Meadowlark Trail, part of The Great Trail, is maintained and monitored on a regular basis. The trail experience will include environmental and historical education components along the pathway, where appropriate, and information kiosks at both staging areas.
- 4) **Promote a 'Good Neighbor Policy' with Adjacent Landowners** – Ensure that historic agricultural cross grade access (machinery/livestock) is maintained where required, and minimize disruption of farm practices adjacent to the trail - including items such as weed management, trail mowing, dog management, trespass and wildfire management.
- 5) **Provide and Maintain an Emergency Response Plan** – Create and maintain an emergency monitoring and response plan that deals with potential emergency situations such as extreme weather, wildfire, flood, medical emergencies, lost persons, wildlife encounters, livestock at large on the trail and washouts or other trail obstructions.

2.2 Site Management Guidelines

In support of the Vision, the following site management guidelines should be used to address referrals, public inquiries and management activities.

- 2.2.1 **Access** – All access onto the trail alignment shall be on foot or bicycle, except where required for trail operators/stewards to carry out monitoring or maintenance activities, or for enforcement and emergency requirements. Signs will be posted at key points along trail and in staging areas to inform users of trail restrictions, hours of operation, operator and emergency services contact info, and

2.2.2 Trail Inspections – Monthly inspections will be conducted by the local operator/stewardship group, the Meadowlark Trail Society, to determine if undesirable activities such as off highway vehicle use, vandalism or other prohibited uses or activities (ie. trapping) are occurring on the trail, to identify what preventative actions need to be taken, and to repair any subsequent damage. This includes the inspection of trail surfacing, culverts, bridges, fencing, signage, access controls, the removal of deadfall, litter, wire, and any other unwanted materials from the right-of-way, and evaluating and determining any fire hazard risk.

Annual Inspections will also be conducted by Alberta TrailNet and the Meadowlark Trail Society, with a report prepared and submitted to Rocky View County on whether the management objectives for the property are being met and the operation and maintenance activities are successful. This report will include estimated trail usage, maintenance activities, complaints and how the complaints were addressed, and any other relevant trail information.

2.2.3 Control of “Prohibited Noxious” or “Noxious” Plant Species – Rocky View County staff will monitor, identify, and notify Alberta TrailNet regarding the location of and need to control provincially listed “Prohibited Noxious” or “Noxious” plant species as per the guidelines under the *Alberta Weed Control Act and County bylaws*. An integrated pest management (IPM) approach will be used to control invasive plant species. Control is to be done at the earliest opportunity to minimize spreading of the species. Preferential control will be through mechanical means (weed eater, brush cutter, mower, hand picking, etc.) though chemical treatment will be pursued for specific species or where the infestation is too large to effectively manage the spread of the species. If chemical treatment is deemed necessary, herbicide use and application rates will be based on recommendations from the most current Crop Protection “Blue Book” (Alberta Agriculture and Rural Development 2014), and be applied in a manner so as to minimize contamination of soil and water sources in the vicinity. Spraying of prohibited plant species on lands adjacent to the trail corridor is the responsibility of the adjacent landowner as per the process outlined in the Alberta Weed Control Act, and shall be done in the provincially described regulated manner and time so as to contain impacts to TrailNet’s lands, the trail and its’ users.

Mowing (mechanical control) will be the preferred method of weed control for this project. Mowing a meter wide maintenance strip along both sides of the trail is also recommended to prevent shrub penetration into the trail base and to keep the trail surface clear. It is proposed that grazing, haying and cultivation not be permissible on any area of the trail right-of-way as such activities do not compliment the overall vision of the site and would inhibit the regrowth of native trees and shrubs for wildlife habitat in the corridor

Trees and grass verge along trail



2.2.4 Recreational Use

Permitted Uses - The following recreational pursuits are encouraged on the property as they align with the vision for the trail. These activities may occur year round and permission is not required for these activities:

- a) Birdwatching
- b) Photography / Sketching, Painting, Bird watching
- c) Cross-country skiing / snowshoeing
- d) Cycling
- e) Disabled assist access (scooters, wheel chairs)
- f) Running / walking / cycling events
- g) Picnicking

Non-Permitted Uses - The following recreational and non-recreational pursuits will not be permitted on the Meadowlark Trail as they do not align with the vision of the trail:

- a. Overnight stay or camping on the trail
- b. Any type of motorized and/or off highway vehicle (OHV) use (other than land manager, trail stewards, enforcement or emergency vehicles, and disabled access vehicles)
- c. Hunting or access for hunting purposes, trapping
- d. Camp fires, brush burning, waste disposal
- e. Firearms
- f. Firewood / Christmas Tree collection
- g. Grazing (unless through formal lease on TrailNet adjacent lands) or unauthorized mowing
- h. Pets off leash / under owner control at all times
- i. Horses on trail

Activities not listed above, or listed above as “not permitted”, will be reviewed by Alberta TrailNet as land managers along with Rocky View County and the Meadowlark Trail Society to determine their suitability for the site, and a decision will be made on a case-by-case basis, and included in a future update to the Management Plan.

2.2.5 Signage – The Meadowlark Trail Society will provide signage which may include boundary signs, the Great Trail (TCT) and Meadowlark Trail identification, user information, trail wayfinding and regulatory signs such as ‘Stop’ signs and ‘No Trespassing’ signs. Regulatory signs regarding restricted trail uses will include the County Bylaw number for non-motorized or other unapproved activity enforcement. The Meadowlark Trail Society will install and maintain signage on the trail as required.

2.2.6 Tree Removal – Removal of live or standing dead trees may only be conducted if required for safety reasons (e.g., fire guard, trail hazard) or pest and disease control. Trees in general shall be maintained wherever possible to provide enhanced wildlife habitat.

2.2.7 Maintenance and Operation of Trail Infrastructure – Rocky View County will be asked to take responsibility for the inspection, maintenance and upkeep of the pedestrian bridges and large water crossing culverts. The annual cleaning and maintenance of the trail surface, fencing, signs, access controls and smaller culverts to ensure positive drainage off the trail and adjacent areas, will be the

responsibility of the trails stewards. The Meadowlark Trail Society will also ensure that the information kiosk, signage and toilet facilities in staging areas are kept clean and free of unnecessary print materials and graffiti. Garbage and toilet facilities shall be located in or adjacent to the staging areas in Beiseker and Irricana and, if possible, utilize existing community facilities. A pack-in, pack-out philosophy shall be promoted at both trailheads and the emptying of garbage containers will be the responsibility of community municipal staff as required. The Meadowlark Trail Society, in consultation with Alberta TrailNet and Rocky View County, will be responsible for the placement of "Trail Closure" signs at the trailheads when extreme unsafe conditions such as floods, fires or nearby derailments are present.



Proposed garbage and recycle containers at staging areas

2.2.8 Industrial Disturbances – Rocky View County will endeavor to avoid locating potential industrial disturbances which either directly or indirectly impact the habitat and recreational qualities of the Meadowlark Trail corridor. This shall include gravel pits, sewage lagoons, feedlots, landfills or major chemical facilities. If some disturbances cannot be avoided, Rocky View County will endeavor to ensure proper forms of mitigation are encouraged and that proper reclamation procedures are undertaken when the activity is complete.

2.2.9 CN Rail Overpass – The Canadian National Railway has a bridge crossing over the proposed trail alignment at mile 94.60 on their Three Hills Subdivision line. This crossing requires a Memorandum of Understanding between Alberta TrailNet and CN Rail under Section 101 of the Canadian Transportation Act. The Memorandum would recognize that the parties have a grade separation at the specified location and that TrailNet and CNR have the responsibility before the trail opens, to ensure that proper fencing and a screen covering are in place under the bridge to prevent ballast or other materials falling onto the trail users. The MOU would specify the apportionment of costs and future maintenance of the trail 'subway', should that be required. Alberta TrailNet as the land owners and managers will continue to be the primary contact with CNR. CNR has previously provided a notice of non-objection to the trail.

2.2.10 Landscape Screening – Alberta TrailNet and the Meadowlark Trail Society are committed to working with adjacent landowners to mitigate any privacy issues related to the trail, through measures such as landscaping, screening and buffering. To this end, the proposed trail project includes the provision of native trees and shrubs, where required, to screen several private residences from the trail (see Figure 5 – Concept Plan).



The location of these plantings shall be on TrailNet property and their installation and maintenance will be the responsibility of the Meadowlark Trail Society. The size, types and spacing of plantings will be determined by the Meadowlark Trail Society based on the availability, location, privacy requirements and cost of plant materials.

Landscape screening - North of Irricana



3.0 References

1. Alberta Environment. 2012. Alberta Fish and Wildlife Management Information System (FWMIS) internet mapping tool (https://maps.alberta.ca/FWIMT_Pub/Viewer/?TermsOfUseRequired=true&Viewer=FWIMT_Pub) accessed on June 18, 2018.
2. Alberta Agriculture and Rural Development. 2014. Crop Protection 2014. Available at: [http://www1.agric.gov.ab.ca/\\$Department/deptdocs.nsf/all/agdex32](http://www1.agric.gov.ab.ca/$Department/deptdocs.nsf/all/agdex32) (Accessed: 08 Nov 2016)
3. Alberta Recreation Corridors & Trails Classification System, Government of Alberta, 2010 <http://www.culturetourism.alberta.ca/recreation/key-initiatives/recreation-trails/>
4. Alberta Weed Control Act, Weed Control Regulation, Alberta Regulation 19. 2010. Alberta Queen's Printer. Available at: http://www.qp.alberta.ca/documents/regs/2010_019.pdf (Accessed: October 20 2017)
5. Calgary Regional Partnership. 2009. Calgary Metropolitan Plan Environment Report: Strategies and Actions. O2 planning + Design. 51 p. Natural Regions Committee. 2006.
6. Environmental Assessment Overview of the Proposed Pedestrian Bridges on the TransCanada Trail (Beiseker- Irricana) Report. 2012. McElhanney Consulting Services Ltd. Calgary, AB.

4.0 Agreement Term and Management Partners

The undersigned parties have read and agree to the information provided and the management intent of the Meadowlark Trail corridor. The partners also agree to review and update the management plan as required, and at a minimum of every 5 years to ensure the vision, objectives and specific activities stated within are being met.

Alberta TrailNet Society

Signature: _____

Date: _____

Representative: Linda Strong-Watson, Executive Director _____

Meadowlark Trail Society

Signature: _____

Date: _____

Representative: Jeannette Richter, Chair

Rocky View County

Signature: _____

Date: _____

Representative: _____

Appendix A – Additional Meadowlark Trail Photos



View of sample Information Signs for the Meadowlark Trail Project



Example of access controls to be utilized for the Meadowlark Trail Project



Typical view of surrounding land use near proposed Trail



View of ephemeral creek (Water Crossing #1) near Beiseker. (Plans include the installation of twin culverts at this crossing)



View of Rosebud River (Water Crossing #2) located at former CPR bridge location approximately midway on the Trail. (A clear span bridge is planned for this crossing)



View of Crossfield Creek (Water Crossing #3) located near Irricana at former CPR bridge location. (Installation of a clear span pedestrian bridge is planned)



View of trail users at existing north Irricana access control



View, north of Irricana, of trail users along existing rail grade right-of-way



View of Red-Tailed Hawk flying above Trail north of Irricana



Looking north from Pioneer Acres



Existing trail in Irricana on former CP station grounds



Garbage receptacles along Irricana station ground trail with playground in background



Roadway access controls north of Irricana



View of proposed trail with landowner residence gate on the far left (Additional screening proposed for this area)





MEADOWLARK TRAIL

STAKEHOLDER & PUBLIC ENGAGEMENT

What We Heard Report

July 2018



Table of Contents

| | | |
|-----|--|----|
| 1.0 | Introduction..... | 2 |
| 2.0 | Engagement Process..... | 3 |
| 3.0 | Engagement Overview by the Numbers..... | 4 |
| 4.0 | Phase 2 Engagement Promotions and Advertising..... | 4 |
| 5.0 | What We Heard..... | 5 |
| 6.0 | Letters of Support..... | 9 |
| 7.0 | Landowner Engagement | 10 |
| 8.0 | Timeline / Next Steps..... | 14 |
| 9.0 | Appendices | 15 |



1.0 Introduction

The Meadowlark Trail is a proposed pathway through Rocky View County, between Beiseker and Irricana, along a former branch of the Canadian Pacific Railway (CPR). The proposed 10 km pathway is identified in Rocky View County's Parks and Open Space Master Plan as part of the world's largest recreational trail, "The Great Trail", formerly known as the Trans Canada Trail.

History of the Land

- **1910** – Canadian Pacific Railway (CPR branch between Irricana and Beiseker completed
- **1999** – Abandoned CPR land donated to Trans Canada Trail
- **2005** – Land transferred to Alberta TrailNet

**Since 2005, the lands have been used to construct a portion of the regional waterline and for other compatible purposes. Some unregulated recreation is also occurring.*

The Meadowlark Trail Society is a group of rural community members from Rocky View County, Beiseker and Irricana who share a goal of developing this integral pathway link between the two communities.

As part of the planning process, a **Land Use Redesignation application** must be submitted to Rocky View County to redesignate the former CP rail line right-of-way from Ranch and Farm (RF) to a proposed Direct Control (DC) district to allow for the construction, use and enjoyment of a community trail.

Engagement

Along with Alberta TrailNet, we (the Society) understand that engagement is crucial to the success of any pathway system and are committed to working with our neighbours throughout the entire process. Over the last year, the Society has implemented a communications and engagement strategy to facilitate conversation with adjacent landowners and the public at-large to share the vision for the trail and to mitigate any issues and concerns.

Our engagement goals are to:

- Generate awareness about the proposed development and provide multiple opportunities for stakeholders to learn and provide input on the proposed trail
- Ensure that all relevant stakeholders are identified and included in the process
- Share relevant information about the project in a timely manner
- Keep stakeholders informed, listen to and mitigate concerns
- Ensure the engagement process is monitored and measured, and results are shared with all stakeholders



2.0 Engagement Process

The engagement process was developed to facilitate conversation, collect feedback and respond to any concerns or issues from the following audiences:

- Adjacent landowners
- Community members and local businesses from Beiseker, Irricana and Rocky View County
- Various stakeholder groups, including:
 - Town of Irricana
 - Village of Beiseker
 - Lions Club
 - Town of Irricana Library Board
 - Royal Canadian Mounted Police (RCMP)
 - Irricana Ladies Club
 - Irricana and District Agriculture Society
 - Irricana Lions Club
 - Irricana 4H Club
 - Irricana Fire Department
 - Irricana United Church
 - Irricana Cavalry Chapel
 - Irricana Country Kennels
 - Pioneer Acres Museum
 - Beiseker Municipal Library
 - Beiseker Chamber of Commerce
 - Beiseker Lions Club
 - Beiseker Fire Department
 - Beiseker Agriculture Society
 - Beiseker Minor Hockey
 - Beiseker Community Links
 - Beiseker Community School
 - Beiseker Community School Council
 - Beiseker Station Museum

Multiple opportunities were provided to the identified audiences, including a combination of both online and in-person activities to provide feedback, ensuring everyone had the opportunity to participate. More detail regarding such opportunities is listed below:

- Public meeting to introduce vision for the trail – March 15, 2017
- Adjacent landowner meeting - June 26, 2017
- Individual consultation with adjacent landowners (ongoing)
- Online survey at www.meadowlarktrail.ca - February 22 to current
- Paper surveys distributed throughout communities
- Two public open houses:
 - Beiseker – May 23, 2018
 - Irricana – May 24, 2018



3.0 Engagement Overview by the Numbers

| | | | |
|-----|--|-----|-------------------------------------|
| 50 | attendees at introductory public meeting | 29 | paper surveys collected |
| 69 | public open house attendees | 185 | subscribers for email updates |
| 54 | feedback forms collected at open houses | 10 | landowners in attendance at meeting |
| 85 | letters of support collected to date | 80 | comments provided on website |
| 139 | online survey responses | | |

4.0 Phase 2 Engagement Promotions and Advertising

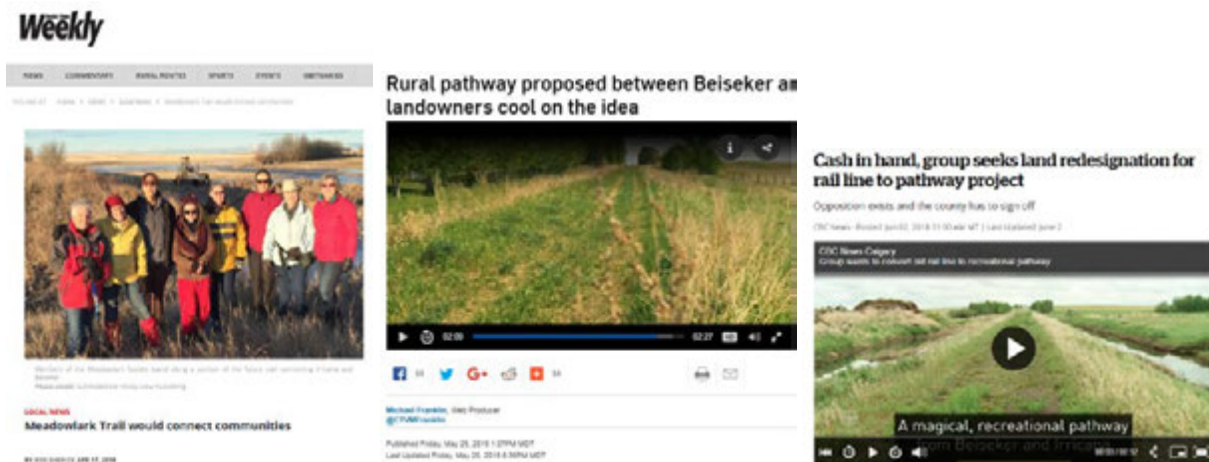
An extensive and multi-pronged approach was used to advertise and communicate ways for all stakeholders to participate in the engagement process for the Meadowlark Trail. Outlined below are the methods used:

- A dedicated project website (www.meadowlarktrail.ca) and online survey that allowed all stakeholders to learn about the project and provide comments/feedback
- Letters and phone calls to adjacent landowners sharing project and open house information
- Postcard mail out delivered to all homes within Beiseker and Irricana on Thursday, May 10, 2018
- Regular event and information postings on The Meadowlark Trail's Facebook account (130 followers)
- ¼ page advertisement in Rocky View Weekly newspaper from May 15 – 22, 2018
- Postcards and project brochures delivered to local businesses by Society members
- Village of Beiseker electronic message board
- Village of Beiseker May newsletter
- Town of Irricana electronic billboard
- Town of Irricana May newsletter



The Meadowlark Trail has also been covered by Rocky View Weekly, CTV Calgary and CBC Calgary in the following articles and clips:

- **Rocky View Weekly – April 17, 2018**
<http://www.rockyviewweekly.com/article/Meadowlark-Trail-would-connect-communities-20180417>
- **CTV Calgary – May 25, 2018**
<https://calgary.ctvnews.ca/rural-pathway-proposed-between-beiseker-and-irricana-but-landowners-cool-on-the-idea-1.3945635>
- **CBC Calgary – June 2, 2018**
<http://www.cbc.ca/news/canada/calgary/meadowlark-trail-society-land-redesignation-1.4689285>
- **CBC Homestretch – June 12, 2018**
<http://www.cbc.ca/player/play/1255049795718>



5.0 What We Heard

5.1 Public Engagement

- An **online survey** has been available at www.meadowlarktrail.ca since February 22, 2018 for members of the public to provide their feedback on the proposed trail. One hundred and thirty-nine people have completed the online survey to date.
- **Paper surveys** were distributed throughout the communities by the Meadowlark Trail Society. Twenty-nine surveys have been completed to date.
- Two **public open houses** were held in May 2018 to provide an opportunity for a broader public discussion about the proposed trail. Participants viewed information boards and spoke with project team members, including representatives from Alberta TrailNet, the Meadowlark Trail Society and the consultant team. Information boards contained information about land history, the proposed trail and a list of adjacent landowner concerns and associated mitigations.

Attendees were asked to fill out feedback forms prior to leaving the event, and to write any additional comments on sticky notes along a map of the trail.

Sixty-nine people attended the open houses and 54 feedback forms were filled out.

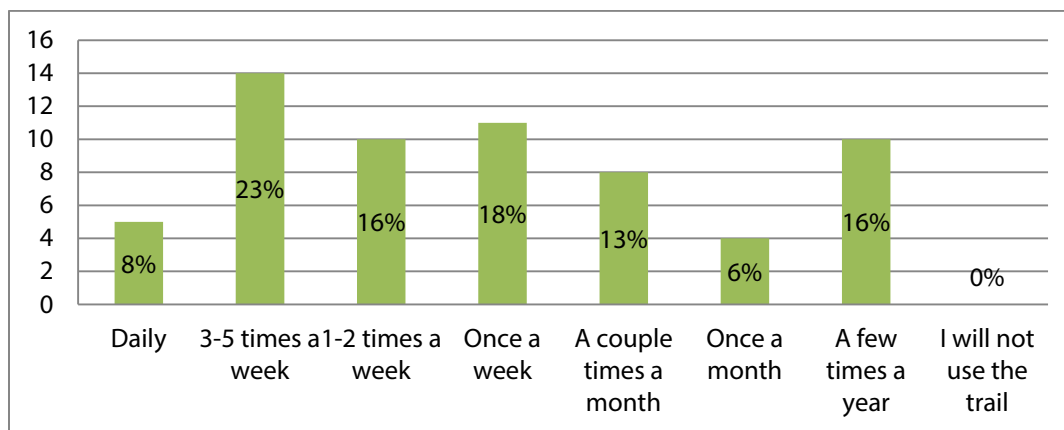
100% of open house participants felt the information provided met their expectations

98% of open house participants felt the information provided helped them understand the vision for the trail.

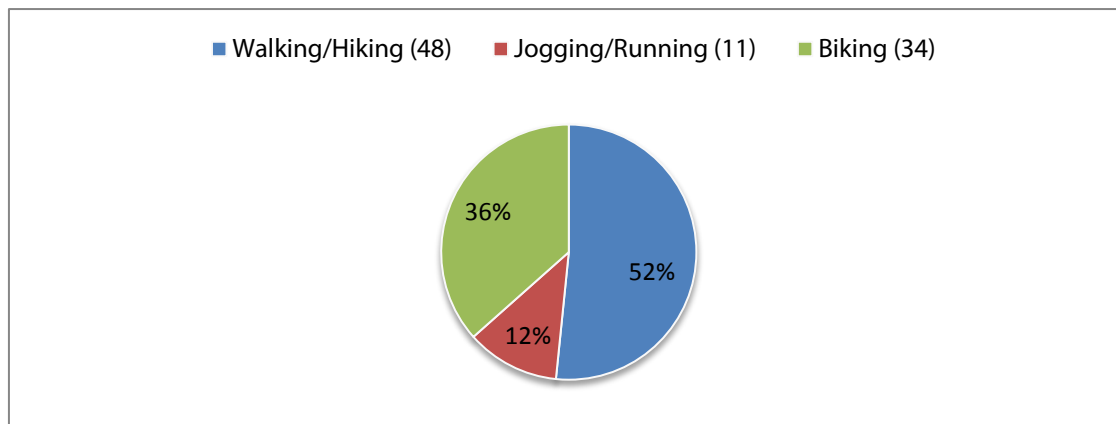
What We Asked / What We Heard

The following is a summary of what we heard throughout all public engagement activities listed above.

How often do you envision yourself using the trail? (62 responses)



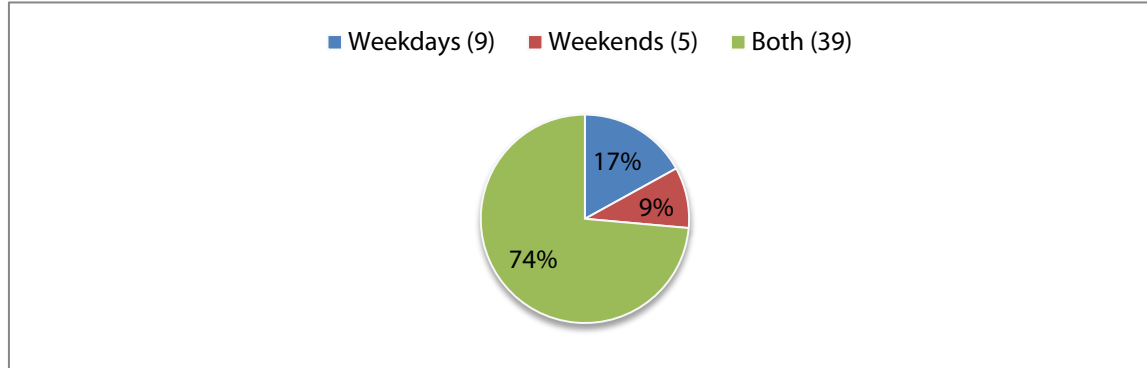
How do you envision yourself using the trail? (93 responses)



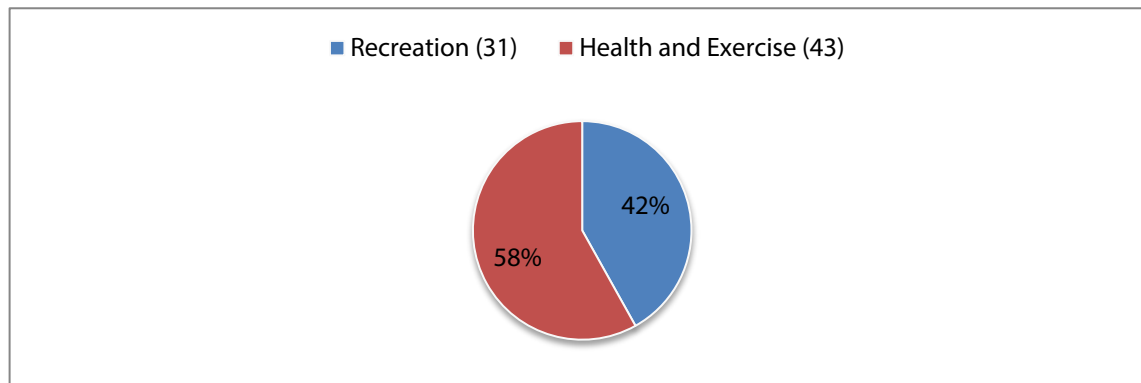
*Other responses included snowshoeing and cross-country skiing.



When do you envision yourself using the trail? (53 responses)



What do you envision as your main purpose for the trail? (74 responses)



Please select your top three benefits of the trail (654 responses)

| Benefits | # of responses | % |
|--|----------------|-------|
| Active and healthy lifestyle | 146 | 22.2% |
| A safe and affordable connection between Irricana and Beiseker, through Rocky View County / Communities Link | 122 | 18.6% |
| Safe bike trail | 75 | 11.4% |
| Natural experiences / connection and awareness of rural lifestyle and agriculture | 74 | 11.3% |
| Enjoying the big sky/mountain views/sunsets | 64 | 9.7% |
| National link of being part of the Great Trail | 51 | 7.8% |
| Economic and Tourist Opportunities / Draw to visitors and tourists and those who may be interested in moving to the area | 40 | 6.1% |
| Outdoor space for schools to use and a safe route for students to bike to school in beiseker | 27 | 4.1% |
| Community spirit, development and interaction / social gathering place | 24 | 3.7% |
| Conservationism | 14 | 2.1% |
| Environmental and historical education & heritage preservation | 12 | 1.8% |
| Economic activities | 6 | 0.9% |
| Fundraising activities | 2 | 0.3% |



Upon reviewing the proposed mitigations presented at this open house, do you have any outstanding concerns with the proposed trail?

- No concerns (14 responses)
- Plans are thorough and well thought out. Due diligence has been completed and research info is excellent.
- Must be expanded north in the future
- Go for it! Great idea
- I feel that it is an amazing idea. That will benefit many people.
- I think it is an amazing idea.

Concerns and suggestions:

- Existing opposition in Rocky View Council may be impossible to overcome.
- After experiencing this spring's run-off I feel the culvert in Beiseker needs to be at least 8' with a valve to open & close as needs be
- Overall cost of creating and maintaining - volunteers get tired
- Policing of motorized vehicles
- No littering or bottles etc., good idea see you out there
- Cattle/dog interaction - fences need to be secured in good fencing and penalties need to be given (not just threatened) when dogs are off leash.
- Potential timeline deviations
- Maybe add a few stations along way with doggy bags for poo. Ensure along with garbage bins we should have recycling.
- Portable toilets are a must!
- Protection for property owners
- Wind exposure when biking. In case a flat tire, help line.
- Rules must be in place for dog-owners and smokers!!

**For a complete list of concerns and mitigations, please see Section 7.0.

Comments provided on sticky notes at the open houses:

- I am hoping to walk, bike and cross country skiing one day on the Meadowlark Trail
- Can't wait to walk on the trail & enjoy the beauty of our rural communities
- Would love to see outdoor activity encouraged with this project
- Excited for future summer fun & other (FCSS funded) programs. Recreation Programs will be continuously using this trail, 365 days a year!
- Opens opportunities for the school
- Great idea - ideal for family outings!
- Irricana walking group currently uses the trail, but are unable to cross the creek, so would find it very beneficial to put the bridges in!
- In the Netherlands we bike everywhere.



Where do you live?



Open house participants were asked to place a dot on a map of the area to indicate where they live.

Across all public engagement:

- 79% of participants were from Irricana and Beiseker
- 21% of participants were from Rocky View County / Rural / Other

6.0 Letters of Support (Please see letters in Appendices A, B & C)

73 Letters of Support have been provided by community members:

- 14 from Irricana
- 13 from Beiseker
- 34 unidentified location
- 2 identified as Rocky View County residents
- 5 identified as adjacent landowners
- 5 identified as local businesses

16 Letters of Support have been provided from the following stakeholder groups:

- Al Henuset, Mayor, Village of Beiseker
- Frank Friesen, Mayor, Town of Irricana
- Martin Shields, MP, Bow River
- Nathan Cooper, MLA Olds-Didsbury-Three Hills
- Shannon Simmons, Chairperson, Irricana and Rural Library Board
- Mavis Hallman, President, Irricana Ladies Club
- Kristian Campbell, President, Irricana and District Agriculture Society
- Thomas Blasetti, Secretary, Irricana Lions Club
- Sharon King, Chair, Beiseker Chamber of Commerce
- Sharon King, Chairperson, Beiseker Municipal Library
- Robert D. Ursu, Secretary, Beiseker Lions Club
- Robert D. Ursu, Fire Chief, Beiseker Fire Department
- Fraser Montgomery, Principal, & Derek Keenan, Assistant Principal - Beiseker Community School
- Dan Tucker, Chair, Beiseker Community School Council
- Melanie Jackson, President, Beiseker Minor Hockey Association
- R.F. (Ray) Courtman, Mayor (2017), Village of Beiseker



7.0 Landowner Engagement

The Meadowlark Trail Society and Alberta TrailNet understand the importance of working with adjacent landowners to ensure the proposed trail respects and complements the adjacent farm and ranching lands. With many Society members being rural farmers ourselves, it is our goal to work together to provide mitigations and measures that address our neighbours' concerns.

Through the previous application process with Rocky View County, a number of adjacent landowners expressed concerns about the proposed trail. These comments, along with those received throughout the current engagement campaign, have been consolidated into a report and addressed through responses and proposed mitigations that have been offered to landowners by the Society and Alberta TrailNet.

Landowner Engagement Timeline

- **June 7, 2018** – Letter to adjacent landowners, inviting them to a private meeting at the Beiseker Community Hall on June 26, 2018
- **June 26, 2018** – Private meeting with adjacent landowners at Beiseker Community Hall
- **January 11, 2018** – Letter of notification sent to adjacent landowners and stakeholders by Rocky View County
- **June 2017 – Current** – Ongoing consultation with adjacent landowners including phone conversations, invitations to public open houses and requests for follow-up meetings
- **April 24, 2018** – Letter of offer mailed to five adjacent landowners most impacted by the Trail
- **May 23 & 24, 2018** – Public open houses held to collect feedback on the proposed trail (0 landowners attended the open houses)

A record of landowner communications has been provided in Appendix D.

The letter of offer to adjacent landowners is available in Appendix E.

We have compiled resident comments from the 2010 application process, with all comments and concerns collected throughout the last year of consultation with adjacent landowners, and provided a list of responses and mitigations to each.

| CONCERN | ACTION / RESPONSE / MITIGATION EFFORTS |
|--|--|
| Maintenance / Operating Authority / Cost | <ul style="list-style-type: none"> • This project will be of no cost to Rocky View County – all costs associated with trail improvements and future maintenance costs are the responsibility of Alberta TrailNet and the Meadowlark Trail Society • The Meadowlark Trail Society will be responsible for general maintenance and management of the trail. • Alberta TrailNet will support this work, however local community involvement is very important • This process is working successfully around the province and there is frequent sharing of information and best practices amongst groups |



| | |
|--|---|
| | <ul style="list-style-type: none"> The Trail Operator will develop a Management/Maintenance Plan in consultation with local stakeholders and Rocky View County to guide these activities. |
| Security/ Policing / Enforcement | <ul style="list-style-type: none"> RCMP and County Bylaw are the enforcement authorities for the area. Other users provide “eyes on the trail” and promote self-regulation A managed trail typically results in fewer issues than an unmanaged trail RCMP and County Bylaw phone numbers will be provided on trail signage |
| Fencing | <ul style="list-style-type: none"> Trails do not typically need to be fenced, however, the trail operator may determine that limited site-specific fencing is required to address a particular condition. Fencing may also be required where there are problems or safety issues associated with unapproved access or encroachment. Trail signage, user awareness programs and trail steward programs are used to educate recreational users regarding trail boundaries and the penalties for trespassing. The Committee is working with adjacent landowners to provide mitigations such as signage, screening and buffering to mitigate concerns that are related to the request for a fenced trail. |
| Vandalism / Crime / Theft / Trespassing / Privacy / Unauthorized uses | <ul style="list-style-type: none"> Private property will be clearly marked along the trail. Locations of signs will be determined at development permit stage. Signage will be posted advising trail users to stay on the trail and of restricted unauthorized uses (motorized vehicles, campfires, etc.) The Society is in the process of working with landowners and obtaining funding to plant screening trees to provide privacy and provide screening for specific landowners Access controls will be located at trailheads and road crossings to prevent motorized vehicles from accessing the trail Experience has shown that a frequently used, managed trail that is clearly defined, accessible, well-maintained, and monitored will greatly reduce incidences of vandalism, crime and inappropriate behaviours. |



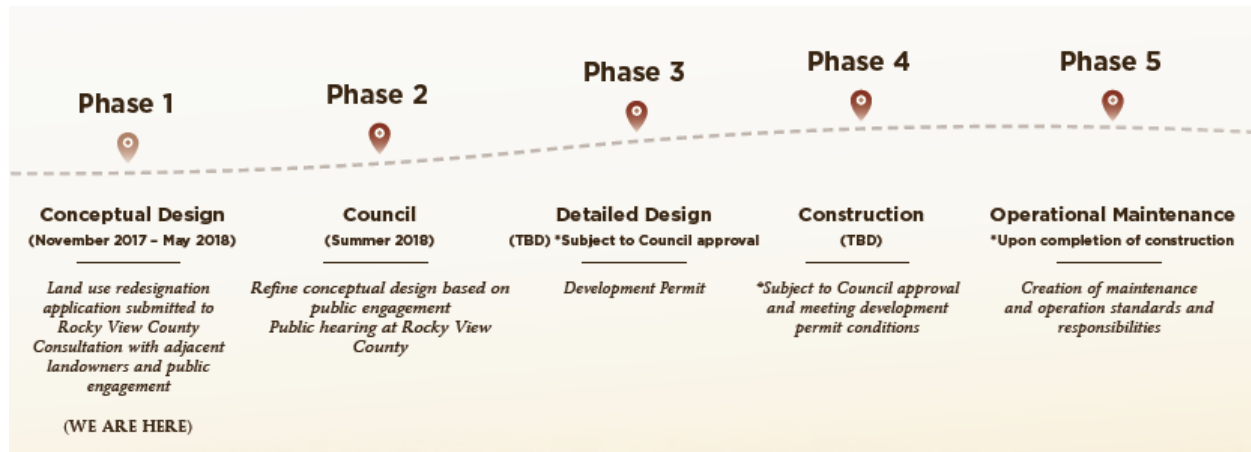
| | |
|--|--|
| Insurance / liability | <ul style="list-style-type: none"> • Insurers have indicated that adjacent landowner insurance costs will not increase as a result of the trail • Occupiers Liability legislation, the Petty Trespass Act and trail group insurance policies help ensure that responsibility is placed on recreational users for their actions |
| Access / Crossings | <ul style="list-style-type: none"> • Ranchers and farmers who own land on both sides of the trail will be provided access across the trail to allow livestock or farm machinery movement across the trail • We are committed to working with our neighbors to ensure minimal impacts to cattle and grain operations throughout the planning process and in the future • The Meadowlark Trail Committee has communicated with a number of landowners who expressed concerns about access and have offered access agreements and crossings in various locations |
| Motorized vehicles | <ul style="list-style-type: none"> • This trail is for non-motorized users and there are no plans to change the use of the trail to include motorized vehicles • Signage and access controls will prevent motorized usage on the trail • The only motorized use that will be permitted include that of emergency responders and maintenance vehicles |
| Negative interactions with pets and livestock | <ul style="list-style-type: none"> • The trail will require all dogs to be on-leash • A Signage and Communications Plan will be completed and implemented by the Meadowlark Trail Society including addressing appropriate trail behaviour regarding adjacent animals • The rules and regulations of the Line Fence Act govern landowner responsibilities for control and management of livestock, most typically through fencing to keep livestock contained within their property • In specific instances, screening and landscaping has been offered to help deter interactions between landowner animals and trail users and their on-leash dogs |
| Reduction in property values | <ul style="list-style-type: none"> • Property values are the result of a multitude of local, regional and global factors • It cannot be known whether this trail would lower property values – we believe the trail may draw people to the area and enhance trail values |
| Parking - on property and by bridges on the busy road | <ul style="list-style-type: none"> • A parking plan will be completed to the satisfaction of Rocky View County at the Development Permit stage. • The Committee is working to determine locations of trailheads |



| | |
|---------------------------------|--|
| | and parking at both ends of the trail. The Committee will monitor parking along the trail – at bridges and near private property. If more parking should be required, the Committee will look into solutions at that time. |
| Garbage and animal waste | <ul style="list-style-type: none"> • Garbage receptacles will be provided along the trail at logical locations • Locations of garbage bins will be determined at development permit stage • The Committee will consider including dog waste bags |
| Safety at road crossings | <ul style="list-style-type: none"> • A traffic safety plan will be completed to the satisfaction of Rocky View County at the development permit stage • There will be access controls at trailheads and at major access points to the trail • Signage will be provided at access points to advise pedestrians of an upcoming crossing • The Committee will monitor usage of the trail and use analytics to determine future needs for additional road crossing safety. |
| Hours of Use | <ul style="list-style-type: none"> • Signage will be present at each trailheads advising users of prohibited hours of use. |
| Fire | <ul style="list-style-type: none"> • Fires are not allowed on the trail • Fire suppression and trail maintenance will be completed on a regular basis by the Meadowlark Trail Society |
| Grass / Weed maintenance | <ul style="list-style-type: none"> • Every effort will be made by the trail operator to consider and manage the potential impact of importing or transporting noxious weeds along the trail corridor • Signage will identify this issue to trail users along with directions to stay on the trail. Meadowlark Trail Society and TrailNet will conform to and follow the directions provided by the County weed inspector • Noxious weeds will be sprayed when identified, which will result in healthy plant growth along the trail • As the land owners, Alberta TrailNet is committed to good stewardship and responsible use of its land including by members of the public |
| Washrooms | <ul style="list-style-type: none"> • The Meadowlark Trail Society is in the process of ensuring washroom facilities will be provided at both ends of the trail. • Exact locations and details of washrooms will be determined at the development permit stage |



8.0 Timeline / Next Steps



Stefan Kunz

From: Monica McNaught
Sent: Wednesday, September 12, 2018 6:08 AM
To: PAA_ LegislativeServices
Subject: Bylaw C-7823-2018

To whom it may concern,

As a resident of Irricana that thoroughly enjoys the outdoors and walking in particular, I have been following the development of the Meadowlark Trail with hopeful anticipation. It is my opinion that both Irricana and Beiseker are in need of more options for residents to be active, enjoy nature and spend time with our families and friends in a positive way.

This is a development we can all participate in once completed and something both communities can be proud of. I am unaware of what concerns would create an unwillingness to complete the trail but am sure a compromise can be reached if any exist. This is a positive thing any way I look at it and I am excitedly anticipating its completion!

Thank you,

Monica McNaught

Richter Farms Ltd

Planning Services Department Rocky View County,
911-32nd Ave. NE,
Calgary, AB T2E 6X6

Re: File Number: 07127017, 07128/022
07134020/021, 08102013/014/015
08103007/008/009, 08111008

Application Number: PL20170174

As an adjacent landowner I wish to support the application by Alberta Trailnet Society to redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District for the development of a trail for non-motorized recreational use. I see this as positive because it would provide citizens of Irricana, Beiseker and the surrounding northeast area of Rocky View County a trail to safely walk or cycle without the risk of having to use roadways or highways for such activity.

I suggest that the Direct Control Bylaw provide a requirement for access agreements for those adjacent landowners who have property on each side of the proposed trail to cross over the trail from one property to the other. There also needs to be protection for adjacent landowners from any liability that may arise from trail users trespassing on adjacent property.



John Richter

Richter Farms Ltd.

Jeannette & John Richter

May 28th, 2018

Planning Services Department Rocky View County,
911-32nd Ave. NE,
Calgary, AB T2E 6X6

Re: File Number: 07127017, 07128/022
07134020/021, 08102013/014/015
08103007/008/009, 08111008

Application Number: PL20170174

I support the application by Alberta TrailNet Society to redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District for the development of a trail for non-motorized recreational use. This trail would provide the people of Irricana, Beiseker and the surrounding northeast area of Rocky View County a safe, quiet and affordable place to walk or cycle away from roads or highways.

In the document '*Rocky View County Parks and Open Space Master Plan 2011*' our region, Region 4, is identified as Meadowlark Prairie. The proposed Meadowlark Trail is in Region 4. The construction of a trail system between Beiseker and Irricana on p.85, 86 is recommended in this document.

Children from Irricana attend Beiseker School; they will be able to ride their bikes to school on the finished trail. Their friends from Beiseker will be able to ride their bikes to visit them. The trail will tie the communities of Irricana and Beiseker

The Rosebud River and Crossfield Creek are significant watercourses that are largely unknown to the residents of our area because of their inaccessibility. Meadowlark Trail will provide access to observe the seasonal changes of these tributaries and to watch the migratory birds on their banks.

Beiseker is a community of working families. This trail will offer them recreation that is healthy and free in an environment that is safe and quiet with breathtaking views to the horizon under a high, clear sky.



Jeannette Richter

Letter of Support
for the
Meadowlark Trail Society

Date May 31, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

We are landowners and farm in Rocky View County, as well we own the Car Wash in Beiseker which is located directly adjacent to the proposed trail. We strongly agree that the land should be redesignated to allow the development of the land owned by Trail Net into a useful pathway connecting our communities, and a managed and maintained trail.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Handwritten signatures of Kurt and Heidi Hagel in cursive script.

Kurt & Heidi Hagel
Rocky View County

Letter of Support
for the
Meadowlark Trail Society

Friday, May 25th, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



Russell & Jennifer Friend
Rocky View County

Carmen Lee Christianson

June 11, 2018

Planning Services Department Rocky View County

911-32nd Ave. NE,

Calgary, AB

T2E 6X6

Dear Stefan Kunz,

I am an adjacent landowner and I support the application by Alberta TrailNet Society to redesignate a former railway right-of-way from Ranch and Farm District to Direct Control District for the development of a non-motorized trail for walking and cycling between Beiseker and Irricana.

I see the close proximity to the Meadowlark Trail as an asset to my property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carmen Lee Christianson', with a stylized, flowing script.

Carmen Lee Christianson



June 1, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

Letter of Support for the Meadowlark Trail Society .

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

Last summer I had visitors in my café that were already coming out to see the trail and they expressed much excitement over the path being finished and being able to travel from Beiseker to Irricana by the path system. I think it will bring lots tourism for the area and will be a good promotion for our village.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Joanne Diaz
Arcadia Café
Owner and operator



Letter of Support

Date *May 15, 2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Quintin M. Young



Letter of Support

Date *May 15, 2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,


HADIA DAMAJ



Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Leaney". The signature is written in dark ink and is positioned below the word "Sincerely,".



Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,


Jessica Smith



Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely,



Jennifer Barbour



Letter of Support

Date *May 15/18*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



Letter of Support

Date *May 7/2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consiceration in any decision making.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lona Jason", is written below the word "Sincerely,".

Meadowlark Trail Letter of Support

Date May 4 / 2018

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Pamela James 

Meadowlark Trail Letter of Support

Date

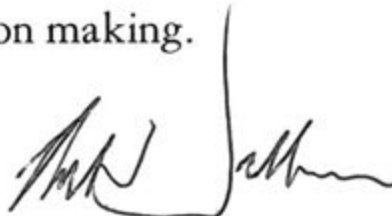
To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



HAROLD H. DOEULER

Meadowlark Trail Letter of Support

Date *May 4, 2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



Meadowlark Trail Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



Meadowlark Trail Letter of Support

Date

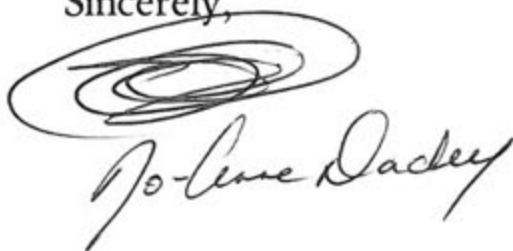
To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in cursive script, reading "Jo-Ann Dacey". The signature is written in black ink and is positioned below the word "Sincerely,". There is a large, loopy flourish above the name.

Meadowlark Trail Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,


Ken Kassov
May 6/18.

Meadowlark Trail Letter of Support

Date *May 6, 2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. [unclear]', written in a cursive style.

Meadowlark Trail Letter of Support

Date *May 4th / 18.*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

C. Winfield
C. Winfield

Meadowlark Trail Letter of Support

Date *May 5/18*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



Meadowlark Trail Letter of Support

Date *May 5, 2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely, *Loralee Peterson*



Letter of Support

Date *May 14/18*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in cursive script, appearing to read "Val Zupers", is written over a horizontal line.



Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consiceration in any decision making.

Sincerely,


S. SILBERBAGGER



Letter of Support

Date *May 10, 2018*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municiplities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consiceration in any decision making.

Sincerely,

Guanita McKen



Letter of Support

Date *May 10/15*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Colleen Ziegeman



Letter of Support

Date *May 10/18*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municiplities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consiceration in any decision making.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andy Brown". The signature is written in dark ink and is positioned below the word "Sincerely,".



Letter of Support

Date *May 9/18*

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consiceration in any decision making.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. O. Dyro", is written below the word "Sincerely,".



Letter of Support

Date

To Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing the partner with Alberta Trailnet in an effort to become reponsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consiceration in any decision making.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Joe Borsini'.

Letter of Support
For the
Meadowlark Tail Society

Date

May 15, 2017

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

Having a trail between Beiseker and Irricana would allow for safe travels by pedal bike, joggers, hikers and nature lovers to travel and enjoy each of the communities. Having this trail would also benefit the local school for Terry Fox runs, possible long distance running programs and such. Therefor, I believe it would be a great benefit to both communities.

Sincerely,



Letter of Support
For the
Meadowlark Tail Society

Date

May 15, 78

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

I believe having a trail between both communities would open a wide variety of recreational opportunities to many of our residents. This would also give individuals an opportunity to get active and enjoy Mother Nature at her best.

Sincerely,

Shelley Giles.



Letter of Support
For the
Meadowlark Tail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

Having a trail between Beiseker and Irricana would allow for safe travels by pedal bike, joggers, hikers and nature lovers to travel and enjoy each of the communities. Having this trail would also benefit the local school for Terry Fox runs, possible long distance running programs and such. Therefor, I believe it would be a great benefit to both communities.
Sincerely,

 Pete Fraser

MAY 15 2018

Letter of Support
For the
Meadowlark Tail Society

Date May 15, 18

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely,

Karen Fraser

Letter of Support
For the
Meadowlark Tail Society

Date May 15, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely,



Letter of Support
For the
Meadowlark Tail Society

Date May 15, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'K' followed by a large loop and a horizontal line extending to the right.

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in black ink, appearing to read "Upmanu", is written below the "Sincerely," text.

Letter of Support
for the
Meadowlark Trail Society

Date *May 23, 2018*

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely,

Maria Bartell

Letter of Support
for the
Meadowlark Trail Society

Date *May 23/18*

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely, *Victor Lemy*
Vic Lemy

Letter of Support
for the
Meadowlark Trail Society

Date *May 23, 2018*

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely,

Gail Peckham

Letter of Support
for the
Meadowlark Trail Society

Date *May 23, 18*

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Kathy Calver

Kathy Calver

Letter of Support
for the
Meadowlark Trail Society

Date May 23, 12

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

Having a safe trail for recreational usage would be a great benefit to all residents of the Beiseker and Irricana communities. Having this trail would allow for a wide scope of individuals to enjoy, for example nature lovers, bird watchers, and artists. I believe having this trail would also benefit the school in a variety of activities such as the Terry Fox Run and long distance running for track and field. I support this initiative and believe it will be a great for both communities.

Sincerely,

Norma Wilkins

Letter of Support
For the
Meadowlark Tail Society

Date MAY 16, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

I believe having a trail between both communities would open a wide variety of recreational opportunities to many of our residents. This would also give individuals an opportunity to get active and enjoy Mother Nature at her best.

Sincerely,

REM1 TETREAULT


Letter of Support
For the
Meadowlark Trail Society

Date May 16, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Ketha Tetraault
Ketha Tetraault

~~REDACTED~~

Letter of Support
for the
Meadowlark Trail Society

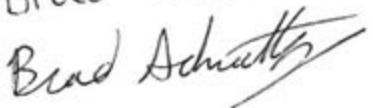
Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely, Brad Schmalz


Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

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Sincerely,

Lisa Schmaltz

A handwritten signature in black ink, appearing to read 'Lisa Schmaltz', written in a cursive style.

Letter of Support
for the
Meadowlark Trail Society

Date

May 23/18

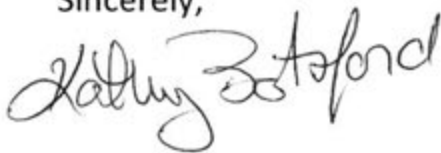
To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

Having a safe trail for recreational usage would be a great benefit to all residents of the Beiseker and Irricana communities. Having this trail would allow for a wide scope of individuals to enjoy, for example nature lovers, bird watchers, and artists. I believe having this trail would also benefit the school in a variety of activities such as the Terry Fox Run and long distance running for track and field. I support this initiative and believe it will be a great for both communities.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kaitlyn Zetford".

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Lucile Metzger

Letter of Support
for the
Meadowlark Trail Society

Date

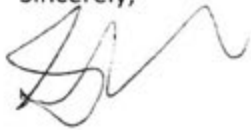
To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

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Sincerely,



Shane Hanback

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely, Valerie

Letter of Support
for the
Meadowlark Trail Society

Date

May 24/18

To Whom It May Concern:

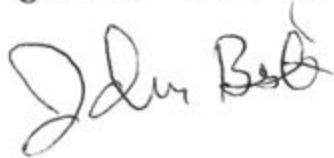
RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

James Don Beste

A handwritten signature in dark ink, appearing to read 'James Don Beste' with a stylized flourish at the end.

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Jayson Rose


Letter of Support
for the
Meadowlark Trail Society

Date *MAY 24TH 2018*


To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,


PAULA THOMAS

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in cursive script, reading "Norma B. Hagel".

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Butler".

Letter of Support
for the
Meadowlark Trail Society

Date May 24th

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Shannon Simmons

Letter of Support
for the
Meadowlark Trail Society

Date *May 24, 2018*

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Janice Bryson

Letter of Support
for the
Meadowlark Trail Society

Date May 24/18

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

J.C. Campbell

A handwritten signature in blue ink, appearing to be 'J.C. Campbell', written over the printed name.

Letter of Support
for the
Meadowlark Trail Society

Date 24 MAY 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely, 
Tracy JARRATT

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. F. Hall", is written over a horizontal line.

Letter of Support
for the
Meadowlark Trail Society

Date

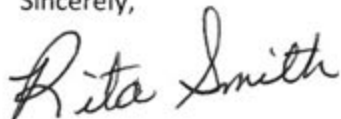
To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

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The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in cursive script that reads "Rita Smith". The signature is written in black ink and is positioned below the word "Sincerely,".

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Megan Johnsen, D.V.M.

A handwritten signature in black ink, appearing to read 'Megan', written below the printed name.

Letter of Support
for the
Meadowlark Trail Society

Date MAY 24/18

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Amey", with a long, sweeping flourish extending from the end.

CHRIS AMEY

Letter of Support
for the
Meadowlark Trail Society

Date May 24/2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Barrie Hutchison

Sincerely,

A handwritten signature in blue ink, appearing to be 'Barrie Hutchison', written over the word 'Sincerely,'.

Letter of Support
for the
Meadowlark Trail Society

Date

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,



Letter of Support
for the
Meadowlark Trail Society

Date May 24/18

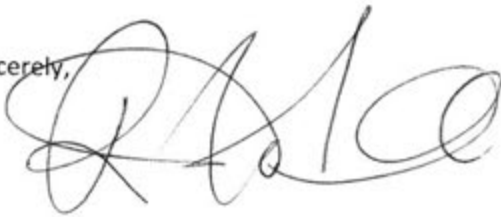
To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roy Tucker', written over a light blue horizontal line.

Roy Tucker



April 24, 2018

To Whom It May Concern,

The Town of Irricana supports the development of Meadowlark Trail between the Town of Irricana and the Village of Beiseker.

Meadowlark Trail will create greater ties and involvement between Beiseker and Irricana. The children of Irricana are bused to Beiseker School. They will be able to bike to their school on a safe prairie trail.

Deer, foxes, rabbits, grey herons, hawks, ducks, swans, geese and of course meadowlarks have been spotted and heard on the Trail. This will provide students of Beiseker School an exciting and stimulating environment to learn more about them and the prairie environment. Students can also use the Trail as their outdoor track as the Trail is flat, high and solid for the 4 km. leading out of Beiseker to the Rosebud River.

A Trail between Beiseker and Irricana will also have commercial benefits. The bed and breakfasts (B&Bs), stores, coffee shops, museums and campsites will enjoy the greater clientele that this Trail will attract.

We are pleased to support in principle this Trail.

Sincerely,



Mayor Frank Friesen
Town of Irricana

**VILLAGE OF BEISEKER**
OFFICE OF MAYOR AND MUNICIPAL ADMINISTRATOR

May 28, 2018

To Whom It May Concern:

The Village of Beiseker would like to take this opportunity to express its support in principle for the development of that portion of the Alberta Trail Net trail between the Town of Irricana and the Village of Beiseker, with the proposed title of the Meadowlark Trail.

Recreational endeavours such as this are not only a benefit to the residents in the surrounding area but are also a benefit to all Canadians and visitors.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Henuset".

Al Henuset
Mayor
Village of Beiseker

*Ottawa**Brooks*

HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Martin Shields
Member of Parliament
Bow River

Strathmore

March 16, 2018

To whom it may concern:

I understand that a group of Beiseker and Irricana residents have endeavoured to construct a pathway connecting their respective villages, which will be named the Meadowlark Trail.

The Trail will provide residents and visitors with new recreational opportunities, and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit. I invite you to give the project strong consideration as you deliberate over requests for funding.

Sincerely,

Martin Shields, MP
Bow River

LEGISLATIVE ASSEMBLY
ALBERTA**Nathan Cooper, MLA**
Olds-Didsbury-Three Hills

To whom it may concern,

RE: Meadowlark Trail Initiative

It has come to my attention that a group of Beiseker, Irricana and Rocky View county residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities. The 10 km trail will provide a pathway for families and cyclists to enjoy our beautiful rural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Nathan Cooper, MLA
Olds-Didsbury-Three Hills



The Town of Irricana Library Board

April 14, 2018

To whom it may concern,

RE: Meadowlark Trail Initiative

It has come to our attention that a group Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between municipalities.

The trail would provide residents and visitors with new recreational opportunities; connect the two communities in a different way and ready access to beautiful natural scenery. We believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Shannon Simmons

Chairperson, Irricana and Rural Library Board

May 3rd, 2018

Letter of Support for the Meadowlark Trail Society

To Whom it May Concern,

In response to the request to offer up a letter of support for the Meadowlark Trail Society, the Irricana Ladies Club has voted to support this request.

We believe this initiative is beneficial to the residents of Irricana, Beiseker and the surrounding rural residents located in the County of Rocky View and offers not only new recreational opportunities but also allows for a much safer trail system for all to enjoy. A partnership with Alberta Trail Net, for the portion of land previously used for rail service, is a good repurposing of this land. Alberta Trail Net has proven to be responsible land stewards in previous circumstances, and with the partnership of the newly formed Meadowlark Trail Society, the portion of trail between Irricana and Beiseker, will be a huge asset for everyone.

Please accept this as our Letter of Support from the Irricana Ladies Club for the Meadowlark Trail between Irricana and Beiseker on the existing Alberta Trail Net Property.

Sincerely,



Mavis Hallman

President

Letter of Support for the
Meadowlark Trail Society

May 24, 2018

RE: Meadowlark Trail Initiative

It has come to our attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful scenery. Along with this, we also believe that the Great Trail boasts well within our own organization's mission to promote our rural communities and their strong ties to our rural agricultural heritage. The Irricana and District Agricultural Society believe the goals of this initiative have great merit, and would invite you to give the project strong consideration.

Sincerely,



Kristian Campbell – President

Irricana and District Agricultural Society



To: Whom it may concern.

RE: Meadowlark Trail Initiative.

It has been brought to the Irricana Lions Club's attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful scenery. As a club, we feel that this project has great merit, and would tie in perfectly to the portion of the Great Trail that the Irricana Lions Club already started, known as the Irricana Lions Centennial Park, located in the Town of Irricana. As this project will continue with the goal set by Alberta Trailnet, and the TransCanada Trail system, we as an organization support this project, and would invite you to give this project strong consideration.

Thank you for your time.
Yours in service
Thomas

Thomas Blasetti
Secretary
Irricana Lions Club

Letter endorsed by Club President Lion Marty Moulaison, and by the board of directors of the Irricana Lions Club.

May 20, 2018

Jeanette Richter, Chair
Meadowlark Trail Society
P.O. Box 267
Beiseker, Alberta
T0M 0G0

Dear Mrs. Richter:

The Beiseker Municipal Library Board is in support of the Meadowlark Trail Society developing a trail between the Village of Beiseker and the Town of Irricana.

Best of luck with your project.

Yours truly,

A handwritten signature in black ink, appearing to read "Sharon King", with a long horizontal flourish extending to the right.

Sharon King, Chair
Beiseker Municipal Library

:ms



May 8, 2018

Jeanette Richter, Chair
Meadowlark Trail Society
PO Box 267
Beiseker, AB
TOM OGO

Dear Mrs. Richter;

It has come to our attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. We believe the corals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in purple ink, appearing to read "Sharon King". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sharon King, Chair
Beiseker Chamber of Commerce

Beiseker Lions Club

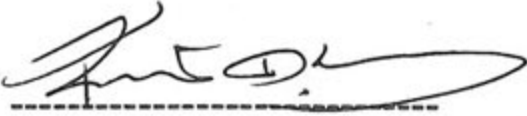
May 1, 2018

To whom it may concern:

Re: Meadowlark Trail Initiative

Beiseker Lions Club has passed a motion to support this initiative as we feel it will greatly benefit our community.

Thank you

A handwritten signature in black ink, appearing to read 'R. Ursu', written over a dashed horizontal line.

Robert D. Ursu
Secretary
Beiseker Lions Club



**Beiseker Fire Department
(Station 130)**

May 3, 2018

To: Meadowlark Trail Society

From the Office of Chief Ursu:

Our department members fully support your efforts in making this trail a reality. We feel it would be very beneficial to both Beiseker and Irricana communities.

Sincerely

A handwritten signature in black ink, appearing to read "Bob Ursu", with a long horizontal flourish extending to the right.

Robert D. (Bob) Ursu
Fire Chief
Beiseker Fire Department

Beiseker Community School

Principal: Fraser Montgomery
Assistant Principal: Derek Keenan



March 15, 2018

Re: Development of Meadowlark Trail from Beiseker to Irricana

To Whom It May Concern:

After a recent presentation by a representative from the Meadowlark Trail Society at our school council on April 17, 2018, the administration of Beiseker Community School believe the development of a trail between Beiseker and Irricana could have some important benefits directly to the students of our school and overall community.

Based on the information presented, the location and preparation of this recreational trail would make it ideal for supervised educational excursions and curricular activities in which students require paths to run or hike. This is an amenity that the Beiseker area does not currently have; currently, our students run/walk through the village for a various activities, including distance running in physical education classes and events such as our annual Terry Fox Run.

Another benefit to our community would be the physical connection between Beiseker and Irricana that is not a busy highway. This would allow students who currently live in Irricana to safely ride their bikes to and from our school; it would also allow students from the two communities to ride bikes or run/walk to visit their friends, quite possibly more regularly than they were previously able. The Meadowlark Trail may therefore promote greater active living in the community and be a very effective bridge between the communities of Irricana and Beiseker for community members too young to drive or travel safely near roadways.

Overall, while we do not have a vested interest in the creation of this trail, the benefits stated above would make the trail overall a positive addition to our school community and one that we would make use of as an educational institution.

Regards,

A handwritten signature in blue ink, appearing to read "F. Montgomery".

Fraser Montgomery
Principal, Beiseker Community School

A handwritten signature in blue ink, appearing to read "D. Keenan".

Derek Keenan
Assistant Principal, Beiseker Community School



To Whom it may Concern:

Beiseker Minor Hockey Association would like to express our support for the Meadowlark Trail to be approved between Beiseker and Irricana. We feel that this is a great opportunity for our players and community to achieve an active lifestyle. This trail would provide a safe environment for exercise and a way to connect our two communities.

We are hoping that the support from our community and organizations within, will see this trail approved.

Thank you,

A handwritten signature in black ink that reads "Melanie Jackson". The signature is written in a cursive, flowing style.

Melanie Jackson

President

Beiseker Minor Hockey Association

Letter of Support
for the
Meadowlark Trail Society

May 15, 2018

To: Whom It May Concern

RE: MEADOWLARK TRAIL INITIATIVE

At the April Beiseker Community School Council meeting Heidi Hagel presented to the Council that a group from Beiseker, Irricana and Rocky View County Residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between Beiseker and Irricana.

The Beiseker Community School Council sees great opportunities for education and recreation around the trail for students and families. We believe the goals of this initiative have great merit and would invite you to give the project consideration in any decision making.

Regards,

Dan Tucker
Chair
Beiseker Community School Council

Letter of Support
for the
Meadowlark Tail Society

Date : May 15, 2018

To Whom It May Concern:

RE: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become responsible stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

A handwritten signature in black ink that reads "Tiffany Dale". The signature is written in a cursive, flowing style.

Tiffany Dale
Owner
Pampered in the Village



Jeannette Richter

Letter of support

1 message

lorraine pope

To: jeannette richter

Fri, May 11, 2018 at 11:17 AM

BEISEKER STATION MUSEUM

May 11, 2018

To whom it may concern

Re: MEADOWLARK TRAIL INITIATIVE

It has come to my attention that a group of Beiseker, Irricana, and Rocky View County residents are pursuing to partner with Alberta Trailnet in an effort to become stewards of a portion of the Great Trail between the municipalities.

The trail would provide residents and visitors with new recreational opportunities and ready access to beautiful natural scenery. I believe the goals of this initiative have great merit and would invite you to give the project strong consideration in any decision making.

Sincerely,

Lorraine Pope
Secretary

Skyview Inn Bed and Breakfast

March 10, 2017

Alberta TrailNet Committee
Beiseker, Alberta

Attention: Jeannette Richter

Dear Jeannette:

Re: Alberta TrailNet – Beiseker to Irricana - Letter of Support

I am writing this letter in support of the Alberta TrailNet pathway under consideration to be established between Beiseker and Irricana.

I reside in Beiseker and am a business owner in Beiseker as well. I see benefits both personally and through the eyes of a business owner, to the community, in allowing this Project to move forward.

In order to keep our Community alive and vibrant, new families must be attracted to our area, and a strong vision for the future needs to be established for our community. As part of that vision, in my mind, the inclusion of infrastructure such as the TrailNet system that promotes family values, healthy living, and a connection to the community is essential. Small town living is built on these principles.

For residents, this Trail will be a benefit as a recreational path for many uses: for families to walk together; to jog along; to bike ride along safely (which to me is really important as I have young grandchildren in the area). Right now, especially in Beiseker, there are very very limited pathways for these activities.

The benefit to businesses is crystal clear. More families in town, more visitors to town, means more money spent in town.

For example, my hope as a business owner is that the pathway brings cyclists out further from the City, or families from the City for day trips to walk the pathway. Again more visitors to town, more money spent in town. This is vital to keeping a vibrant community.

Beiseker's marketing message could highlight the TrailNet pathway. Beiseker needs to sell residential lots in the new subdivision of Grasslands and I seriously think that

having the ability to promote this simple Pathway would help. It comes down to small town lifestyle.

I was disappointed I cannot make the meeting on March 15th, 2017 as there are so many other benefits I could discuss, but for a letter, these are the main benefits I wish to highlight.

Please feel free to call me to discuss and I am available to assist the Committee to help this TrailNet pathway work its way through to becoming a reality for this community.

Sincerely,

Skyview Inn Bed and Breakfast,

Connie O'Malley
Owner

To whom it may concern,

My name is Jo-Lynn Knapp and I have been a member of the Beiseker community for 17 years now. I am unable to be in attendance at the meeting regarding the Parks and Trails committee and their desire to build a trail from Beiseker to Irricana, so I have written this to share a few of my thoughts.

My children grew up in this community and when they were very young there were many activities available to them to participate in, but as they grew to be teenagers, the activities weren't as readily available and they were always looking for something to do. Beiseker and Irricana share a school and therefore many of the friendships that are formed are with kids from the other town and unless I was available to drive them to Irricana, they were stuck at home. A trail would allow older children and teens to safely ride a bike to visit with friends or even for a group of friends to be able to go for ice cream, or just to get some exercise. It would also be a fantastic addition for all of the people in both our villages who desire to be more active. A safe trail for mom's with strollers and young children on bikes, joggers who want a safer path away from traffic, or those just wanting a quiet Sunday afternoon walk through the meadow. I also think it would really help to bring our communities closer together with such easy access for those of all ages to enjoy. In warmer weather, kids from Irricana would have the option of riding their bikes to school, families would have a reason to get outside and take their kids on a little adventure, and seniors would have a great place to walk or ride that would be safer for them too.

As a nutritionist and natural health practitioner, I am always looking for ways to help people become more active, healthy, and involved in their communities and neighboring communities. This trail would be a wonderful way to bring that about for all of our residents.

Sincerely,

Jo-Lynn Knapp

Pampered in the Village (Health Food Store)

Letter of Support

For the

Meadowlark Trail Society

June 25, 2018

To Whom It May Concern

Re: Meadowlark Trail Initiative

I have recently moved to Beiseker and am greatly enjoying the lifestyle here and the surroundings. Through discussions with people I've met here, I have learned of the improvement of the walking trail that is comfortably close to my home. I know on further investigation that a group of residents here as well as in Irricana and Rocky View County are trying to partner with Alberta Trailnet. Such a great idea as the trail is easily negotiated and very, very pretty. In order to keep its integrity it does need some type of steward ship in my opinion as they want to be responsible for our portion of the Great Trail.

This trail will be remarkable in that it will join together communities and residents as well as bring tourists to those communities who can all share the beauty of this area as well as creating recreational opportunities. I cannot help but believe that the simple act of walking and relaxing is beneficial both physically and mentally, so this initiative has merit in my opinion. I do hope you will give this project a very strong consideration when you are making decisions.

Thank-you for your attention.

Sincerely,

Norma Jolliffe

PLANNING SERVICES

| | | |
|-----------------|---|--------------------------------|
| TO: | Council | |
| DATE: | September 25, 2018 | DIVISION: 7 |
| TIME: | Morning Appointment | |
| FILE: | 06513017 | APPLICATION: PL20180028 |
| SUBJECT: | Redesignation Item – Recreation Business District to Industrial – Industrial Storage District | |

¹POLICY DIRECTION:

The application was evaluated against the policy contained within the Balzac West Area Structure Plan (BWASP) and the Municipal Government Act and was found to be non-compliant:

- The proposal to allow for industrial storage as a principal use on the subject lands is incompatible with the ultimate goal of developing Balzac West as a residential area as set out in the policies of the BWASP and County Plan;
- The proposal does not comply with the policies of the BWASP, which identifies the predominate land use for the subject lands as institutional and community activities, and commercial and light industrial business park uses rather than outside storage uses;
- The proposal does not comply with the policies of the BWASP, which requires any land subject to land use redesignation or subdivision to connect to municipal utility systems;
- The intent of this area is to allow for commercial and light industrial business park uses that would benefit from direct access and visual exposure to the highway. Industrial storage uses are required to be screened from adjacent roadways and can cause visual impacts for passing motorists; and
- There is the potential that approval of the bylaw would be a contravention of Section 708.12(1)(c) of the *Municipal Government Act*, which requires any adopted bylaw to be in alignment with a growth plan for the region.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Recreation Business District to Industrial - Industrial Storage District to accommodate a recreational vehicle storage business.

The subject lands fall within the boundaries of the Balzac West Area Structure Plan (BWASP), specifically under the existing hamlet of Balzac policy area. The Applicant submitted technical details, including water servicing confirmation, sanitary servicing details, a conceptual level stormwater management plan, a potential site layout, and traffic impact assessment letter. While the submitted technical information indicates that the proposed development is ultimately feasible, the application is inconsistent with the BWASP and *Municipal Government Act*.

The BWASP promotes continuity between the existing hamlet of Balzac and the Queen Elizabeth II Highway Corridor policy areas. The proposal does not meet the intent of how these lands were planned to be developed to allow for commercial and light industrial business park uses. While there are adjacent developments that allow for some type of outside storage, most were approved prior to the adoption of the BWASP, and the outside storage component is ancillary to the principal use occurring on site.

¹Administrative Resources

Paul Simon, Planning Services
Erika Bancila, Engineering Services

Administration determined that the application does not meet policy.

| | |
|---------------------------------------|--|
| DATE APPLICATION RECEIVED: | March 16, 2018 |
| DATE DEEMED COMPLETE: | July 18, 2018 |
| PROPOSAL: | To redesignate the subject lands from Recreation Business District to Industrial - Industrial Storage District to accommodate a recreational vehicle storage business. |
| LEGAL DESCRIPTION: | Block 1, Plan 9310884; NE-13-26-01-W05M |
| GENERAL LOCATION: | Located approximately 1.5 kilometer (1 mile) north of Secondary Highway 566, on the west side of Balzac Boulevard. |
| APPLICANT: | Planning Protocol (Rodney Potrie) |
| OWNERS: | Ahmadiyya Movement in Islam |
| EXISTING LAND USE DESIGNATION: | Recreation Business District |
| PROPOSED LAND USE DESIGNATION: | Industrial – Industrial Storage District |
| GROSS AREA: | ± 3.44 hectares (± 8.50 acres) |
| SOILS (C.L.I. from A.R.C.): | Class 3S – Moderate limitations due to high sodicity. |

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 23 adjacent landowners, and two letters in opposition of the application were received (Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

April 28, 1993 Plan 931 0884 was registered, creating a 3.44 hectare (8.50 acre) parcel with a 9.72 hectare (24.00 acre) remainder.

BACKGROUND:

The subject lands are located within the boundaries of the BWASP. The lands are located west of the Queen Elizabeth II Highway, and are surrounded by commercial lands to the south and the west, with agricultural lands to the north. To the west, the lands are designated General Business District, where there is existing development for General Industry Type II for a threading facility with pipe storage (2004-DP-10790). To the south, the lands are designated Recreation Business District with an approval for the use Campground, Tourist (the Whispering Spruce Campground; last approved under PRDP20163216). The campground is a long-standing use and is permitted to have recreational vehicle storage as an ancillary use to the campground; however, given the ancillary use, they are restricted to a maximum storage limit of 24 recreational vehicles. The subject proposal is to allow a more significant amount of recreational vehicle storage; therefore, redesignation to the Industrial-Industrial Storage District is necessary.

The lands are currently accessed from a driveway that connects with the property immediately to the south. While there is no existing access easement agreement, at future development stages, an approach could be developed onto Balzac Boulevard to provide direct access to a paved County roadway. There are currently no buildings or structures on the subject lands; however, based on the County's 2016 aerial photographs, there are vehicles parked on site.

Proposed Development

The Applicant indicated that the intent of the redesignation application is to facilitate the future development of a recreational vehicle storage business. Servicing would be provided via the Rocky View Water co-op, with a septic tank and pump out system for sewage treatment. The Applicant submitted a conceptual site layout that shows how the property could be developed for recreational vehicle storage.

POLICY ANALYSIS:

The application was evaluated in accordance with the policies contained within the *Municipal Government Act*, the Balzac West Area Structure Plan as well as the Land Use Bylaw.

Municipal Government Act

The *Municipal Government Act* includes provisions to ensure municipalities are making decisions that are in line with a growth plan for the region. Section 708.12(1) states that,

"No participating municipality shall take any of the following actions that conflict or are inconsistent with a growth plan:

(c) Make a bylaw or pass a resolution."

The effect of a redesignation is to pass a bylaw amending the land use of a parcel of land. There is the potential that the effect of the bylaw in question could be inconsistent with a growth plan for the region, resulting in increased risk for the County for any subsequent development activities that may take place.

Balzac West Area Structure Plan (Bylaw C-6433-07)

The County Plan identifies Balzac West as a full service hamlet to be developed for residential purposes. It is critically important that any development for commercial and/or industrial purposes complements the residential development in Balzac West. Allowing industrial development that poses land use conflicts with adjacent residential uses detracts from the ultimate goal of developing Balzac West as a residential area. The proposed development to allow for industrial storage as a principal use is not compatible and has the potential to cause land use conflicts with the residential development contemplated through the policies of the BWASP.

Figure 7 of the BWASP, which shows the land use policy areas, identifies the subject lands as the existing hamlet of Balzac policy area. The purpose of this policy area is to retain a level of commercial, recreational, and institutional uses within the area historically defined as the hamlet of Balzac that ultimately complements residential development. Policy 6.4.1 of the BWASP states, *"The predominant land uses in the existing hamlet of Balzac policy area include the Rocky Creek Conceptual Scheme, institutional and community uses, commercial and light industrial business park uses focused on the Queen Elizabeth Highway II, and business uses that require highway access."* Outside storage is generally not considered to be a light industrial use, and the improper placement of such activities may adversely impact adjacent properties and cause traffic problems in an area by increasing traffic volume and dust. Light industrial business park uses would generally be those activities that are carried on indoors, comparable to the use General Industry Type I, and would include buildings with a high-quality aesthetic appeal. The proposal to allow recreational vehicle storage does not comply with Policy 6.4.1 of the BWASP.

Another major goal of the BWASP is to ensure all development connects to municipal servicing systems. The proposed development intends to connect to the Rocky View Water Co-op, and provide sanitary servicing through the use of holding tanks and a pump out system. Policy 6.4.3 of the BWASP states, *"Any land subject to land use redesignation or subdivision within the existing hamlet of Balzac policy area shall be required to connect to municipal utility servicing systems (i.e., sanitary sewer and water)."* Given the servicing strategy proposed, the application does not meet the requirements of Policy 6.4.3.

Land Use Bylaw (Bylaw C-4841-97)

The Applicant is proposing to redesignate the subject lands to the Industrial-Industrial Storage district. The purpose and intent of this district is to accommodate outdoor storage of vehicles and equipment. The minimum parcel size in District is 1.62 hectares (4.00 acres), with a maximum parcel size of 8.09 hectares (20.00 acres); the proposal complies with the minimum and maximum parcel sizes for the proposed district.

CONCLUSION:

The proposal to redesignate the subject lands from Recreation Business District to Industrial - Industrial Storage District to accommodate a recreational vehicle storage business was evaluated in accordance with the BWASP and the Land Use Bylaw. The proposal is inconsistent with the policies and intended development vision of the BWASP, which allows for development that would benefit from proximity and visual exposure to the highway.

OPTIONS:

- Option #1: Motion #1 THAT Council sets aside Policies 6.4.1 and 6.4.3 of the Balzac West Area Structure Plan (Bylaw C-6433-07) with respect to intended land use and servicing for redesignation application PL20180028.
- Motion #2 THAT Bylaw C-7814-2018 be given first reading.
- Motion #3 THAT Bylaw C-7814-2018 be given second reading.
- Motion #4 THAT Bylaw C-7814-2018 be considered for third reading.
- Motion #5 THAT Bylaw C-7814-2018 be given third and final reading.
- Option #2: THAT application PL20180028 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

PS/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7814-2018 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner comments

APPENDIX A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|-----------------------------------|--|
| <i>School Authority</i> | |
| Rocky View Schools | No comments received. |
| Calgary Catholic School District | No comments received. |
| <i>Province of Alberta</i> | |
| Alberta Culture and Tourism | No comments received. |
| Alberta Energy Regulator | No comments received. |
| Alberta Transportation | <p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal. The area of land subject of this proposal is located within 300 metres of Highway 2, and therefore, is within Alberta Transportation's area of jurisdiction as outlined in the Highways Development and Protection Act.</p> <p>The department, however, recognizes that the proposal should not have a significant impact on the provincial highway system. Further, the municipal road system provides adequate access to the development site to Highway 566 and Highway 2 interchange. The proposal, therefore, would appear to have a minimal impact on Highway 566 or Highway 2.</p> <p>Alberta Transportation, therefore, is not opposed to the proposal. Please note, however, that subsequent development activity at this location would require a Roadside Development Permit from the department.</p> |
| Alberta Health Services | <p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to re-designate the subject lands from Recreation Business District (B-4) to Industrial – Industrial Storage District (I-IS) to accommodate storage of recreational vehicles.</p> <p>Based on the information provided, AHS has no concerns with this application. We provide the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. AHS is aware of at least one unused well on the subject property. We strongly recommend that any wells not being used be properly decommissioned. 2. No storage of recreational vehicles or other activities that have the potential to contaminate the water supply should take place in close proximity to the well (i.e., leaking motors or storage tanks, decomposing vehicles or other refuse). |

| 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> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p> |
| Public Utility | |
| ATCO Gas | ATCO Gas has no objection to the proposed. |
| ATCO Pipelines | No objection. |
| AltaLink Management | No comments received. |
| FortisAlberta | No comments received. |
| Telus Communications | TELUS Communications Inc. has no objections. |
| TransAlta Utilities Ltd. | No comments received. |
| Rockyview Gas Co-op | Rockyview Gas-co-op Ltd. has no objections to this redesignation proceeding. |
| Other External Agencies | |
| City of Calgary | No comments regarding application PL20180028. |
| EnCana Corporation | No comments received. |
| Calgary Airport Authority | <p>The purpose of this letter is to reply to your request of April 09, 2018, to review Application Number PL20180028 with respect to the redesignation the subject lands from Recreation Business District (B-4) to</p> <p>Industrial - Industrial Storage District (I-IS) to accommodate a recreational vehicle storage business. Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted. A separate review will be required should any development occur on the lands.</p> |

| AGENCY | COMMENTS |
|---|--|
| <i>Rocky View County Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldmen | No comments received. |
| Recreation District Board (all) | The Rocky View Central Recreation Board recommended that, although Municipal Reserves are not required for this application, when the time comes for subdivision, they will recommend taking cash-in-lieu. |
| <i>Internal Departments</i> | |
| Agricultural Services | No agricultural concerns. |
| Municipal Lands | The Municipal Lands Office has no concerns with this application. |
| Development Authority | No comments received. |
| GeoGraphics | No comments received. |
| Building Services | No comments received. |
| Fire Services | <p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. 3. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. 4. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards. |
| Enforcement Services | Enforcement has no concerns. |
| Infrastructure and Operations - Engineering Services | <p><u>General</u></p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; |

| AGENCY | COMMENTS |
|--------|---|
| | <ul style="list-style-type: none"> At future subdivision and/or development permit stage, the Applicant/Owner may be required to submit a Geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed use. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The application states there is an access located north east portion of the site. Based on the 2016 aerial photo, a paved approach has been noted located approximately 23 m north of the subject property boundary. At the future subdivision and/or development permit stage, the Applicant/Owner will be required to construct a paved approach to Balzac Boulevard, as per County Servicing Standards. An AT waiver and/or Roadside DP shall be required for the construction of the new approach as this property is within 1600 m of a provincial road (HWY 2). Prior to the installation of the approaches, the developer shall make a road approach application with the Road Operations Department. ES required a TIA be completed prior to this application being brought forward to Council; <ul style="list-style-type: none"> The Applicant has submitted a TIA prepared by JCB Engineering, dated May 14, 2018. The TIA analyzed the impact of a proposed 400 stalls recreational vehicle storage facility. The report had not identified any off-site upgrade requirements. Future improvements to the interchange of Highway 2 and 566 approved by Alberta Transportation will address all of the existing operational issues created by the Crossiron Mills commercial area on Highway 566 in the vicinity of the intersection with Balzac Boulevard. At future subdivision and/or development permit stage, the Applicant/Owner will be required to provide payment of the Transportation Offsite Levy (TOL) in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the development. Based on Bylaw C-7356-2014 currently in effect, the total TOL to be paid at subdivision stage is \$39,057.50 calculated as follows: <p style="margin-left: 40px;">Base Levy: \$4595* x 8.5 acres= \$39,057.50</p> <p style="margin-left: 40px;">Special Area X Levy Rate: \$0</p> |

| AGENCY | COMMENTS |
|--------|---|
| | <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • In accordance with Policy 6.4.3 from Balzac West Area Structure Plan, the subject lands are required to connect to municipal utility systems. Currently there is no Sanitary/Waste Water service provided in Balzac West area. • The County requires sewage holding tanks for industrial and commercial uses. At future Subdivision and/or Development Permit stage, the Applicant/Owner will be required to provide a detailed drawing showing the location of sewage tanks and truck out connections for any industrial/commercial uses. <ul style="list-style-type: none"> ○ The applicant has indicated the sanitary/waste water will be serviced by wastewater tank and pump out system. ○ No dump station is proposed for the RV storage facility. • As a condition of Subdivision/DP a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • Water is to be serviced by Rocky View Water Co-op. <ul style="list-style-type: none"> ○ The Applicant has submitted a letter dated July 17, 2018 from Rocky View Water Coop with confirmation that supply is available for servicing the new lot; • At future subdivision and/or development permit stage, the Applicant/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 the proposed Lot. This includes providing the following information: <ol style="list-style-type: none"> a) Documentation proving that water supply has been purchased for proposed lot; b) Documentation proving that water supply infrastructure requirements including servicing to the properties have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County. <p><u>Storm Water Management – Section 700.0 requirements:</u></p> <ul style="list-style-type: none"> • ES has no requirement at this time. |

| AGENCY | COMMENTS |
|--|--|
| | <ul style="list-style-type: none"> ○ The Applicant has submitted a conceptual level stormwater management plan. • At future subdivision / development permit stage, the applicant will be required to submit a site specific storm water management plan (SSIP) depending on the extent of the development proposed. The storm water management plan must comply with all regional studies for the area. ○ Should the SSIP indicate that improvements are required the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County. <p><u>Environmental – Section 900 requirements</u></p> <ul style="list-style-type: none"> • ES has no requirements at this time • The County Wetland inventory shows the subject site is located adjacent to a wetland. At future subdivision/development permit stage, the Applicant may be required to submit a Biophysical Impact Assessment in accordance with County Servicing Standards depending on the extent of development proposed and proximity to wetlands; • At future subdivision / development permit stage, the Applicant/Owner is required to submit a Construction Management Plan and an Erosion and Sediment Control Plan. |
| Infrastructure and Operations – Maintenance | No issues. |
| Infrastructure and Operations – Capital Delivery | No concerns. |
| Infrastructure and Operations – Road Operations | Road approach application required at DP stage. |
| Infrastructure and Operations – Utility Services | No concerns. |

Circulation Period: April 9, 2018 – May 7, 2018



BYLAW C-7814-2018

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7814-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 65 of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 9310884 within NE-13-26-01-W05M from Recreation Business District to Industrial – Industrial Storage District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 9310884 within NE-13-26-01-W05M is hereby redesignated to Industrial – Industrial Storage District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7814-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 06513017/ PL20180028

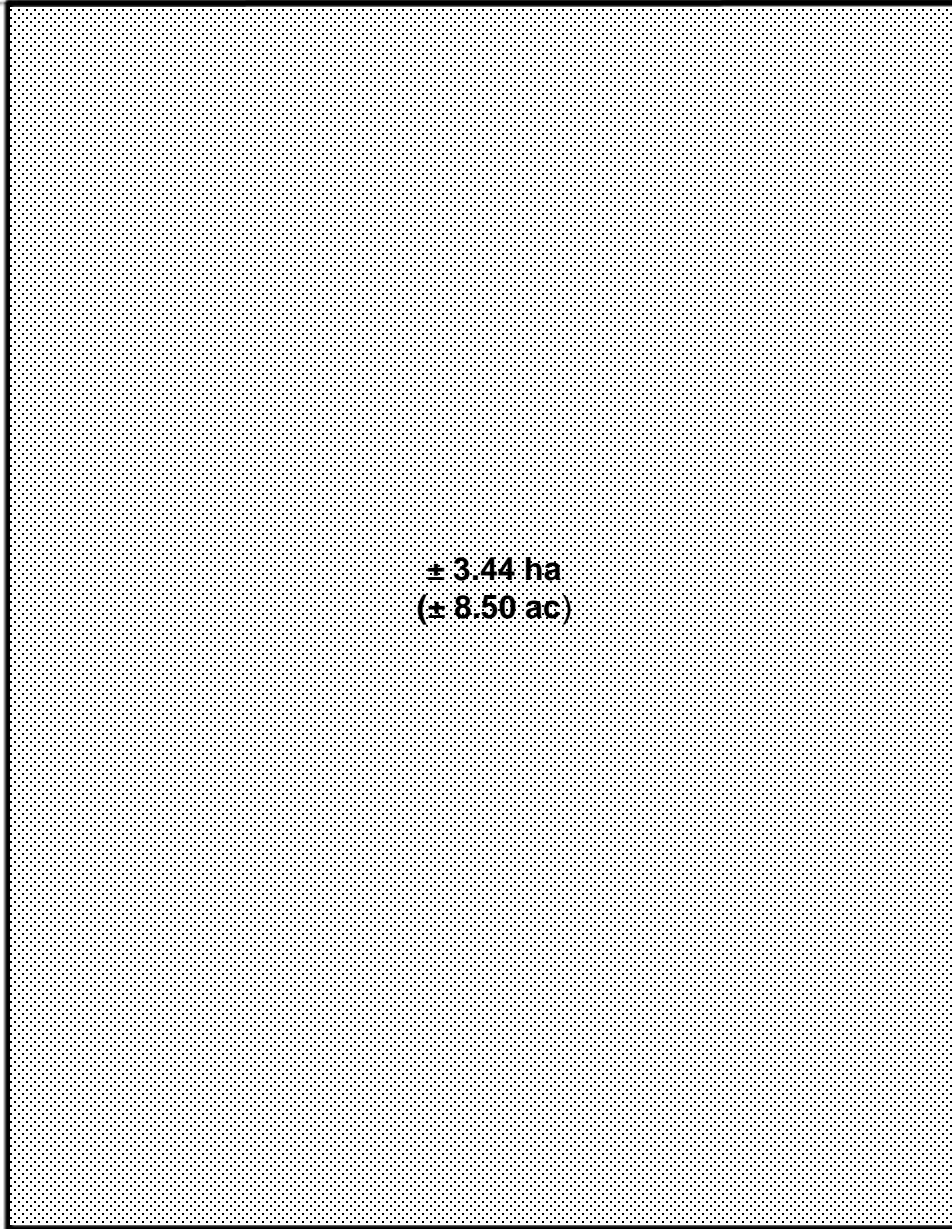
| | | |
|--|---------------|--------|
| <i>PUBLIC HEARING WAS HELD IN COUNCIL this</i> | <i>day of</i> | , 2018 |
| <i>READ A FIRST TIME IN COUNCIL this</i> | day of | , 2018 |
| <i>READ A SECOND TIME IN COUNCIL this</i> | day of | , 2018 |
| <i>UNANIMOUS PERMISSION FOR THIRD READING</i> | day of | ,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

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7814-2018

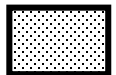


± 3.44 ha
(± 8.50 ac)

BALZAC BV

AMENDMENT

FROM Recreation Business District TO Industrial – Industrial
Storage District



Subject Land _____

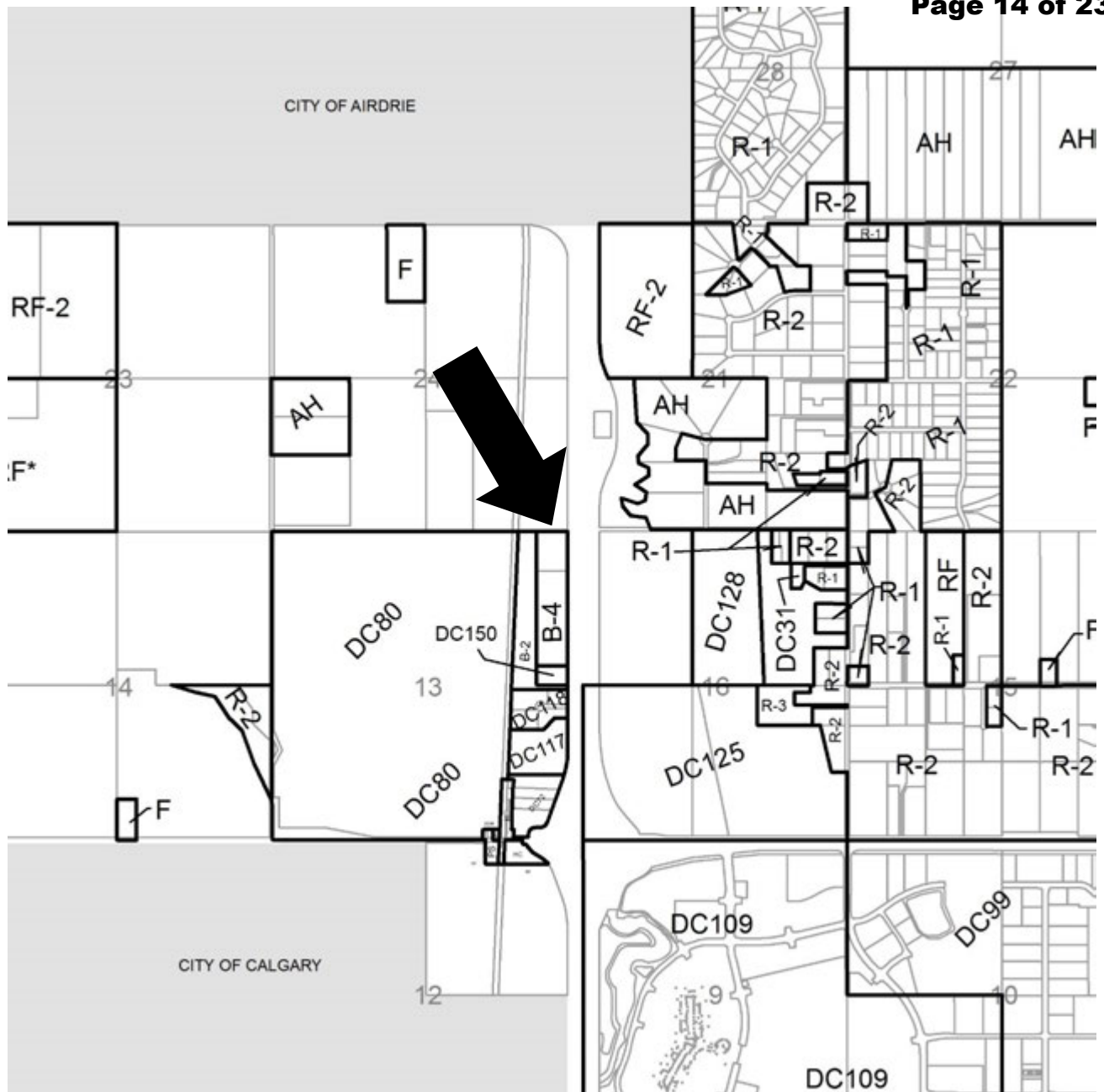
LEGAL DESCRIPTION: Block 1, Plan 9310884
NE-13-26-01-W05M

FILE: 06513017 PL20180028

DIVISION: 7



Block:1 Plan:9310884
NE-13-26-01-W05M



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

LAND USE MAP

Block:1 Plan:9310884
NE-13-26-01-W05M

Development Proposal: To redesignate the subject lands from Recreation Business District (B-4) to Industrial - Industrial Storage District (I-IS) to accommodate a recreational vehicle storage business.

B-4 → I-IS
 ± 3.44 ha
 (± 8.50 ac)

BALZAC BV

DEVELOPMENT PROPOSAL



Block:1 Plan:9310884
NE-13-26-01-W05M

Date: March 28, 2018

Division # 7

File: 06513017

AGENDA

Page 231 of 415



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

AIR PHOTO

Spring 2016

**Block:1 Plan:9310884
NE-13-26-01-W05M**

Date: March 28, 2018

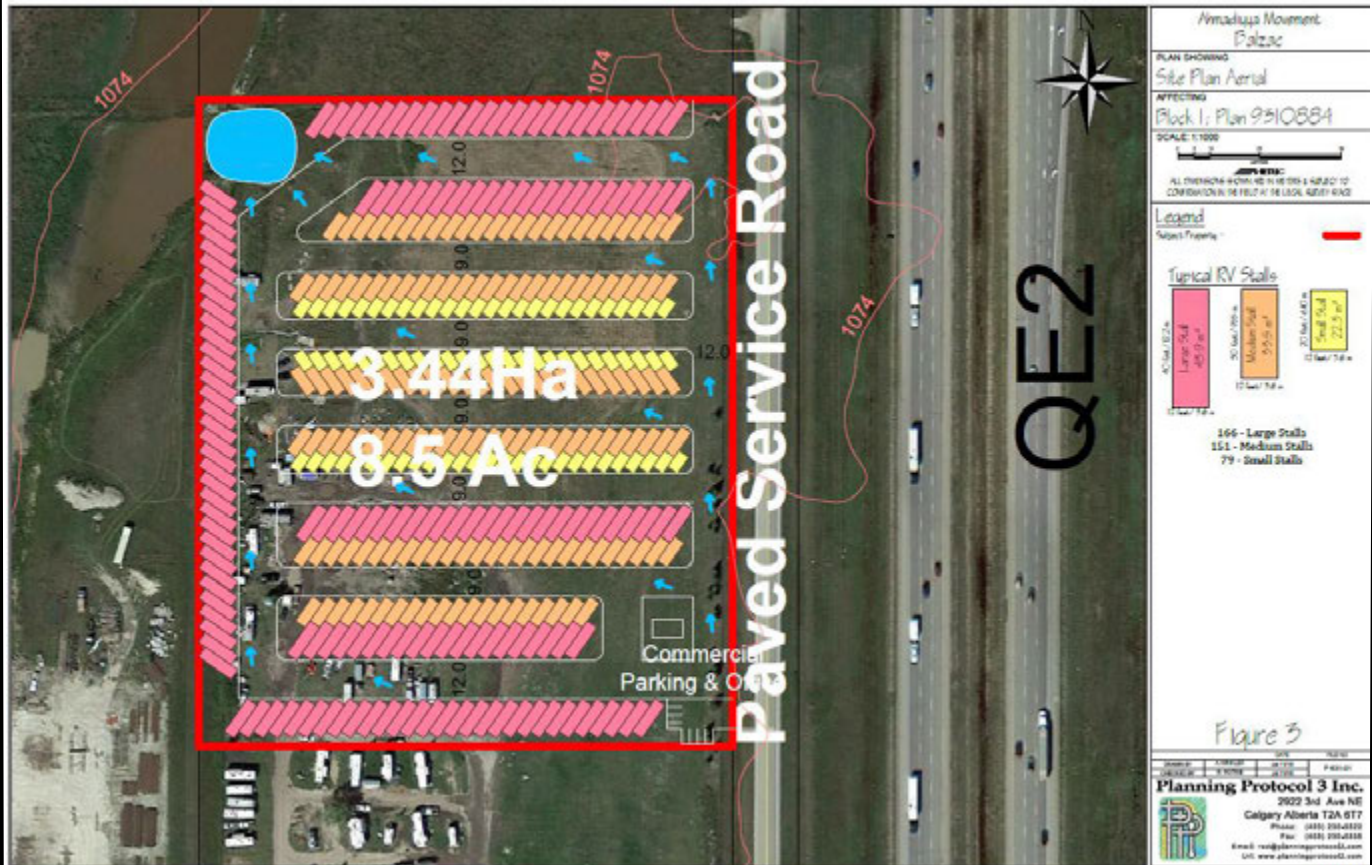
Division # 7

File: 06513017

AGENDA

Page 232 of 415





SITE LAYOUT AND PROPOSED STORMWATER MANAGEMENT

Block:1 Plan:9310884
NE-13-26-01-W05M

Date: March 28, 2018

Division # 7

File: 06513017

AGENDA

Page 233 of 415

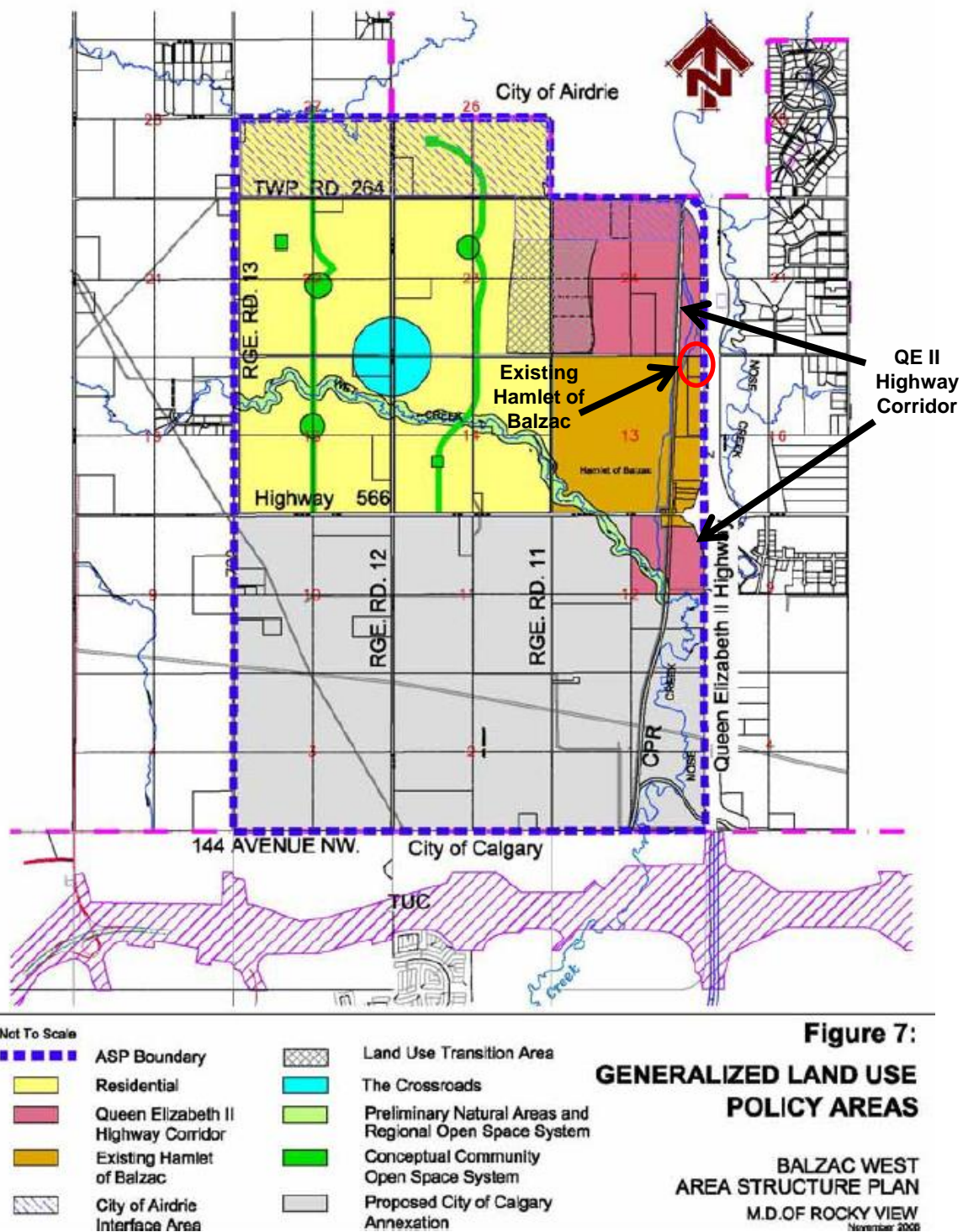
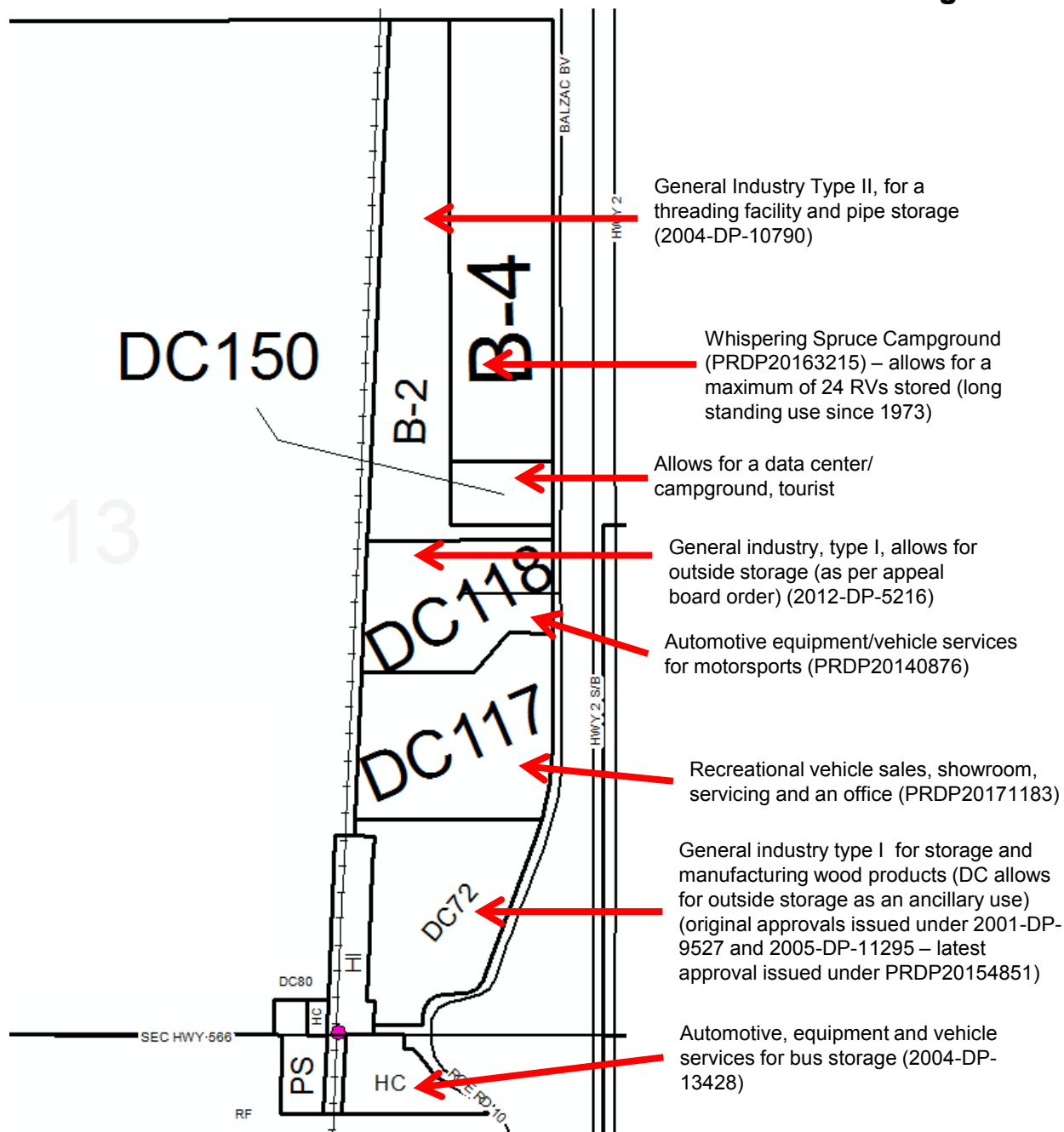


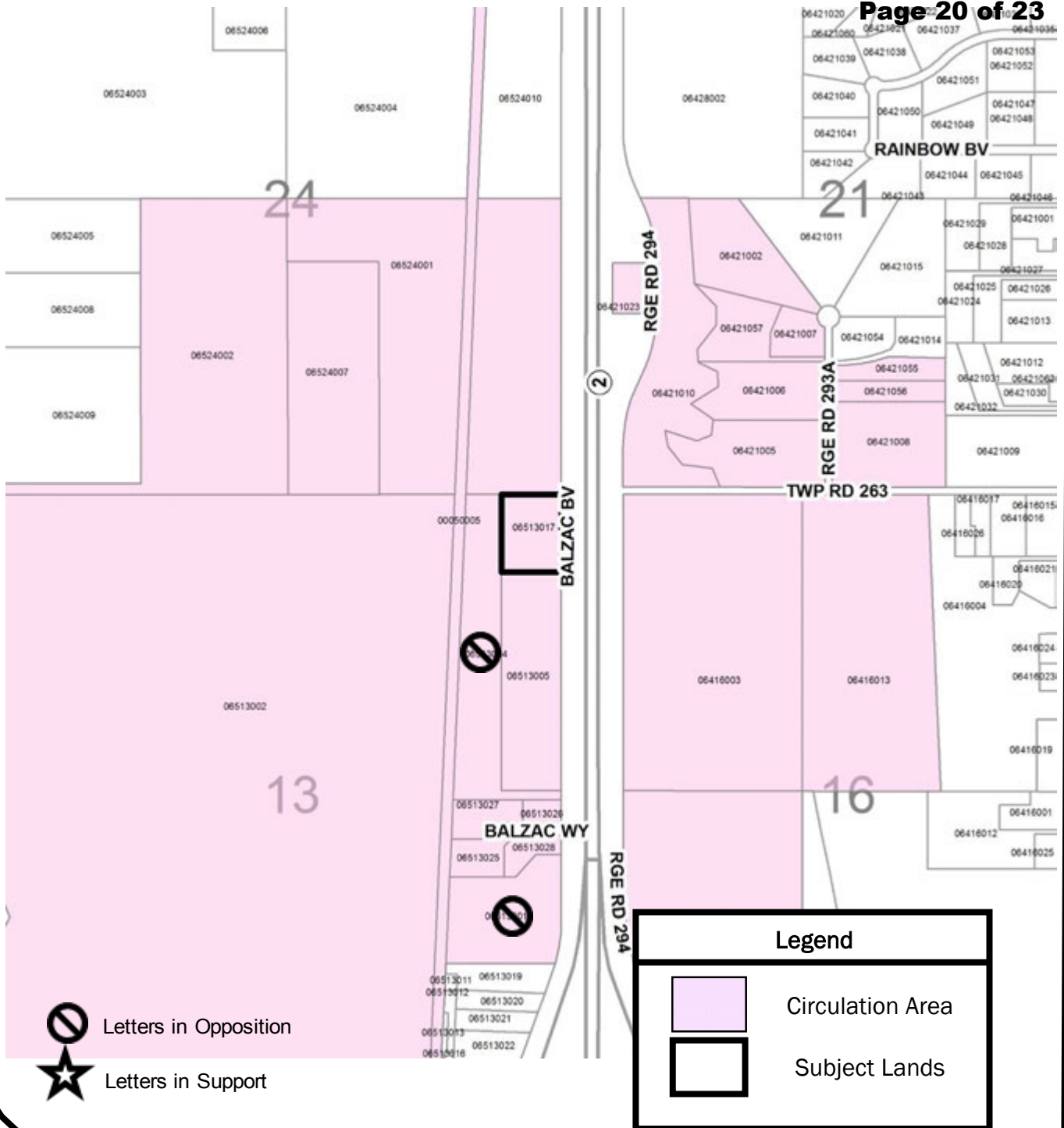
FIGURE 7 – BALZAC WEST ASP

Block:1 Plan:9310884
NE-13-26-01-W05M



SURROUNDING DEVELOPMENT CONTEXT

Block:1 Plan:9310884
NE-13-26-01-W05M



LANDOWNER CIRCULATION AREA

Block:1 Plan:9310884
NE-13-26-01-W05M

Date: March 28, 2018

Division # 7

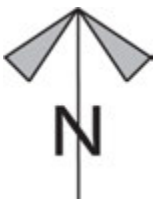
File: 06513017

AGENDA

Page 236 of 415



SITE VIDEO



**Block:1 Plan:9310884
NE-13-26-01-W05M**

Date: March 28, 2018

Division # 7

File: 06513017

AGENDA

Page 237 of 415

From: Darin
Sent: Wednesday, April 11, 2018 11:32 AM
To: Paul Simon
Subject: File# 06513017

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Paul Simon,

RE: File# 06513017
Application # PL20180028

Please note: 1066955 Alberta Ltd. Opposes this application as a direct conflict of business to Threadco Inc.

Thank you for concideration,
Darin Wakeham General Manager

Threadco Inc.

From: Bill Redmond
Sent: Friday, April 13, 2018 1:10 PM
To: Paul Simon
Subject: File # 06513017/ Application #PL20180028

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir;

We do not believe the propose redesignation of the subject lands nor the proposed use is consistent with Section 6.2 of the Balzac West, Area Structure Plan dated April 3, 2007. This section states, *"The purpose of the Queen Elizabeth II Highway Corridor is to provide for uses that value direct access and visual exposure to the Queen Elizabeth II Highway"*. We further agree with the intermunicipal interest in maintaining the visual quality of the Queen Elizabeth II Highway Corridor and do not believe a recreation vehicle storage facility supports this or is the best use of these lands.

Bill Redmond
President



Visit our website www.bucarsrv.com

For things we have to learn before we can do them, we learn by doing them- Aristotle(384 - 322B.C.)

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed



PLANNING SERVICES

TO: Council
DATE: September 25, 2018 **DIVISION:** 08
TIME: Afternoon Appointment
FILE: 06712114 **APPLICATION:** PL20180080
SUBJECT: Redesignation Item – Residential Two District to Residential One District

¹POLICY DIRECTION:

The application was evaluated against the Bearspaw Area Structure Plan and the Bearsnest Estates Concept Plan and was found to be in compliance:

- The lands are supported for Country Residential development, as per the Bearspaw ASP;
- The proposal meets the purpose and intent of the Bearsnest Estates Concept Plan for country residential development; and
- The proposal would be compatible with surrounding residential parcels, and would not impede development potential on adjacent lands.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Residential One District in order to facilitate a future boundary adjustment with the parcel to the north, to create a ± 1.36 hectare (± 3.36 acre) parcel and a ± 1.23 hectare (± 3.03 acre) remainder.

Both parcels currently contain existing dwellings with direct road access, serviced by water coop and private sewage treatment systems. This proposal would not create any additional parcels or dwellings.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: June 26, 2018
DATE DEEMED COMPLETE: June 26, 2018

PROPOSAL: To redesignate the subject land from Residential Two District to Residential One District, in order to facilitate a future boundary adjustment, to create a ± 1.36 hectare (± 3.36 acre) parcel and a ± 1.23 hectare (± 3.03 acre) remainder.

LEGAL DESCRIPTION: Lot 9, Block 1, Plan 1413465, within NE-12-26-03-W05M

GENERAL LOCATION: Located in the Bearspaw Community, west of Bearspaw Road and on south side of Township Road 262.

APPLICANT: Vista Geomatics Ltd.

OWNERS: Stephane Picard

EXISTING LAND USE DESIGNATION: Residential Two District

¹ **Administration Resources**
 Xin Deng, Planning Services
 Narmeen Haq, Engineering Services



PROPOSED LAND USE DESIGNATION: Residential One District

GROSS AREA: ± 1.78 hectares (± 4.40 acres)

SOILS (C.L.I. from A.R.C.): **Class 3C, 3** - The soil contains moderate limitations for crop production due to climate.

PUBLIC & AGENCY SUBMISSIONS:

No responses were received out of one hundred and twenty-three (123) landowner notifications. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

May 13, 2014 Council approved subdivision application 2013-RV-058 to adjust boundaries between three neighbouring parcels (06712114/115/116) in order to create a ± 0.94 hectare (± 2.33 acre) parcel, a ± 1.78 hectare (± 4.40 acre) parcel (the subject land), and a ± 3.10 hectare (± 7.64 acre) parcel.

December 10, 2013 Council approved redesignation application 2013-RV-057 to redesignate a portion of the land from Residential Two District to Residential One District in order to facilitate a boundary adjustment with the neighbouring parcels.

July 26, 2005 Council approved subdivision application 2005-RV-072 to create a ± 4 acre lot (original shape of the subject land), a ± 7 acre lot and a ± 8 acre remainder.

June 7, 2005 Council approved redesignation application 2005-RV-071 to redesignate the land from Residential Three District to Residential Two District in order to facilitate the creation of a ± 4 acre lot, a ± 7 acre lot and a ± 8 acre remainder. Council approved the application without requiring a Concept Plan.

May 30, 1995 Council approved Jewel Valley Subdivision (Bearsnest Estates Concept Plan), which covers NE 12 and a north portion of SE 12. Council also approved the associated redesignation application in order to facilitate the creation of thirty-three ± 4 acre residential parcels, one ± 16 acre Municipal Reserve parcel, one ± 18 acre balance parcel, one ± 26 acre balance parcel and a ± 28 acre agricultural balance parcel. The subject lands were included in this Concept Plan.

BACKGROUND:

The purpose of this application is to redesignate the subject lands to the same land use designation (Residential One) as the parcel to the north, to facilitate a boundary adjustment resulting in a ± 1.36 hectare (± 3.36 acre) parcel and a ± 1.23 hectare (± 3.03 acre) remainder. The result would still be two parcels, but of different sizes.

The subject land is located in an established community in the Bears paw area. The property contains one dwelling that is accessed by the existing approach along Township Road 262, and is serviced by piped water from Rocky View Water Co-op and a septic tank and field system. The west portion of the land would be consolidated with the neighbouring parcel to the north, which contains a dwelling serviced by existing water and wastewater services, and has direct access to Township Road 262.

The properties are located in a country residential community where Residential Two District and Residential One District are the primary land uses. The parcels within the subject quarter section range in size from ± 2.0 to ± 7.64 acres.



POLICY ANALYSIS:

The subject land falls within the Bearspaw Area Structure Plan and the Bearsnest Estates Concept Plan, and thus, the application was evaluated in accordance with those documents and with the Land Use Bylaw.

Bearspaw Area Structure Plan

Figures 3, 7, and 8 of the Bearspaw Area Structure Plan (ASP) show that the subject land is located in an area that is suitable for residential development, classified as Development Area Priority 3, and where a concept plan is required.

Policies 8.1.20 and 8.1.21 of the Bearspaw Area Structure Plan (ASP) state that the minimum parcel size within the country residential area should not be less than 4 acres; the municipality may consider redesignation and/or subdivision applications contemplating a parcel size of less than 4 acres in size provided these proposals are supported by a Concept Plan that is prepared and adopted. The subject lands are included within the Bearsnest Estates Concept Plan.

Bearsnest Estates Concept Plan

The Bearsnest Estates Concept Plan was adopted in 1995 in accordance with the requirements of the Bearspaw Area Structure Plan, to support multi-lot residential development at that time. The plan area is serviced by piped water from Rocky View Water Co-op. All of the parcels have direct access from internal subdivision roads. If these parcels are to be further subdivided in the future, new parcels could gain access from those internal subdivision roads. The subject land and adjacent parcels to the west and east were originally created from a 28.2 acre parcel that was designated Agricultural Balance District within the Bearsnest Estates Concept Plan. The original purpose was to retain the 28.2 acre parcel as agricultural land to protect high capability soils. However, after years of development, the Agricultural Balance Lands have been subdivided into six residential parcels without amendment to the existing concept plan. Further comprehensive development within these six parcels is limited. As the intent of this application is to facilitate a future boundary adjustment, not to create an additional parcel, amendment to the existing concept plan would not provide benefit or additional information for the development of the area.

The proposed land use is compatible with residential character of the area and therefore meets the intent of the Bearsnest Estates Concept Plan.

Land Use Bylaw:

The proposed new lots would meet the minimum requirements of the Residential One District (R-1) of the Land Use Bylaw.

CONCLUSION:

Administration evaluated this application based on the applicable policies. The subject land is located in an established community with an adopted concept plan. As the purpose of this application is to facilitate a future boundary adjustment, not create an additional parcel, amendment to the existing concept plan would not provide much benefit to the area. The proposal is compatible with adjacent residential use and meets the intent of the existing policy.



OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7811-2018 be given first reading.
 Motion #2 THAT Bylaw C-7811-2018 be given second reading.
 Motion #3 THAT Bylaw C-7811-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7811-2018 be given third and final reading.
- Option #2: THAT application PL20180080 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

XD/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7811-2018 and Schedule A
APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|--|---|
| <i>School Authority</i> | |
| Rocky View Schools | No response. |
| Calgary Catholic School District | No response. |
| Public Francophone Education | No response. |
| Catholic Francophone Education | No response. |
| <i>Province of Alberta</i> | |
| Alberta Environment | Not required for circulation. |
| Alberta Transportation | Not required for circulation. |
| Alberta Sustainable Development (Public Lands) | Not required for circulation. |
| Alberta Culture and Community Spirit (Historical Resources) | Not required for circulation. |
| Alberta Energy Regulator | No response. |
| Alberta Health Services | At this time we do not have any concerns with the information as provided |
| <i>Public Utility</i> | |
| ATCO Gas | No objection. |
| ATCO Pipelines | <p>The Engineering Department of ATCO Pipelines (a division of ACTO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface words within 30 meters require prior written approval from ATCO Pipelines before commencing any work. 3. Road crossing are subject to engineering review and approval 4. Parking and/storage is not permitted on ATCO Pipelines pipelines and/or rights of way. 5. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipelines to any building. 6. Any changes to grading that alter drainage affecting ATCO Pipelines right of way or facilities must be adequate to allow |

| AGENCY | COMMENTS |
|---|---|
| | for ongoing access and maintenance activities. 7. Any revision or amendments to the proposed plans must be re-circulated to ATCO Pipelines for further review. |
| AltaLink Management | No response. |
| FortisAlberta | We have reviewed the plan and determined that no easement is required by FortisAlberta. |
| Telus Communications | No response. |
| TransAlta Utilities Ltd. | No response. |
| <i>Other External Agencies</i> | |
| EnCana Corporation | No response. |
| <i>Rocky View County Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldmen | No Agricultural Concerns. |
| Bearspaw – Glendale Recreation Board | No comments or concerns. |
| <i>Internal Departments</i> | |
| Municipal Lands | This location has not been identified for future Municipal Reserve acquisition to support public park, open space, or development of an active transportation network inclusive of pathway or trail development. The Municipal Lands office recommends taking cash in lieu for all reserves owing affecting this application. |
| Development Authority | No response. |
| Enforcement & Compliance | No concerns. |
| GeoGraphics | No response. |
| Building Services | No response. |
| Fire Services | No comments at this time. |
| Infrastructure and Operations - Engineering Services | General: <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. The comments provided herein pertain to both the land use application and future subdivision application |

| AGENCY | COMMENTS |
|--------|---|
| | <ul style="list-style-type: none"> The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw, based on the County's discretion or requirement. <p>Geotechnical:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> ES has no requirements at this time. There is an existing approach to the parcels from Township Road 262, through a panhandle. There is no dedicated approach for the landlocked, proposed parcel. However, because the proposed parcel will be consolidated as a part of Roll No. 06712117, Lot 9, Block 1, Plan 121476, access will be provided through its existing approach from Township Road 262. Transportation Offsite Levy (TOL) has been paid for the proposed parcel and 0.13 hectare (0.31 acres) of the remainder in 2007 under 2006-RV-330. As a condition of future subdivision, the applicant will be required to provide payment of the TOL in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the remaining total gross acreage of the remainder parcel. Per the current TOL Bylaw C-7356-2014, the Base Levy Rate of \$4,595 per gross acre applies for the unpaid 1.11 hectares (2.74 acres) of the remainder. <ul style="list-style-type: none"> Estimated TOL: \$4,595.00 x 2.74 acres = \$12,590.30 <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> ES has no requirements at this time. The Applicant has submitted a plan, complete with all the separation distances from the existing septic field on the remainder. The applicant has also confirmed that the two septic tanks are in good operational order. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> ES has no requirements at this time. The Applicant indicates that the remainder is serviced through a piped service. The applicant submitted Rocky View Water Co-op Ltd. utility bill, confirming servicing. <p>Stormwater Management:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> ES has no requirements at this time. |



| AGENCY | COMMENTS |
|---|--------------|
| Infrastructure and Operations – Road Maintenance | No issues. |
| Infrastructure and Operations - Capital Delivery | No concerns. |
| Infrastructure and Operations – Utility Services | No concerns. |
| Infrastructure and Operations – Road Operations | No concerns. |
| Solid Waste and Recycling | No response. |

Circulation Period: July 05 – July 26, 2018



BYLAW C-7811-2018

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97, being the Land Use Bylaw

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7811-2018.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.67 and No. 67-SE of Bylaw C-4841-97 be amended by redesignating Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M, from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M, is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7811-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 08
File: 06712114 / PL20180080

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

Reeve

CAO or Designate

Date Bylaw Signed

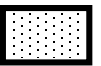
BYLAW: C-7811-2018



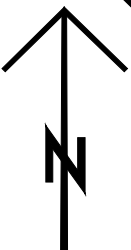
± 1.78 ha
(± 4.40 ac)

AMENDMENT

FROM Residential Two District TO Residential One District



Subject Land _____



LEGAL DESCRIPTION: Lot 9, Block 1, Plan 1413465 within
NE 12-26-03-W05M

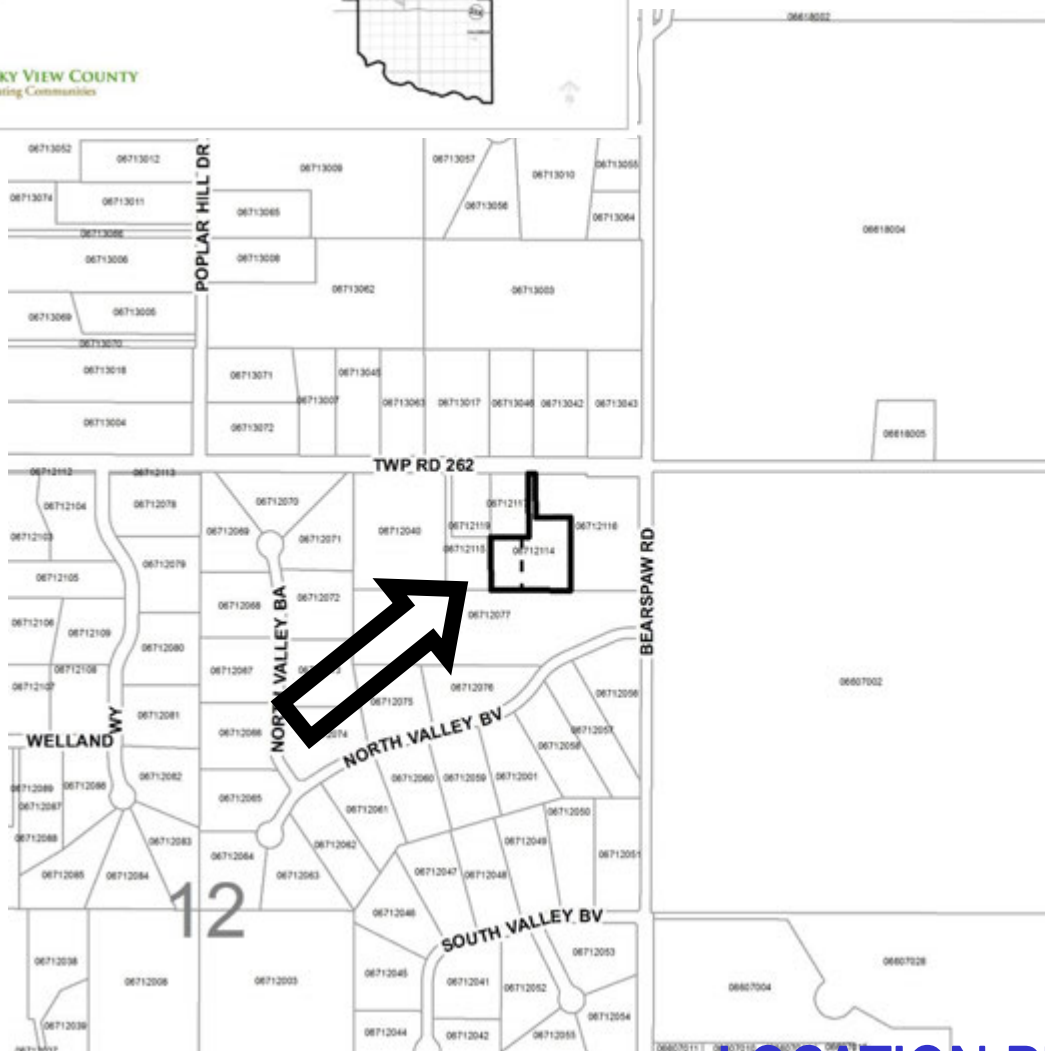
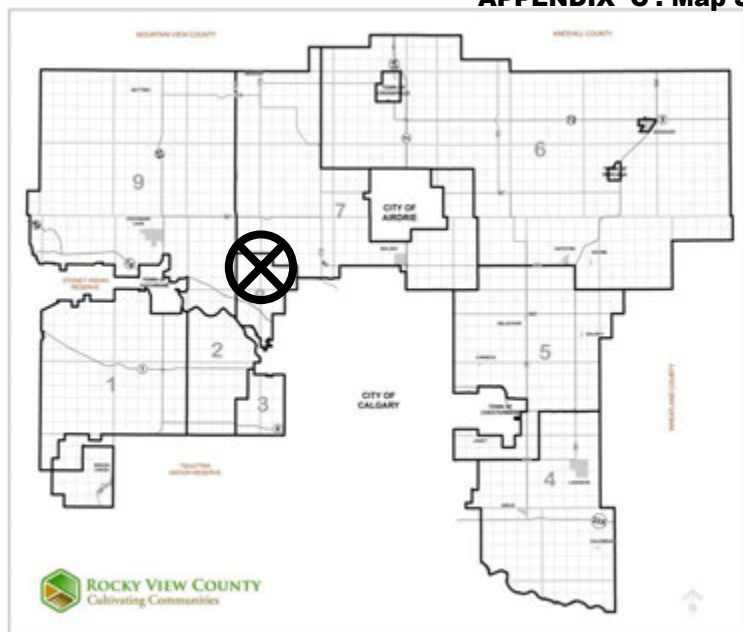
FILE: PL20180080 – 06712114

DIVISION: 8



ROCKY VIEW COUNTY
Cultivating Communities

AGENDA
Page 249 of 415

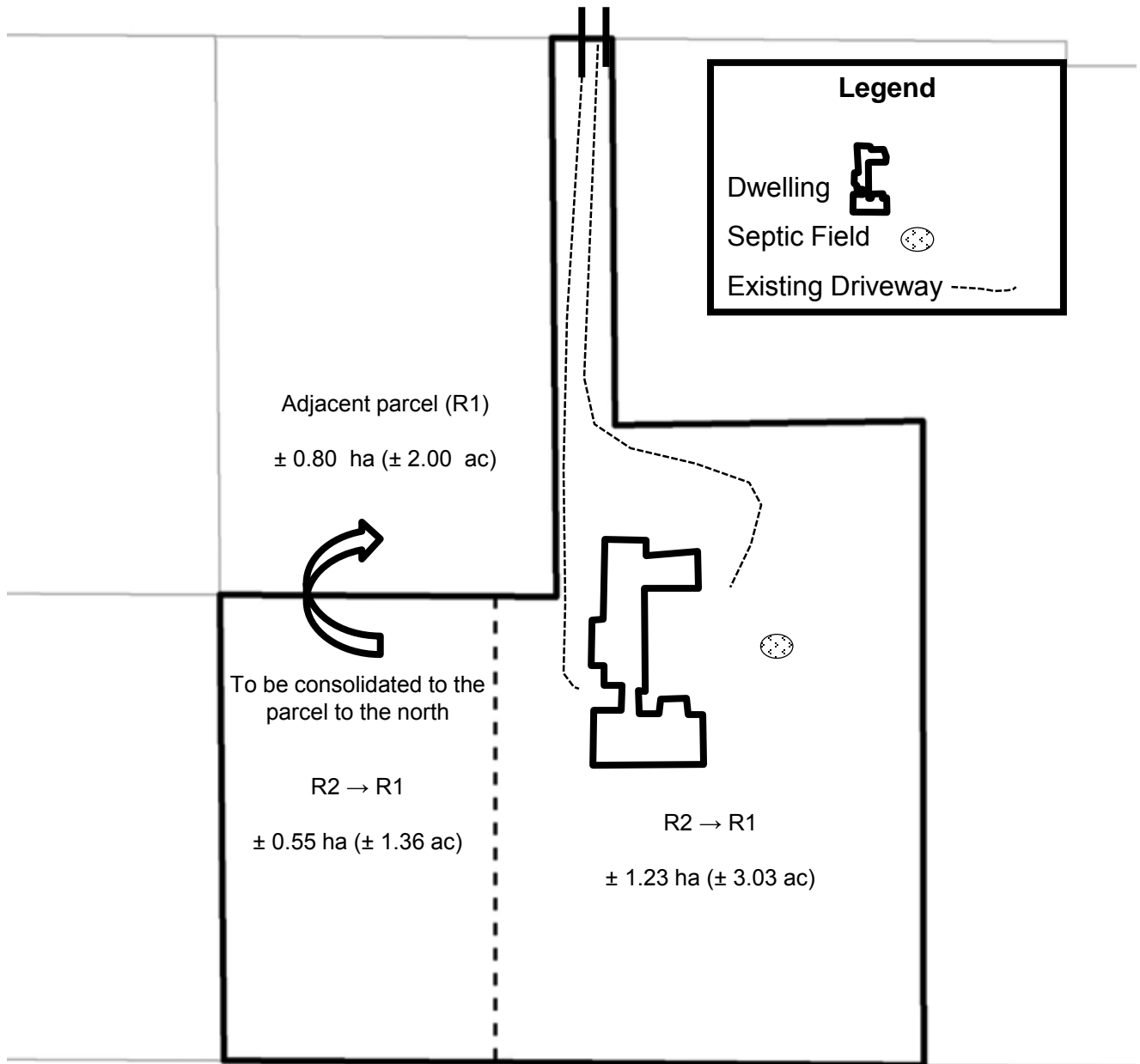


LOCATION PLAN



Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M

Proposal: To redesignate the subject land from Residential Two District to Residential One District in order to facilitate a future boundary adjustment, to create a ± 1.36 hectare (± 3.36 acre) parcel and a ± 1.23 hectare (± 3.03 acre) remainder.



DEVELOPMENT PROPOSAL



Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M



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

AIR PHOTO

Spring 2016



Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M

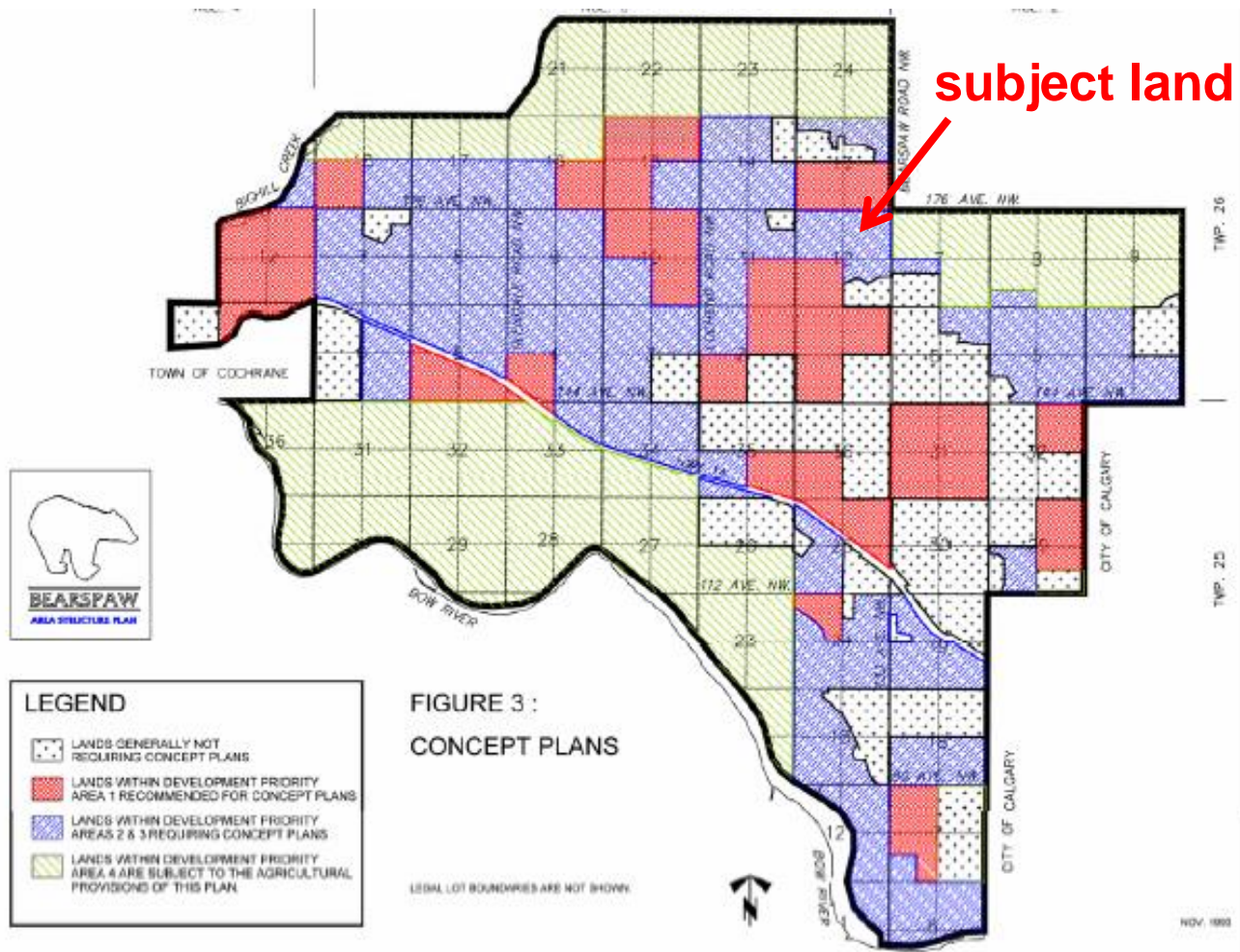
Date: July 4, 2018

Division # 8

File: PL20180080 - 06712114

AGENDA

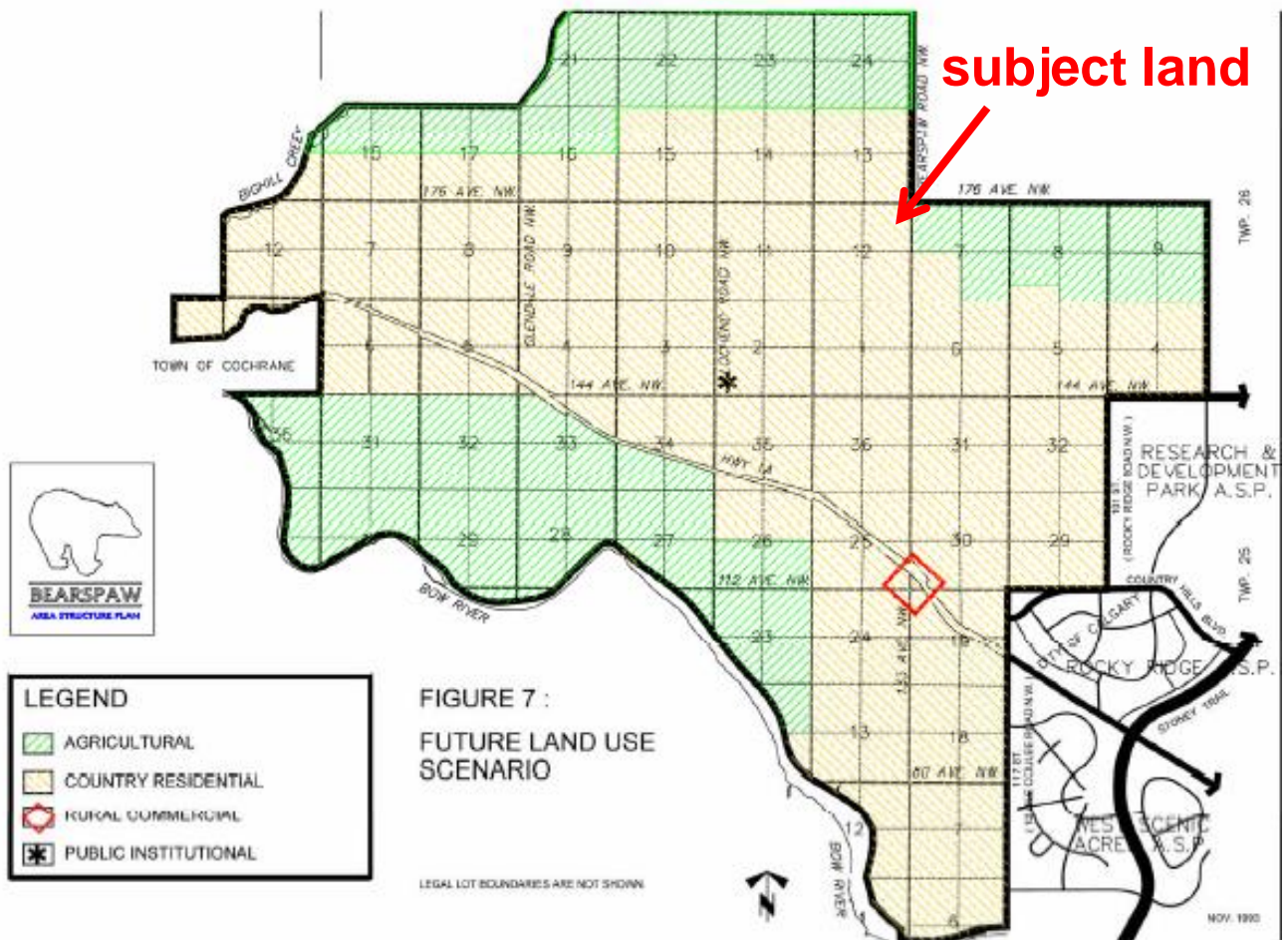
Page 252 of 415



Bearspaw Area Structure Plan

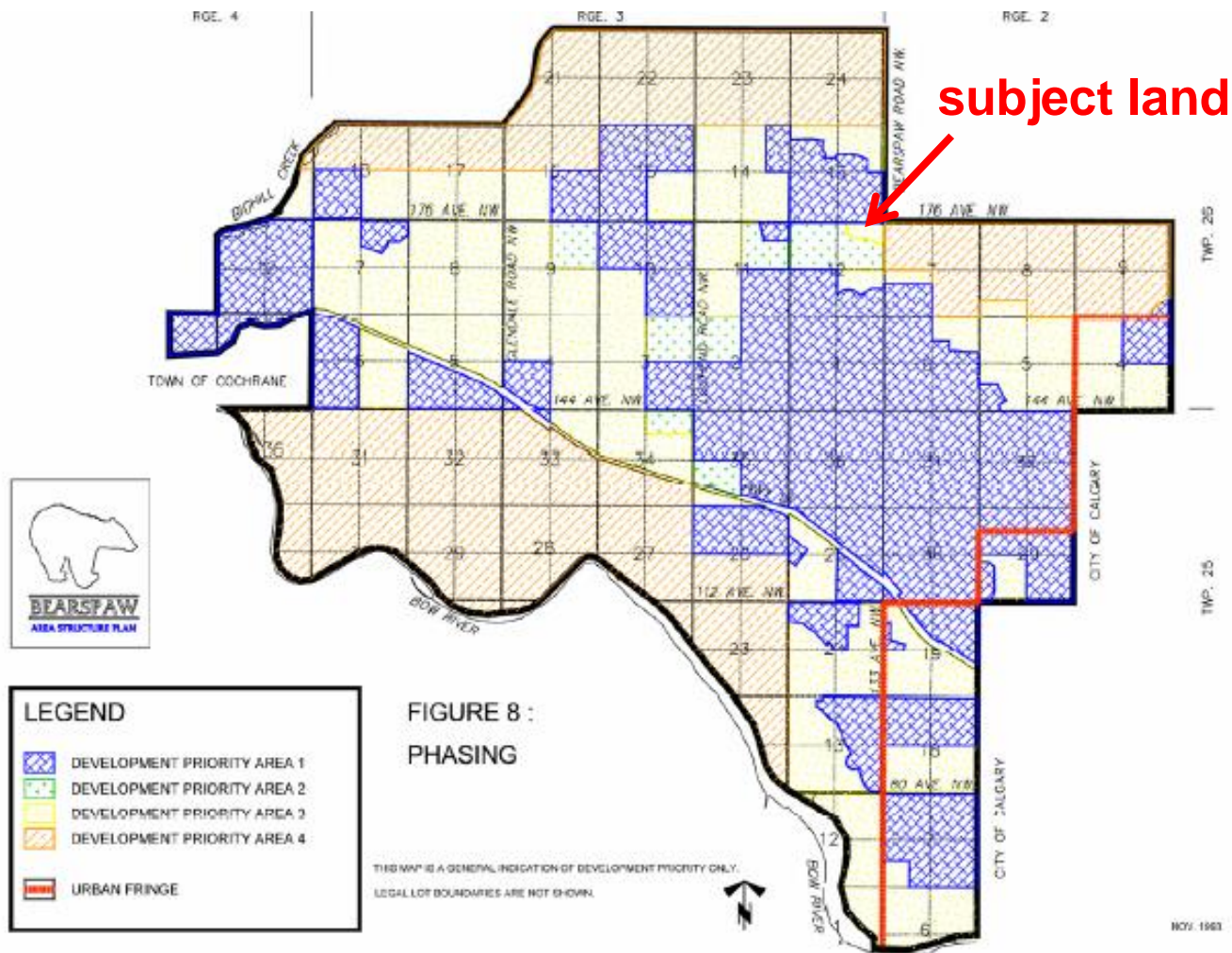
(Bylaw C-4129-93, adopted in 1994)

Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M



Bearspaw Area Structure Plan (Bylaw C-4129-93, adopted in 1994)

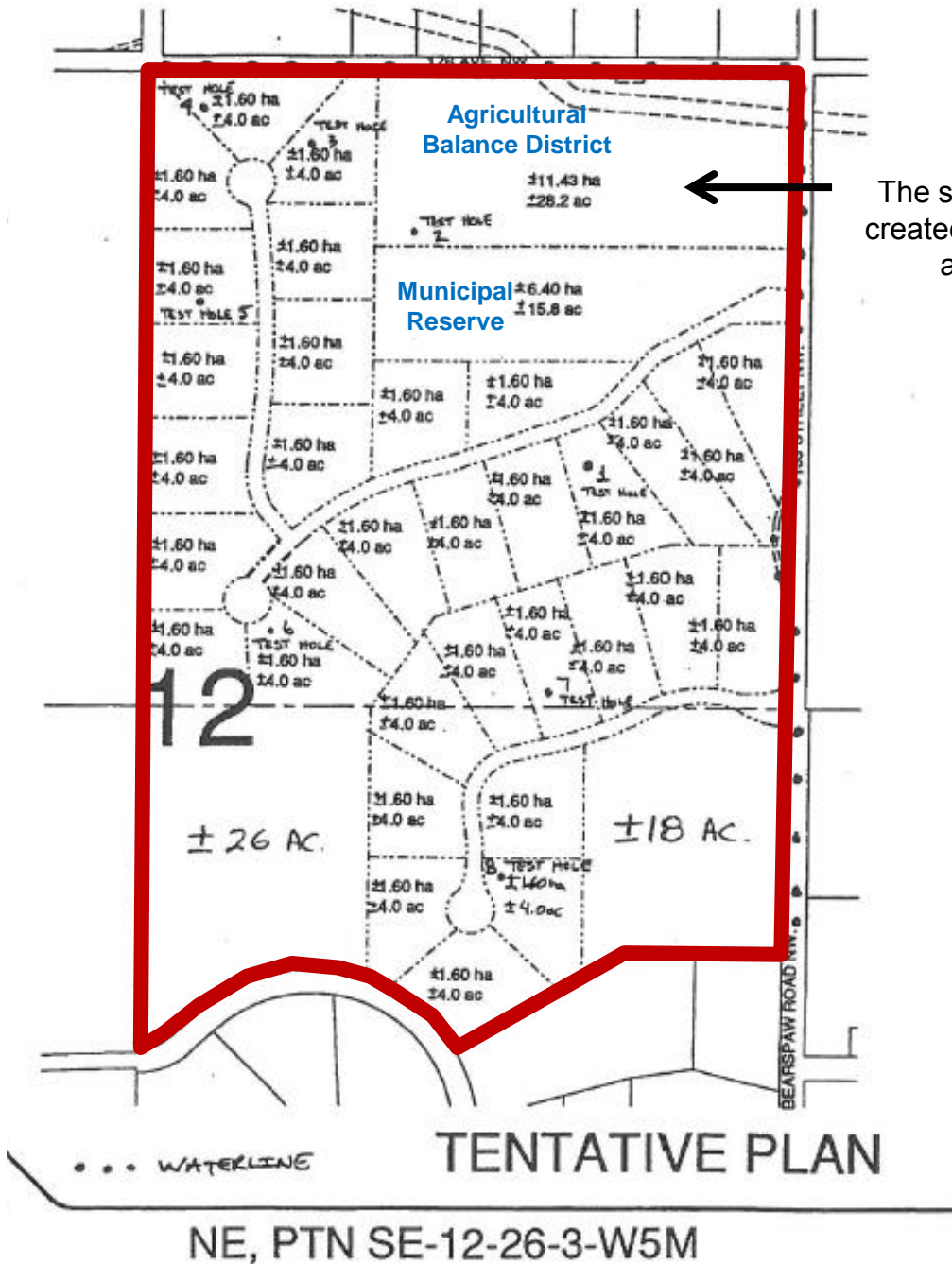
Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M



Bearspaw Area Structure Plan

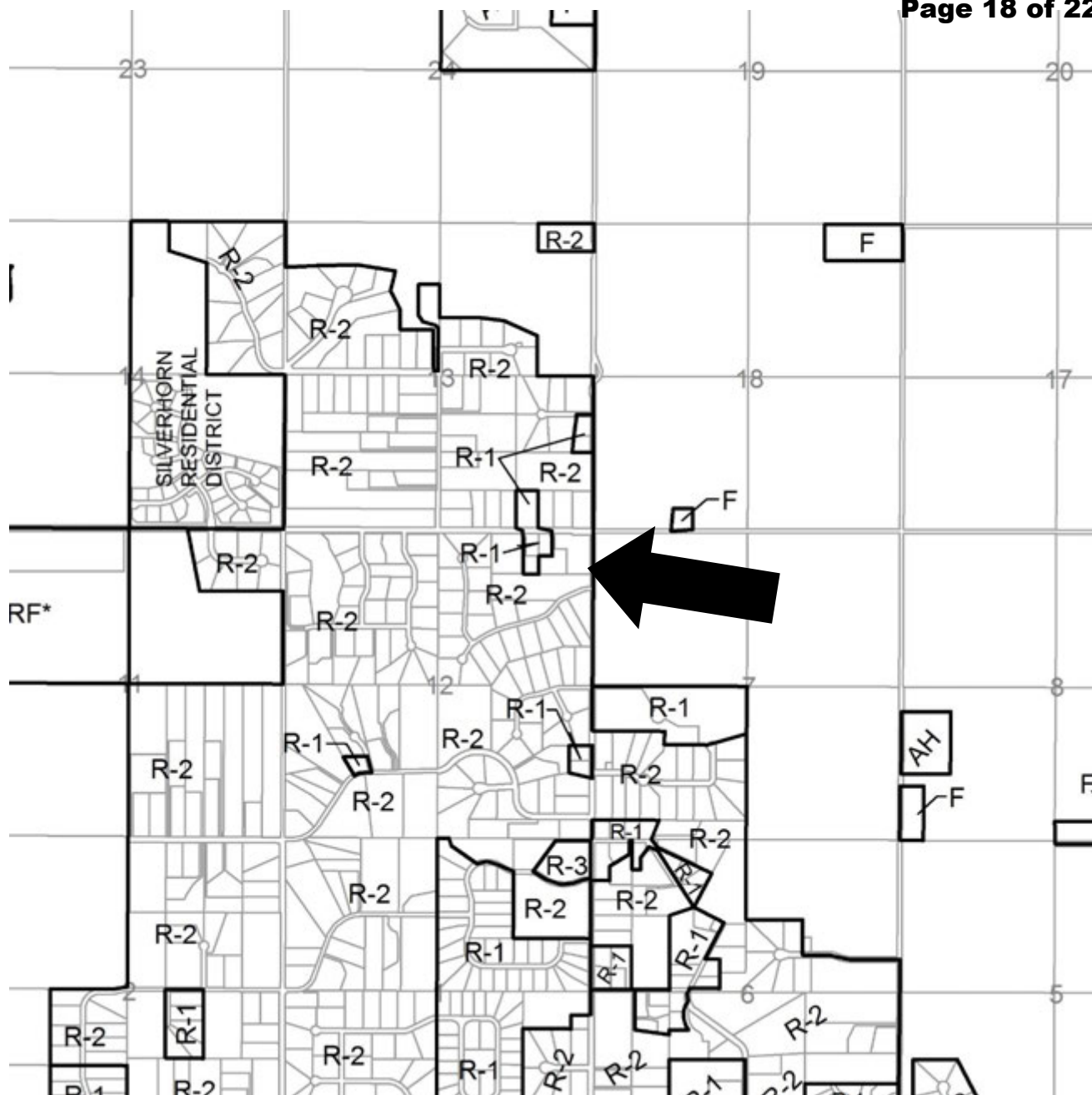
(Bylaw C-4129-93, adopted in 1994)

Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M



Bearsnest Estates Concept Plan (adopted in 1995)

Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M



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

LAND USE MAP

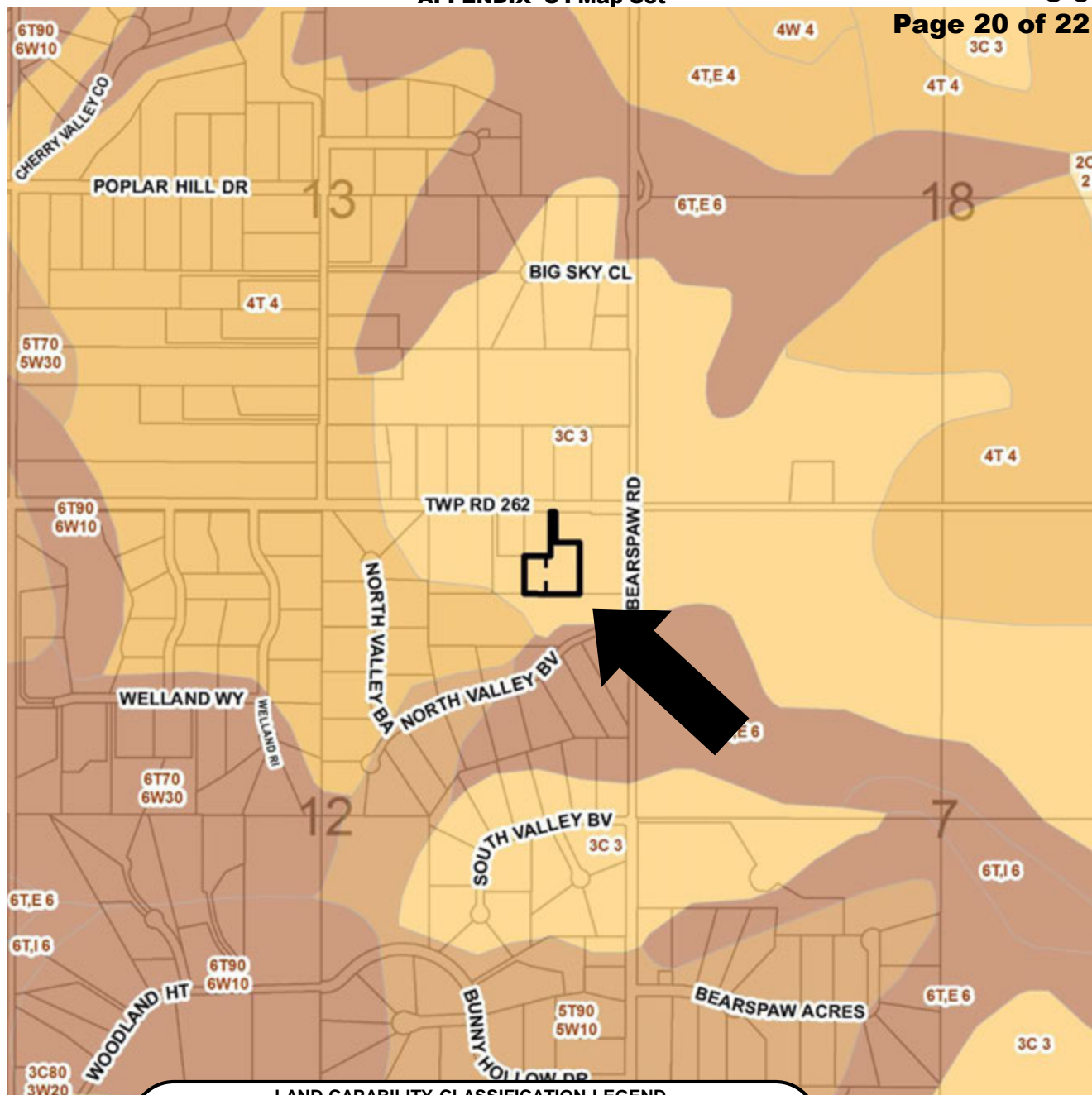
Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M



Contour Interval 2 M



AGENDA



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

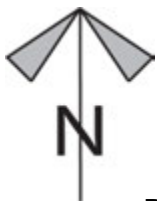
CLI Class

- 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 9, Block 1, Plan 1413465, NE-12-26-03-W05M

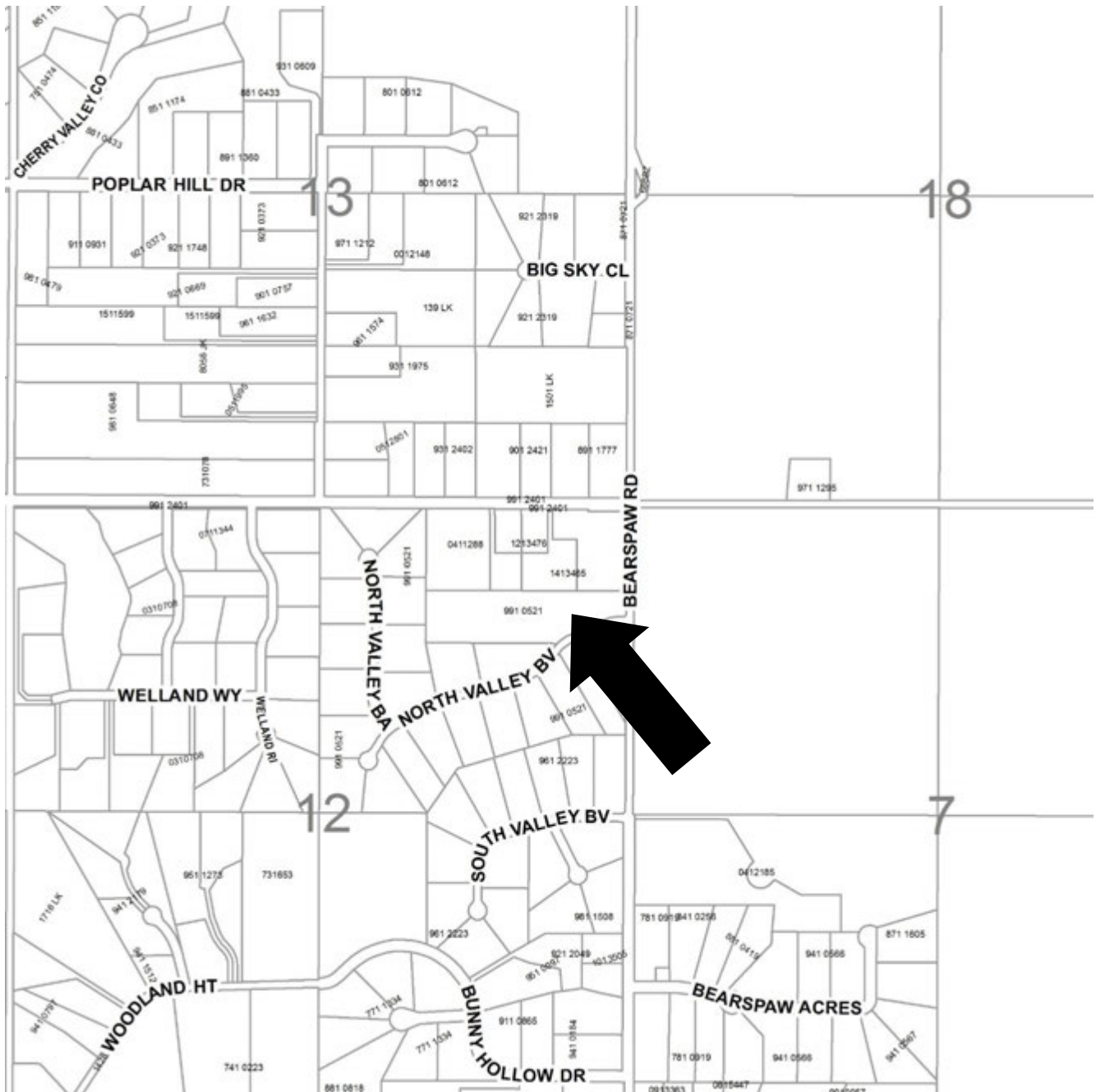
Date: July 4, 2018

Division # 8

File: PL20180080 - 06712114

AGENDA

Page 259 of 415

**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 9, Block 1, Plan 1413465, NE-12-26-03-W05M

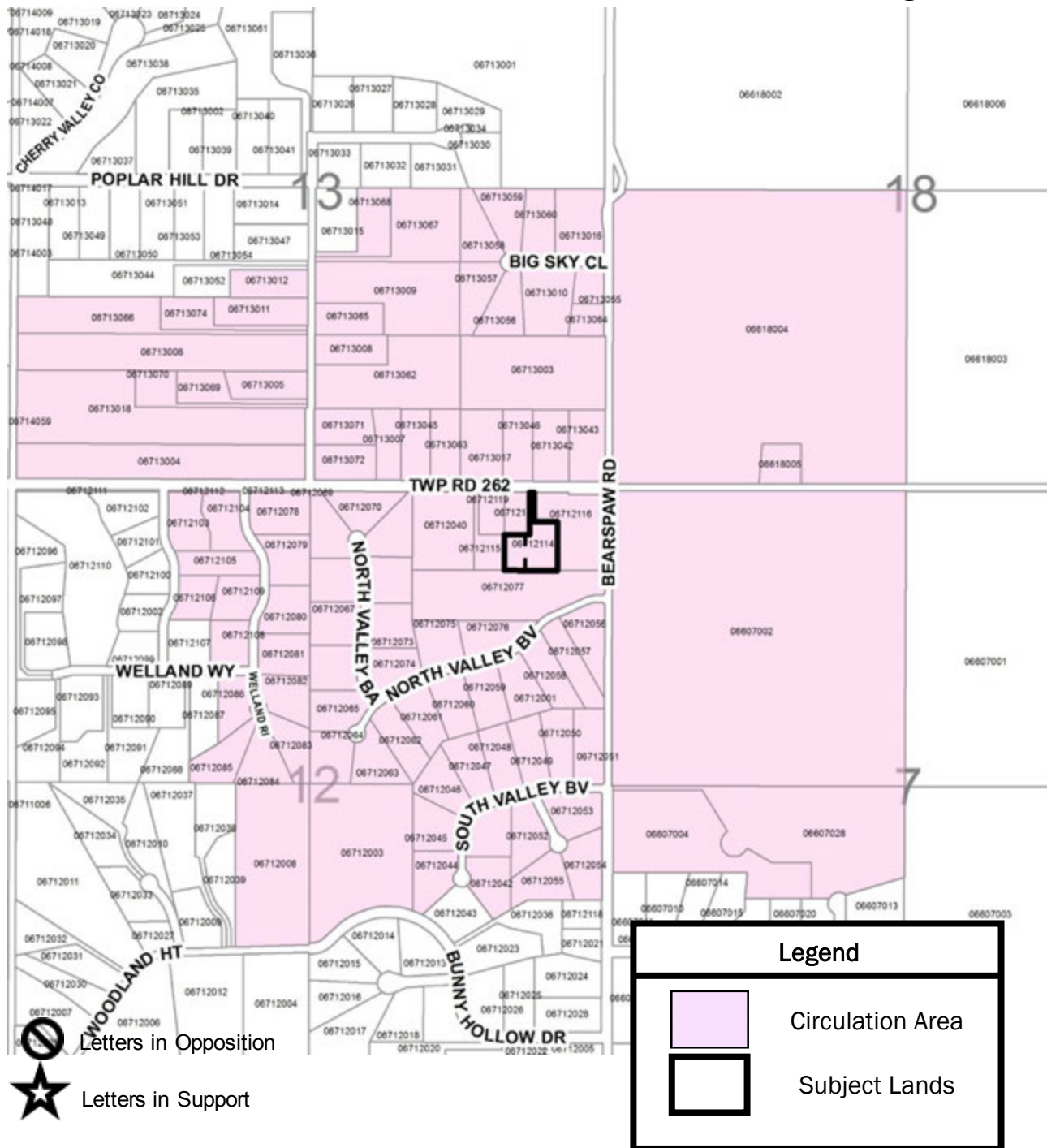
Date: July 4, 2018

Division # 8

File: PL20180080 - 06712114

AGENDA

Page 260 of 415



LANDOWNER CIRCULATION AREA

Lot 9, Block 1, Plan 1413465, NE-12-26-03-W05M

PLANNING SERVICES

| | | |
|-----------------|---|--------------------------------|
| TO: | Council | |
| DATE: | September 25, 2018 | DIVISION: 2 |
| TIME: | Afternoon Appointment | |
| FILE: | 04726013 | APPLICATION: PL20170121 |
| SUBJECT: | Redesignation Item – Residential Two District to Residential One District | |

¹POLICY DIRECTION:

The proposal was evaluated against the residential policies found within the Central Springbank Area Structure Plan (CSASP) and was found to be in compliance.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Residential Two District to Residential One District, in order to facilitate the future creation of a ≥ 0.80 hectare (≥ 1.98 acre) parcel (Lot 1) with a ± 6.86 hectare (± 16.95 acre) remainder (Lot 2).

The lands are developed with a dwelling and a number of accessory buildings, the majority of which are located within the boundary of proposed Lot 2. The dwelling is serviced by means of a water well and a Private Sewage Treatment System. Lot 1 is currently undeveloped and is proposed to be serviced in a similar fashion at the time of future development. Access to the site is provided by an approach to Panorama Ridge that services Lot 2; a new approach would be required to access Lot 1.

Administration determined that the application meets policy.

| | |
|-----------------------------------|------------------|
| DATE APPLICATION RECEIVED: | February 2, 2018 |
| DATE DEEMED COMPLETE: | February 2, 2018 |

| | |
|---------------------------------------|---|
| PROPOSAL: | To redesignate a portion of the subject lands from Residential Two District to Residential One District in order to facilitate the future creation of a ≥ 0.80 hectare (≥ 1.98 acre) parcel with a ± 6.86 hectare (± 16.95 acre) remainder. |
| LEGAL DESCRIPTION: | Block 6, Plan 7611043, SW-26-24-3-W5M |
| GENERAL LOCATION: | Located approximately 5.6 km (3.5 miles) west of the city of Calgary, 0.4 km (0.25 mile) north of Springbank Road, and 0.4 km (0.25 mile) east of Range Road 32. |
| APPLICANT: | Justin Burwash |
| OWNERS: | Wayne A. Burwash |
| EXISTING LAND USE DESIGNATION: | Residential Two District |
| PROPOSED LAND USE DESIGNATION: | Residential One District |
| GROSS AREA: | ± 7.66 hectares (± 18.93 acres) |

¹ **Administration Resources**
Stefan Kunz, Planning Services
Narmeen Haq, Engineering Services



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

Class 2, C, D - Slight limitations to cereal crop production due adverse climate and low permeability/undesirable structure.

Class 3, T - Moderate limitations to cereal crop production due to adverse topography (steep and/or long uniform slopes).

Class 5, N, W - Very severe limitations to cereal crop production due to high salinity and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 79 adjacent landowners. No responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

1976 Plan 7611043 is registered, resulting in the creation of the subject lands, as well as the 7.54 hectare (18.64 acre) parcel immediately to the north.

BACKGROUND:

The purpose of the application is to redesignate a portion of the subject lands from Residential Two District to Residential One District in order to facilitate the future creation of a ≥ 0.80 hectare (≥ 1.98 acre) parcel (Lot 1) with a ± 6.86 hectare (± 16.95 acre) remainder (Lot 2).

The subject lands are located within the community of Springbank, 400 metres (0.25 mile) north of Springbank Road, 400 metres (0.25 mile) east of Range Road 32, and on the west side of Panorama Ridge. This is an area of the County that primarily consists of country residential development, but features a mix of land uses. Residential development in the immediate vicinity of the lands is primarily Residential Two District; however, Residential One District parcels are located immediately to the north along Panorama Bay. Public Service uses are found in the area, with Springbank Park for All Seasons and Springbank Community High School located approximately 1,500 metres to the east. Agricultural uses are prominent in the area, as a number of large holdings Ranch and Farm District parcels are located to the north.

The lands are developed with a dwelling and a number of accessory buildings, the majority of which are located within the boundary of proposed Lot 2. Lot 2 contains a detached garage, a barn, and seven horse shelters. The dwelling is serviced by means of a water well and a Private Sewage Treatment System; the Applicant confirmed that this infrastructure is in working condition, and no upgrades are required. Access to the site is provided by an approach to Panorama Ridge. The approach is in good condition, and no upgrades are required. There is currently no access to Lot 1, so a new approach via Panorama Ridge would be required through the conditions of future subdivision.

Lot 1 contains one horse shelter, but is otherwise undeveloped. At the future development stage, servicing to the new lot is proposed to be provided in a similar fashion to Lot 2. The Applicant submitted a Groundwater Supply Evaluation for a well that is located within Lot 1. The report confirms the availability of water supply for the new dwelling. At the future subdivision stage, a Private Sewage Treatment System Assessment would be required in order to address the suitability of the site to manage wastewater generated by the new dwelling.

The topography of the land does not pose significant concerns with regard to developability. Lot 1 is flat and does not contain any watercourses, drainage channels, or waterbodies. Lot 2 is already developed, and no new structures are proposed. There is an intermittent drainage channel running north-south



through the centre of the lands, to the west of the developed area on Lot 2. While this does not pose any concern with regard to this particular application, it may restrict future development potential of the remainder lot.

POLICY ANALYSIS:

The subject lands are located within the policy area of the Central Springbank Area Structure Plan (CSASP), and as such, the application was evaluated in accordance with the policies contained within that document. The Land Use Bylaw was also assessed for appropriate uses within the proposed land use district.

Central Springbank Area Structure Plan

The General Residential Development Policies of the plan are considered under Section 2.9.2. Sub-sections c) and d) outline the general requirement for conceptual schemes within the plan area:

- c) In order to provide a holistic, efficient, and thorough approach to community development in Central Springbank, Conceptual Schemes will be required to guide future residential development.*
- d) Conceptual Schemes for areas within the Conceptual Scheme boundaries identified in Maps 11 and 12 must be prepared in accordance with the policies of this Plan, be adopted by Bylaw, and be appended to the Plan.*

Map 11 of the CSASP indicates that the subject lands are identified as Infill Residential lands and were therefore considered under Section 2.9.3:

- a) Lands identified on Map 11 will not be eligible for further subdivision unless a Conceptual Scheme is prepared in accordance with the provisions of this plan, is approved by the Municipality, and is appended to the Central Springbank Area Structure Plan.*

However, the General Residential Development Policies of the plan under Section 2.9.2 do allow for the redesignation of the lands. Specifically, Section 2.9.2.f states that a conceptual scheme is not required when all of the following requirements are met:

- Direct road access is available.
- One (1) lot is being created.
- The proposed lot is 0.8 hectares (2 acres) or greater in size.
- The creation of the new lot will not adversely affect or impede future subdivision of the balance lands.

In this case, all of the items presented in this requirement are met by the proposal. As such, the application meets the intent of the CSASP.

Land Use Bylaw

The application proposes the redesignation of a 1.98 acre portion of the subject lands from Residential Two District to Residential One District. As the minimum parcel size for the Residential One District is ≥ 0.80 hectare (≥ 1.98 acre), it is possible to accommodate the creation of the new parcel in this location. The primary purpose of the Residential One land use district is to accommodate residential development.

CONCLUSION:

This Land Use Amendment proposes the redesignation of a portion of a Residential Two District parcel to Residential One District in order to allow for the future subdivision of a ≥ 0.80 hectare (≥ 1.98 acre) parcel with a ± 6.86 hectare (± 16.95 acre) remainder. The proposal was evaluated in accordance with the Statutory Policy found within the Central Springbank Area Structure Plan, and Administration determined that it is in accordance with the policies contained therein.



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7793-2018 be given first reading.
 Motion #2 THAT Bylaw C-7793-2018 be given second reading.
 Motion #3 THAT Bylaw C-7793-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7793-2018 be given third and final reading.
- Option # 2: THAT application PL20170121 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-7793-2018 and Schedule A
APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

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

| AGENCY | COMMENTS |
|---|--|
| <i>Other External Agencies</i> | |
| EnCana Corporation | No comment. |
| City of Calgary | No comments. |
| <i>Rocky View County – Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldmen | No agricultural concerns. |
| Rocky View West Recreation Board | No issues and concerns and will provide comments regarding reserves at Subdivision stage. |
| <i>Internal Departments</i> | |
| Municipal Lands | The Municipal Lands Office has no concerns at this time; however, comments pertaining to reserve dedication will be provided at any future subdivision stage. |
| Development Authority | No comment. |
| GeoGraphics | No comment. |
| Building Services | No comment. |
| Enforcement Services | No concerns. |
| Emergency Services | No concerns. |
| Infrastructure and Operations – Engineering Services | <p>Geotechnical:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> ES has no requirements at this time. The proposed parcel currently does not have an approach. For future Subdivision and/or Development Permit (DP), the Applicant will need to construct a paved approach from Panorama Bay, 45 m away from the local intersection, to provide access for to proposed parcel. As a condition for future Subdivision or Development Permit (DP), the proposed parcel is subjected to Transportation Off-Site Levy (TOL) for 1.98 acres at \$4,595 per gross acre. The proposed parcel is also subjected to a Special Area 4 Levy of \$11,380 per gross acre. TOL is deferred until future Subdivision or DP stage. <ul style="list-style-type: none"> Estimated TOL: 1.98 acres x \$4,595.00 + 1.98 acres x |

| AGENCY | COMMENTS |
|---------------------------------|--|
| Infrastructure and Operations - | <p>\$11,380 = \$31,630.50</p> |
| | <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • The parcel uses existing septic field PSTS for sanitary/wastewater management. • At future Subdivision application stage, the applicant will be required to submit a Level 1 Variation Assessment for the existing PSTS system. • At future subdivision, the Applicant is to detail the proposed wastewater sewage system for the proposed parcel, per RVC Policy 449. |
| | <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The existing parcel is serviced by a groundwater well on the property. The Applicant submitted a Groundwater Supply Evaluation, completed by Groundwater Information Technologies Ltd. (dated December 08, 2017): <ul style="list-style-type: none"> ○ It was noted that a new well was installed in the proposed parcel. A pump test was conducted at 5 IGPM for a 24 hour period, with a recovery time 22.5 hours. It was also noted that the 20-year safe yield of 43 m³/day was calculated, which allows for safely using greater than 1,250 m³/year with any adverse impact to the existing users. |
| | <p>Stormwater Management:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • The Applicant has submitted a site-specific storm water drainage memo (revised), completed by Osprey Engineering Inc. on February 22, 2018. The report concludes that the proposed development will not impact the rate or volume of discharge of runoff from the parcel and is consistent with the Springbank MDP. It further states that it will have minimal impact on water quality by ensuring appropriate vegetation and setbacks per the RVC Land Use Bylaw are maintained. <ul style="list-style-type: none"> ○ The report concludes that the both the proposed parcel and the remainder will have less than 10% imperviousness at both predevelopment and post-development stages. ○ Recommendations for future development has been provided and it is the Applicant's responsibility to implement the recommendations |
| | <p>Environmental:</p> <ul style="list-style-type: none"> • ES have no requirements at this time. |
| Infrastructure and Operations - | No concerns. |



| AGENCY | COMMENTS |
|--|--|
| Maintenance | |
| Infrastructure and Operations - Capital Delivery | No concerns. |
| Infrastructure and Operations - Operations | Applicant to confirm how he intends to access the 2 acre lot. Approach application may be required. |
| Infrastructure and Operations – Utility Services | No concerns. |
| Circulation Period: February 14, 2018 – March 19, 2018 | |



BYLAW C-7793-2018

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7793-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 47 & 47-NE of Bylaw C-4841-97 be amended by redesignating a portion of Block 6, Plan 7611043, SW-26-24-3-W5M, from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** A portion of Block 6, Plan 7611043, SW-26-24-3-W5M, is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7793-2018 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: 2

File: 04726013 - PL20170121

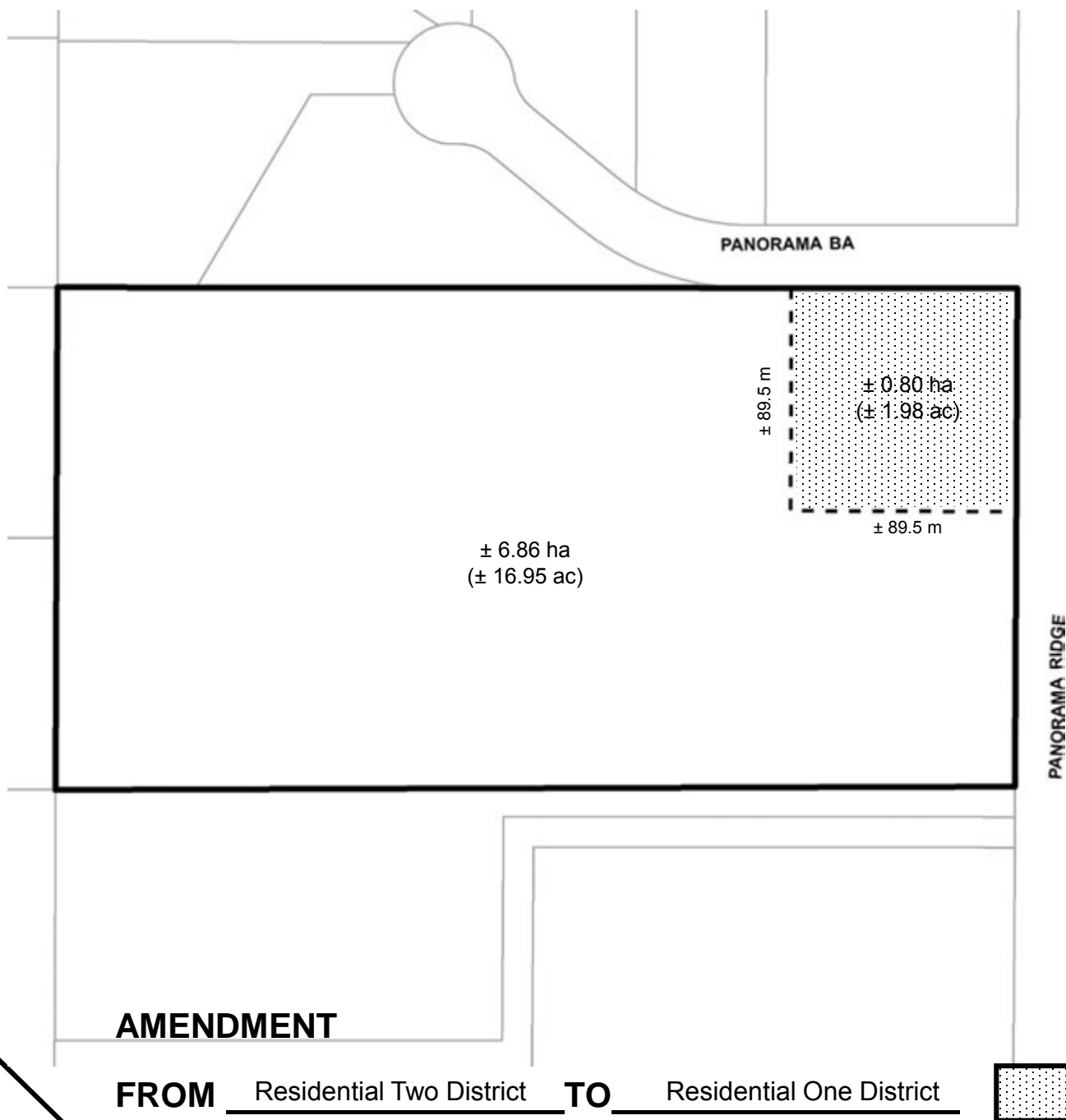
| | | |
|--|---------------|---------------|
| <i>PUBLIC HEARING WAS HELD IN COUNCIL this</i> | <i>day of</i> | <i>, 2018</i> |
| READ A FIRST TIME IN COUNCIL this | day of | , 2018 |
| READ A SECOND TIME IN COUNCIL this | day of | , 2018 |
| <i>UNANIMOUS PERMISSION FOR THIRD READING</i> | <i>day of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

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7793-2018

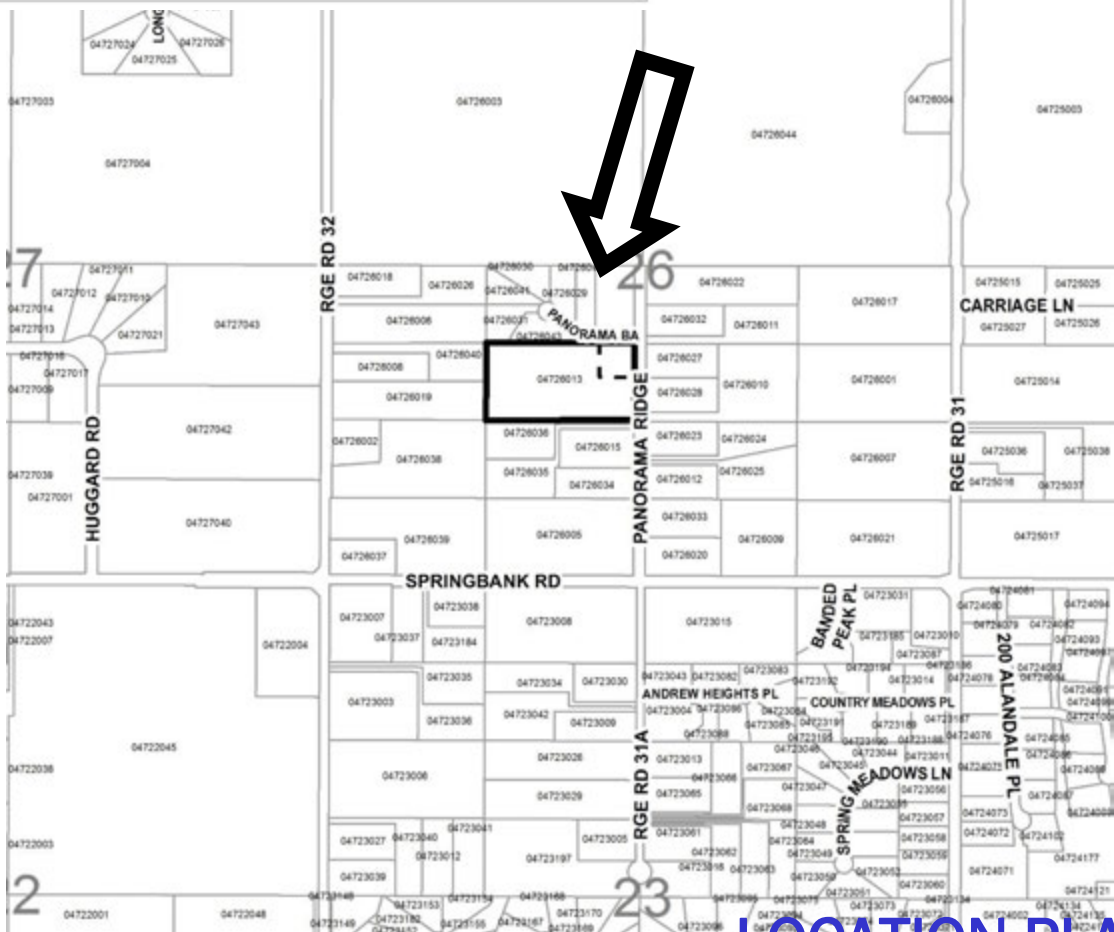


Subject Land _____

LEGAL DESCRIPTION: Block 6, Plan 7611043,
SW-26-24-3-W5M

FILE: 04726013 - PL20170121

DIVISION: 2

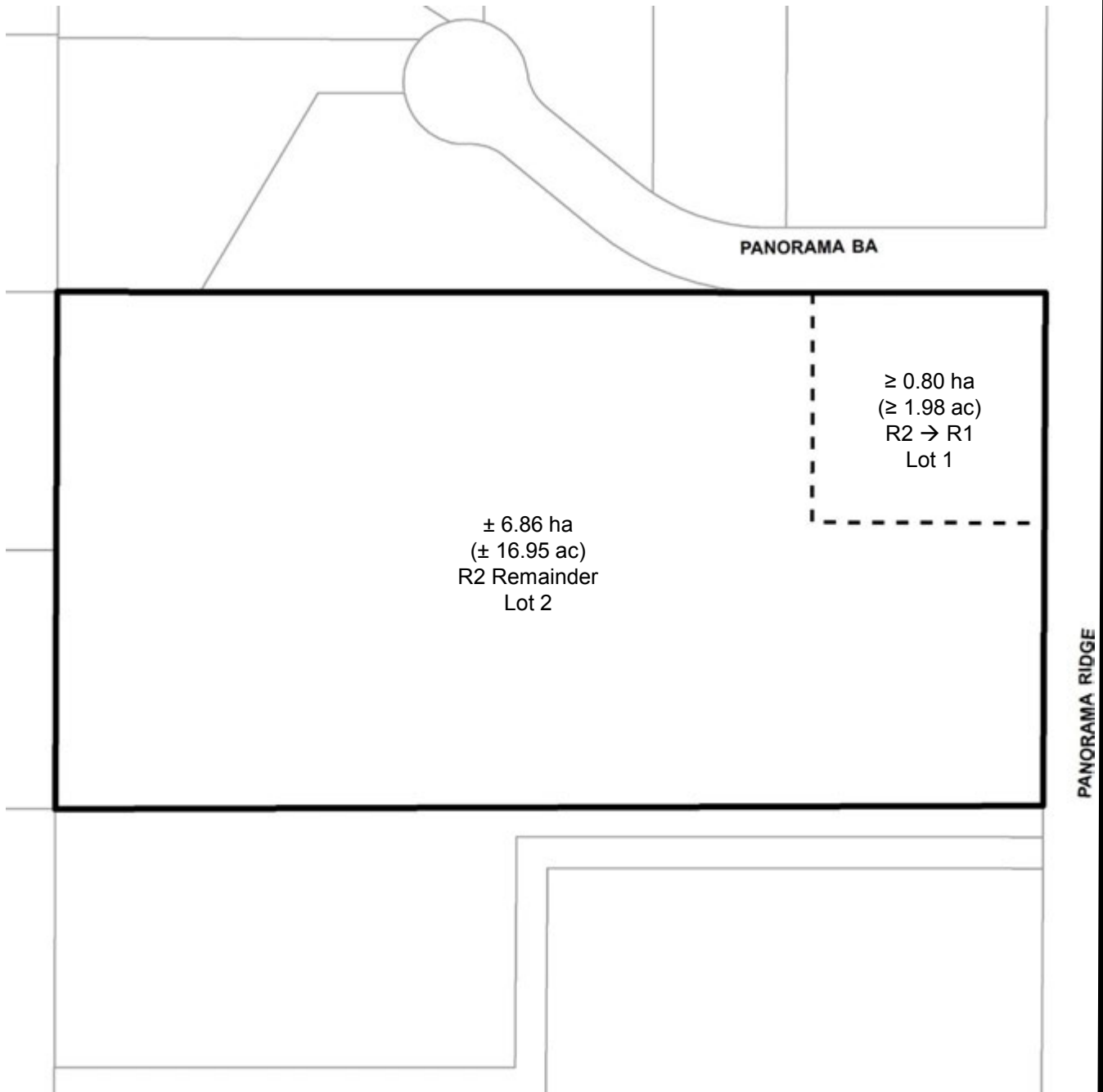


LOCATION PLAN

SW-26-24-03-W05M
Block:6 Plan:7611043

Page 272 of 415

Redesignation Proposal: To redesignate a portion of the subject lands from Residential Two District to Residential One District in order to facilitate the future creation of a ≥ 0.80 hectare (≥ 1.98 acre) parcel with a ± 6.86 hectare (± 16.95 acre) remainder.



DEVELOPMENT PROPOSAL

SW-26-24-03-W05M
Block:6 Plan:7611043



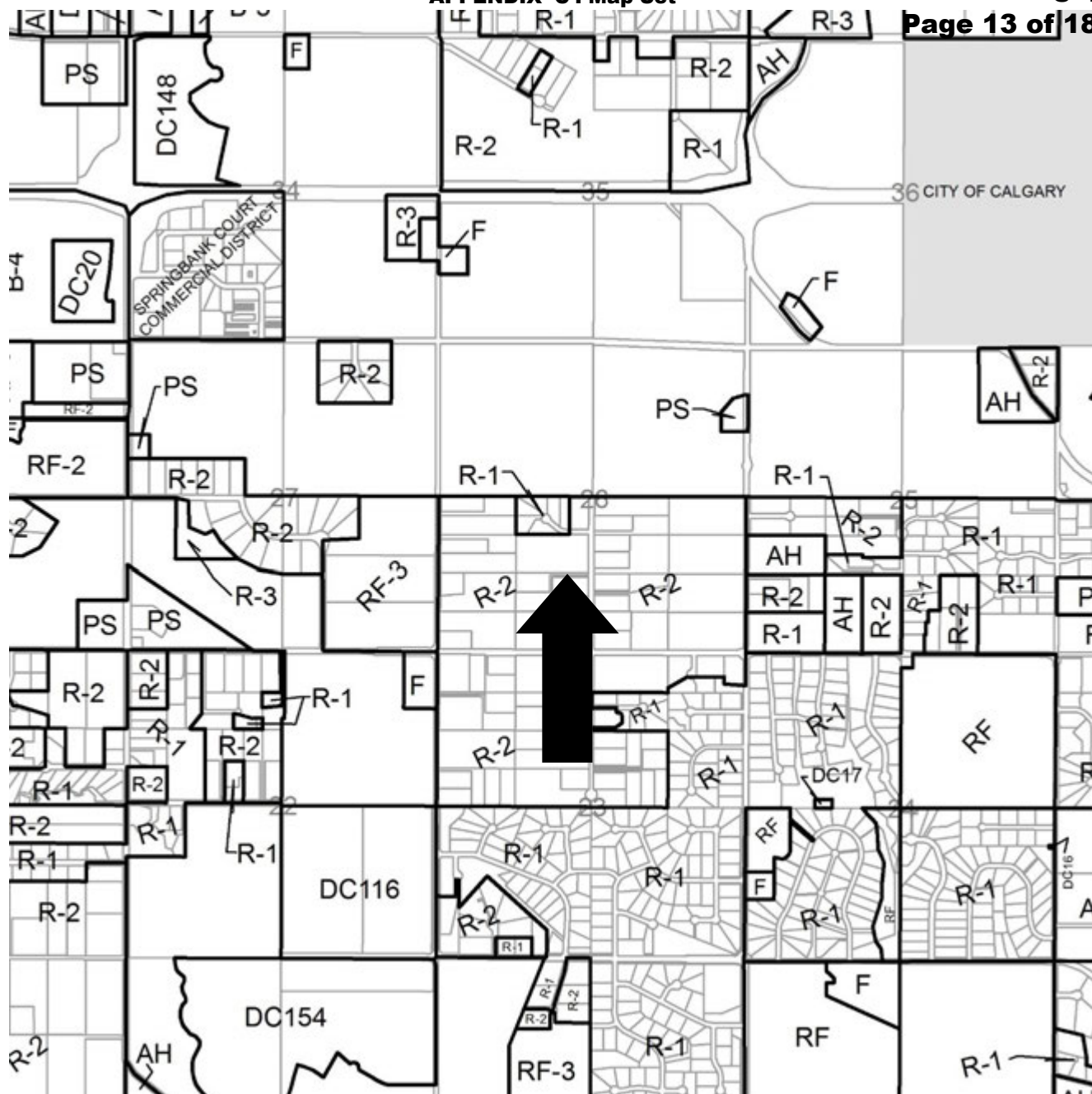
Date: Feb 13, 2018

Division # 2

File: 04726013

AGENDA

Page 273 of 415



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

LAND USE MAP

SW-26-24-03-W05M
Block:6 Plan:7611043



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

TOPOGRAPHY

Contour Interval 2 M

SW-26-24-03-W05M
Block:6 Plan:7611043

Date: Feb 13, 2018

Division # 2

File: 04726013

AGENDA

Page 275 of 415



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

AIR PHOTO

Spring 2016

SW-26-24-03-W05M
Block:6 Plan:7611043

Date: Feb 13, 2018

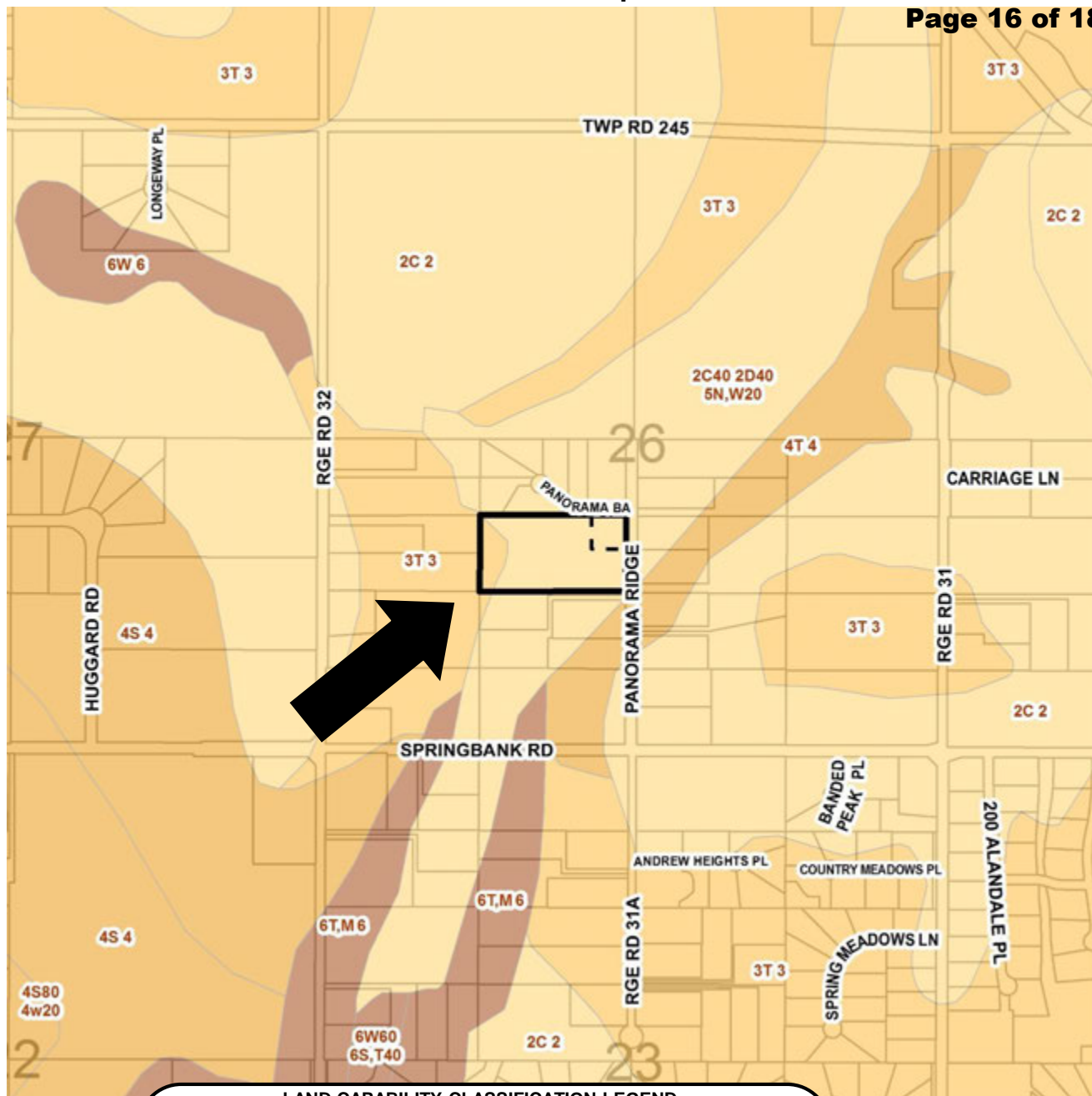
Division # 2

File: 04726013

AGENDA

Page 276 of 415





LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

SW-26-24-03-W05M
Block:6 Plan:7611043

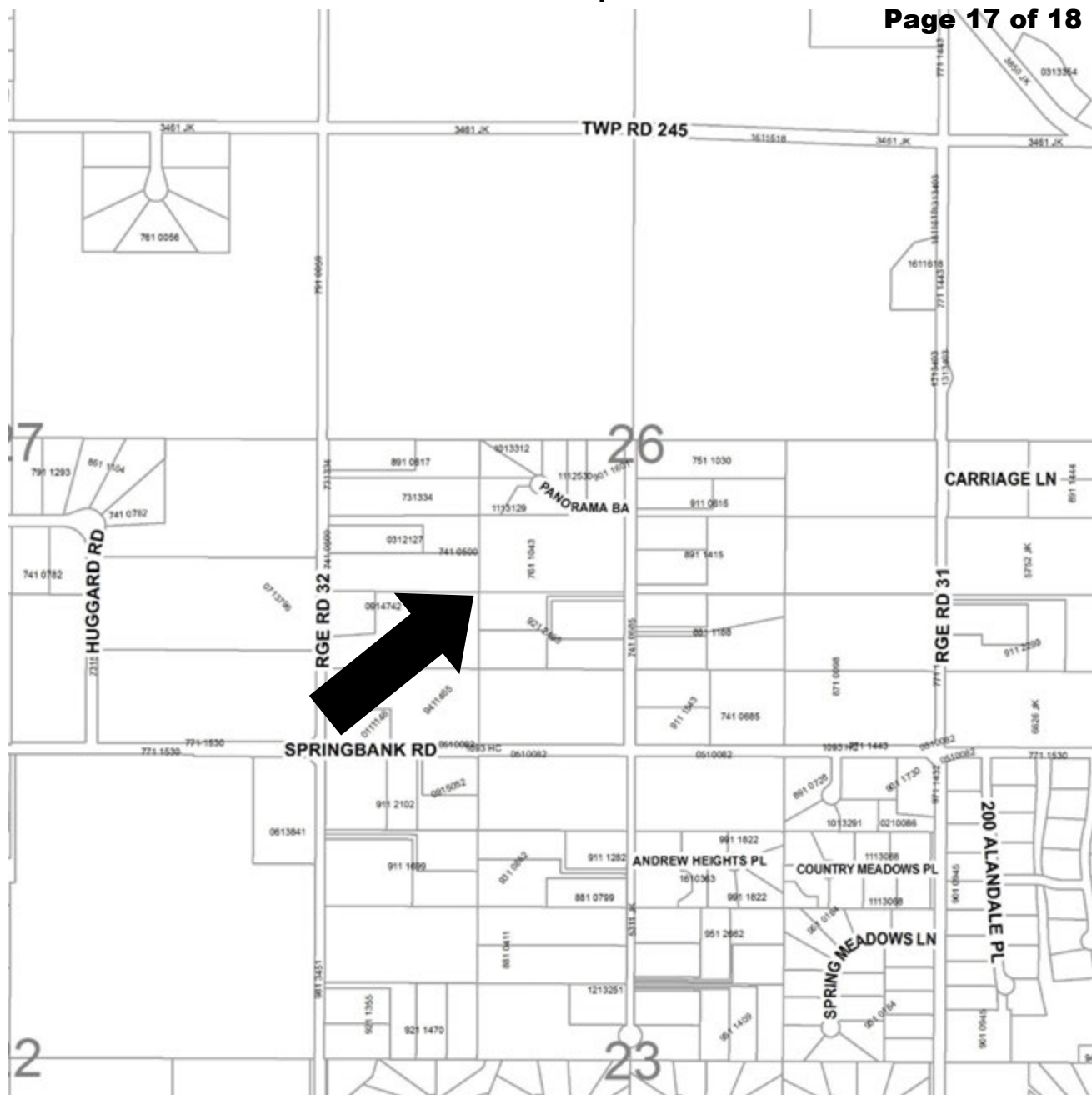
Date: Feb 13, 2018

Division # 2

File: 04726013

AGENDA

Page 277 of 415



Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

SW-26-24-03-W05M
Block:6 Plan:7611043

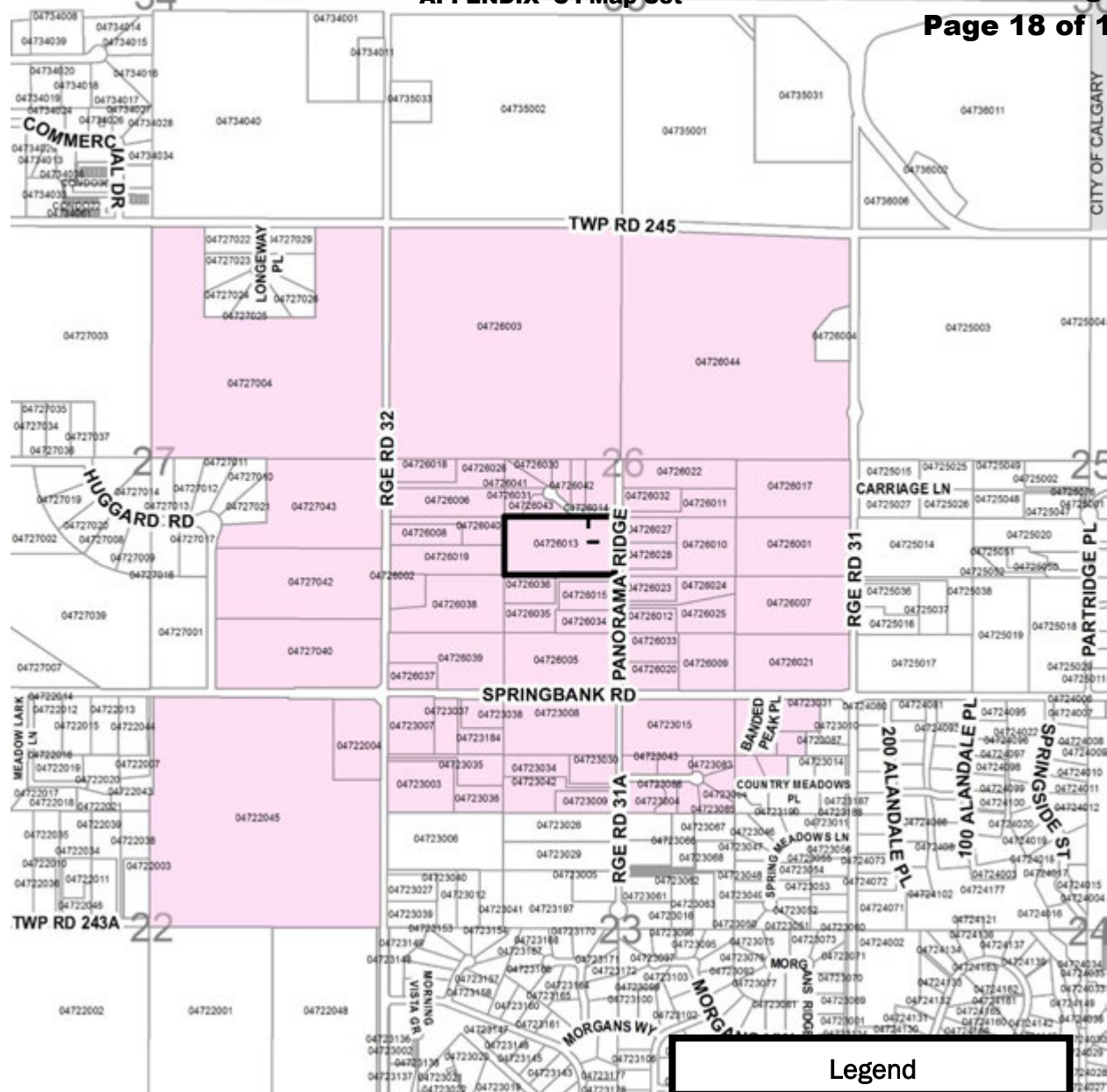
Date: Feb 13, 2018

Division # 2

File: 04726013

AGENDA

Page 278 of 415

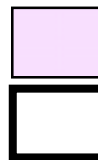


Letters in Opposition



Letters in Support

Legend



Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA

SW-26-24-03-W05M
Block:6 Plan:7611043

Date: Feb 13, 2018

Division # 2

File: 04726013

AGENDA

Page 279 of 415

PLANNING SERVICES

TO: Council
DATE: September 25, 2018 **DIVISION:** 7
TIME: Afternoon Appointment
FILE: 06736003 **APPLICATION:** PL20180043
SUBJECT: Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm District to Ranch and Farm Three District

¹POLICY DIRECTION:

The application was evaluated against the Agricultural policies within the County Plan and was found to be compliant:

- The application is consistent with the definitions of new or distinct agricultural operations as defined by the County Plan; and
- The application is consistent with the criteria of Policy 8.22 of the County Plan, which specifies the policies under which the redesignation may be supported as a new or distinct operation.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to facilitate the creation of three ± 16.19 hectare (± 40.00 acre) parcels with a ± 16.19 hectare (± 40.00 acre) remainder. The subdivision is intended to provide for a range of new and distinct agricultural uses including horse boarding, bee keeping, and sheep farming.

The lands contain an existing dwelling and associated farm/accessory buildings. Servicing infrastructure is provided by means of a septic field and water well. The existing parcel is accessed via Bearspaw Road by a paved approach.

The subject land is not located within the policy area of an area structure plan and was evaluated under the County Plan's Agricultural policies. The proposed land use amendment is consistent with the County Plan, and the technical aspects of the proposal can be adequately addressed through the related subdivision application and any future Development Permits.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: April 25, 2018
DATE DEEMED COMPLETE: April 25, 2018

PROPOSAL: To redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to facilitate the creation of three ± 16.19 hectare (± 40.00 acre) parcels with a ± 16.19 hectare (± 40.00 acre) remainder.

LEGAL DESCRIPTION: SE-36-26-03-W05M

¹ Administrative Resources

Jamie Kirychuk, Planning Services
Erika Bancilla, Engineering Services

| | |
|---------------------------------------|--|
| GENERAL LOCATION: | Located approximately 0.80 kilometres (1/2 mile) south of Highway 567 and on the west side of Bearspaw Road. |
| APPLICANT: | Konschuk Consulting |
| OWNERS: | Sonia Turner |
| EXISTING LAND USE DESIGNATION: | Ranch and Farm District |
| PROPOSED LAND USE DESIGNATION: | Ranch and Farm Three District |
| GROSS AREA: | ± 63.91 hectares (± 157.94 acres) |
| SOILS (C.L.I. from A.R.C.): | 4T, H80, 6W20 – Severe limitations due to adverse topography (steep and/or long uniform slopes), temperature limiting factors, and excessive wetness/poor drainage. |

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to seven adjacent landowners. No letters were received in support or objection to the application. The application was also circulated to a number of internal and external agencies, and those comments are available in Appendix 'A'.

HISTORY:

No relevant subdivision or development history.

BACKGROUND:

The subject lands are approximately 0.80 kilometres (1/2 mile) south of Highway 567, on the west side of Bearspaw Road, in an area of the County that is largely agricultural in nature.

The lands contain an existing dwelling and associated farm/accessory buildings. Servicing infrastructure is provided by means of a septic field and water well. The new lots are proposed to be serviced in a similar fashion. The existing parcel is accessed via Bearspaw Road by a paved approach that is in adequate condition. To limit the number of accesses onto Bearspaw Road, it is recommended that mutual approaches be considered at the subdivision stage.

The topography of the land is generally undulating, and generally slopes from the southeast to the northwest, with slight depressions surrounding three wetlands. At the future subdivision or development permit stage, the Applicant may be required to submit a Biophysical Impact Assessment in accordance the County Servicing Standards, dependent upon the extent of the development proposed and proximity to the wetlands. Proposed Lot 1 contains three very minor wetlands; however, there remains significant area suitable for development within the proposed lots.

Proposed Development:

The Applicant/Owner plans to diversify the existing ranching and farming operation by subdividing and expanding their operations to include horse boarding, bee keeping, and sheep farming. The Applicant/Owner wants to ensure that her three sons, who currently are not farming, each have an agricultural opportunity by giving ownership of three 40 acre parcels. The remainder lot would continue to be farmed by the Applicant/Owner. All three new agricultural uses would require separate development permits and would be in keeping with the intent and purpose of the Ranch and Farm Three District.

POLICY ANALYSIS:

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

County Plan (Bylaw C-7280-2013):

The subject lands were evaluated with the Agricultural Policies (Section 8) of the County Plan.

The overall goal of the County Plan with respect to agriculture is to preserve the municipality's agricultural land base, avoid fragmentation of agricultural lands, and at the same time encourage business opportunities.

The following policies provide for a variety of parcel sizes to accommodate a wide range of agricultural pursuits by acknowledging that emerging trends in agriculture may be successfully developed on smaller parcels of land:

- 8.22 *Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:*
- a. *A similar pattern of nearby small agricultural operations;*
 - The surrounding land uses are primarily large, unsubdivided farming operations, and the proposed land use would be compatible with the pattern of development in the area. As the lands would continue to be used for agricultural purposes, there are no further concerns.
 - b. *A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;*
 - The application is consistent with the County Plan goal of preserving agricultural land, as the lands would continue to be used for agricultural purposes under the Ranch and Farm Three District.
 - c. *A demonstration of the need for the new agriculture operation;*
 - The Applicant/Owner included three separate agricultural business plans for each proposed use. Each plan demonstrates a need for the proposed operation and includes a detailed summary of marketing, operations, staffing, products and services, and financials.
 - d. *An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site Assessment criteria includes:*
 - i. *suitable soil characteristics and topography;*
 - The subject lands contain three very minor wetlands; however, there remains significant area suitable for development within the proposed lots. At the future subdivision or development permit stage, the Applicant may be required to submit a Biophysical Impact Assessment in accordance with the County Servicing Standards, dependent upon the extent of the development proposed and proximity to the wetlands.
 - ii. *suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and*
 - There is an existing approach from Bearspaw Road that is in adequate condition as well as an existing well and private sewage system servicing the existing home. The new lots are proposed to be serviced in a similar fashion. To limit the number of accesses on Bearspaw Road, it is recommended that mutual approaches be considered at the subdivision stage.
 - iii. *compatibility with existing uses on the parent parcel and adjacent lands.*
 - As the three new uses are agricultural in nature, the proposal is compatible with the existing uses on the parent parcel and adjacent lands.



- e. *An assessment of the impact on, and potential upgrades to, County infrastructure; and*
- The subject lands are located adjacent to Bearspaw Road, which is identified as a Network A Road in the Long Range Transportation Network, requiring 36 meters of right of way in the future. The existing right-of-way is currently 30 meters; therefore, at the future Subdivision stage, the Owner would be required to dedicate, by Plan of Survey, a \pm 3.0 m strip of land as road ROW along the entire eastern boundary of the subject lands.
- f. *An assessment of the impact on the environment including air quality, surface water, and groundwater.*
- There is no apparent impact to air quality, surface water, or groundwater.

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

The purpose of the Ranch and Farm Three district is to provide for a range of smaller sizes for agricultural uses. The intent is to accommodate traditional and emerging trends in agriculture that may successfully be developed on smaller parcels of land. The minimum parcel size for a Ranch and Farm Three District (RF-3) parcel is 12.14 hectares (29.99 acres), and as such, the proposed parcels would meet the Land Use Bylaw provisions for size. All three proposed agricultural operations are listed uses within this district and would require separate development permits.

CONCLUSION:

The subject land is not located within the policy area of an area structure plan and was therefore evaluated under the County Plan's Agricultural policies. The proposed land use amendment is consistent with the County Plan policies for the following reasons:

- The application is consistent with the definitions of new or distinct agricultural operations as defined by the County Plan;
- The application is consistent with the criteria in Policy 8.22 of the County Plan which specifies the rules under which the redesignation may be supported as a new or distinct operation;
- The technical aspects of the proposal can be adequately addressed through the related subdivision application and any future Development Permits.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7822-2018 be given first reading.
 Motion #2 THAT Bylaw C-7822-2018 be given second reading.
 Motion #3 THAT Bylaw C-7822-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7822-2018 be given third and final reading.
- Option #2: THAT application PL20180043 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Rick McDonald"

General Manager

Interim County Manager

JK/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7822-2018 and Schedule A

APPENDIX 'C': Map Set

APPENDIX A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|--|---|
| <i>School Authority</i> | |
| Rocky View Schools | No objection. |
| Calgary Catholic School District | No 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 | No comments provided. |
| Alberta Sustainable Development (Public Lands) | No comments provided. |
| Alberta Culture and Community Spirit (Historical Resources) | Alberta Culture and Tourism has no objection to the rezoning, but the applicant should be informed that <i>Historical Resources Act</i> approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca . |
| Energy Resources Conservation Board | No comments provided. |
| Alberta Health Services | No comments provided. |
| <i>Public Utility</i> | |
| ATCO Gas | No objection to the proposed. |
| ATCO Pipelines | ATCO PIPELINES has no objection. |
| AltaLink Management | No comments provided. |
| FortisAlberta | FortisAlberta has no concerns; please contact 310-WIRE for any electrical services. |
| Telus Communications | TELUS has no objections to the above noted redesignation circulation. |
| TransAlta Utilities Ltd. | No comments provided. |

| AGENCY | COMMENTS |
|---|---|
| Rockyview Gas Co-op Ltd. | No comments provided. |
| <i>Other External Agencies</i> | |
| EnCana Corporation | No comments provided. |
| <i>Rocky View County Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldmen | Agricultural Services Staff Comments: The four components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operations could also be carried out under the current land use designation. |
| Ranch Lands Recreation Board | The Ranch Lands Recreation District Board has no comments on this circulation. |
| <i>Internal Departments</i> | |
| Municipal Lands | The Municipal Lands Office has no concerns with this land use redesignation application. |
| Development Authority | No comments provided. |
| GeoGraphics | No comments provided. |
| Building Services | No comments provided. |
| Emergency Services | Having reviewed the circulation, the Fire Service has no comments at this time. |
| Infrastructure and Operations - Engineering Services | <u>General</u> |
| | <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • In accordance with Policy 411 (Residential Water and Sewer Requirements), statement 4, for all subdivision applications, parcels defined as Ranch and Farm Use will not be required to demonstrate adequate servicing, unless deemed necessary by the Council. • The parcel is located outside of the Bearspaw ASP. |
| | <u>Geotechnical</u> - Section 300.0 requirements: |
| | <ul style="list-style-type: none"> • ES has no requirements at this time; |
| | <u>Transportation</u> - Section 400.0 requirements: |
| | <ul style="list-style-type: none"> • The subject land has a direct paved approach from |

| AGENCY | COMMENTS |
|--------|---|
| | <p>Bearspaw Road.</p> <ul style="list-style-type: none"> At the future subdivision stage, all parcels are required to have paved direct access to Bearspaw Road, built as per County Standards. To limit the number of accesses on Bearspaw Road, it is desirable mutual approaches be considered at the subdivision stage. As a condition of future subdivision, the applicant shall provide Mutual Access Easement Agreement and the required Right-of-Way Plan for the shared approaches. An AT waiver and/or Roadside DP shall be required for the construction of the new approach as this property is within 1600m of a provincial road (HWY 567). Prior to the installation of the approaches, the developer shall make a road approach application with the Road Operations Department. At future Subdivision stage the Owner will be required to dedicate, by Plan of Survey a +/- 3.0m strip of land as road ROW along the entire eastern boundary of subject lands. <ul style="list-style-type: none"> The subject site is located adjacent to Bearspaw Road, which is identified as a Network A Road in the Long Range Transportation Network, requiring 36 meters of right of way in the future. The existing ROW is 30m. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <ul style="list-style-type: none"> The Applicant has submitted a Level 1 Assessment Variation for the existing septic field present on the property since 2004. The Applicant has indicated the septic system is serviced once per year and they have not experienced any issues. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <ul style="list-style-type: none"> Water is currently supplied by water well located approximately 240 feet of the existing residence. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirement at this time; <ul style="list-style-type: none"> The proposed business plans for three of the parcels (bee keeping, horse boarding facility and sheep operation) indicate it is unlikely the land drainage on the subject lands will be altered At future Subdivision and/or Development Permit stage a SWMR or SSIP may be required depending on the extent of future development. |

| AGENCY | COMMENTS |
|--|---|
| | <u>Environmental – Section 900 requirements</u> |
| | <ul style="list-style-type: none"> • ES has no requirements at this time. • The County Wetland inventory shows the subject land has multiple wetlands. At future subdivision/development permit stage, the Applicant may be required to submit a Biophysical Impact Assessment in accordance with County Servicing Standards depending on the extent of development proposed and proximity to wetlands; • At future subdivision / development permit stage, the Applicant/Owner may be required to submit a Construction Management Plan and an Erosion and Sediment Control Plan. • Any proposed impact to wetlands must receive approval from AEP, however avoidance of disturbance to wetlands is recommended in accordance with County and Provincial Policies. |
| Infrastructure and Operations - Maintenance | No comments provided. |
| Infrastructure and Operations - Capital Delivery | No comments provided. |
| Infrastructure and Operations - Operations | No comments provided. |

Circulation Period: May 7 – May 29, 2018



BYLAW C-7822-2018

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7822-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 67 of Bylaw C-4841-97 be amended by redesignating SE-36-26-03-W05M from Ranch and Farm District to Ranch and Farm Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT SE-36-26-03-W05M is hereby redesignated to Ranch and Farm Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7822-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 06736003/ PL20180043

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

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7822-2018

± 63.92 ha (± 157.94)

BEARSPAW RD

AMENDMENT

FROM Ranch and Farm District **TO** Ranch and Farm Three District



Subject Land _____

LEGAL DESCRIPTION: SE-36-26-03-W05M

FILE: 06736003- PL20180043

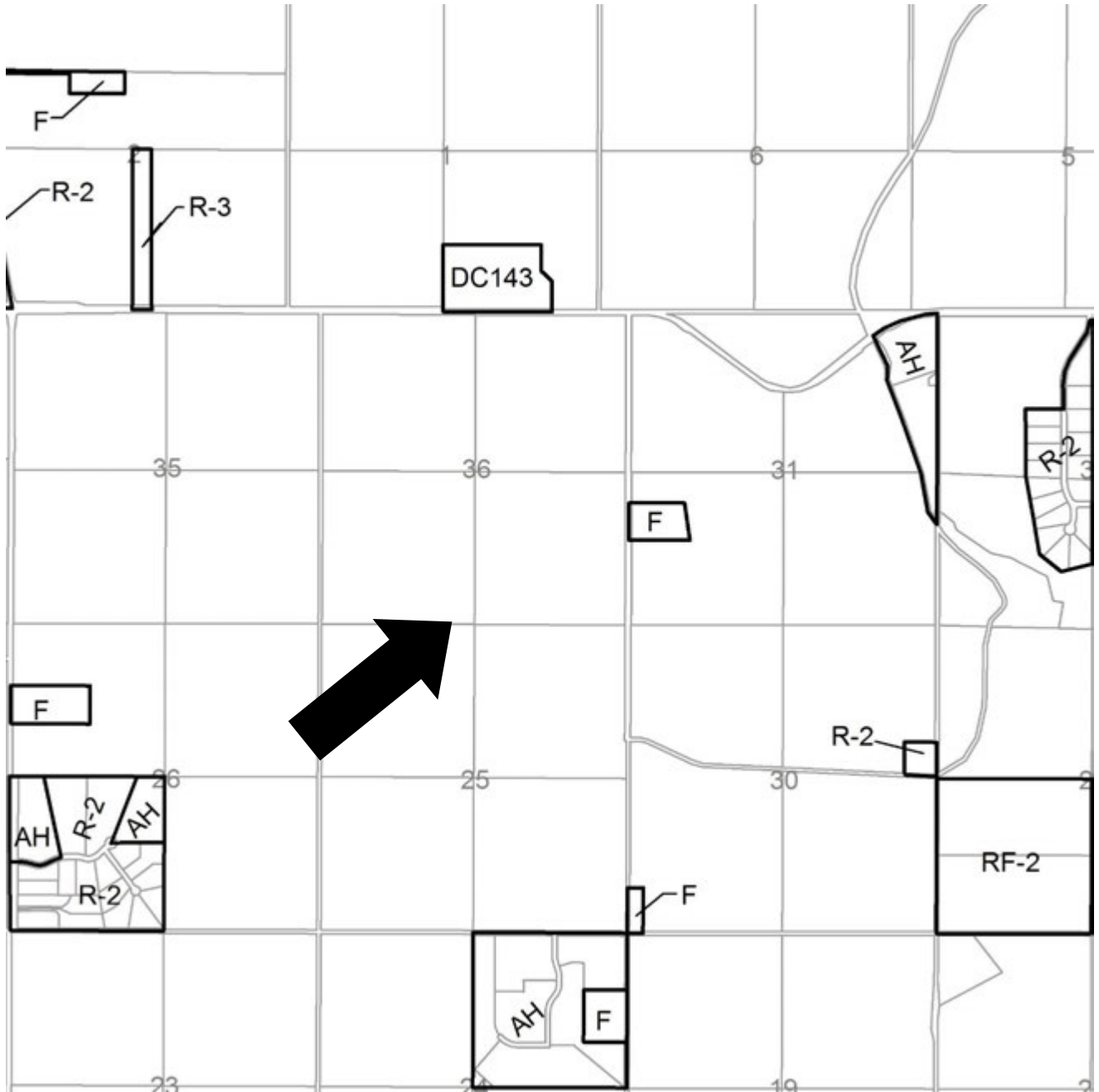
DIVISION: 7





LOCATION PLAN

SE-36-26-03-W05M

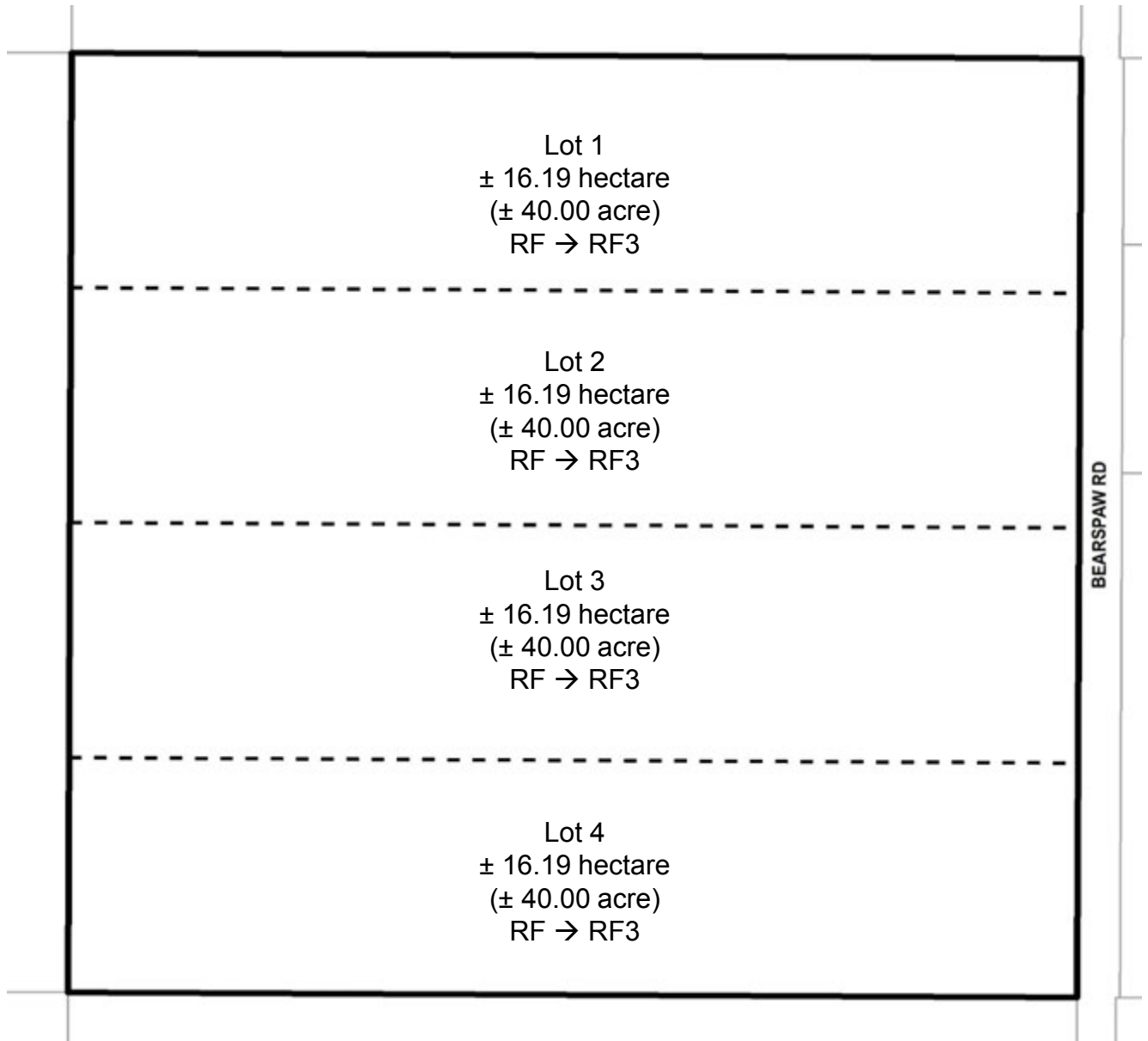


| | |
|--------------------------|---------------------------------------|
| Ranch and Farm | B-1 Highway Business |
| RF2 Ranch and Farm Two | B-2 General Business |
| RF3 Ranch and Farm Three | B-3 Limited Business |
| AH Agricultural Holding | B-4 Recreation Business |
| F Farmstead | B-5 Agricultural 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

SE-36-26-03-W05M

Development Proposal: To redesignate the subject lands from Ranch and Farm District (RF) to Ranch and Farm Three District (RF-3) in order to facilitate the creation of three ± 16.19 hectare (± 40.00 acre) parcels with a ± 16.19 hectare (± 40.00 acre) remainder.



DEVELOPMENT PROPOSAL

SE-36-26-03-W05M





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

TOPOGRAPHY

Contour Interval 2 M

SE-36-26-03-W05M



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

AIR PHOTO

Spring 2016

SE-36-26-03-W05M

Date: April 26, 2018

Division # 7

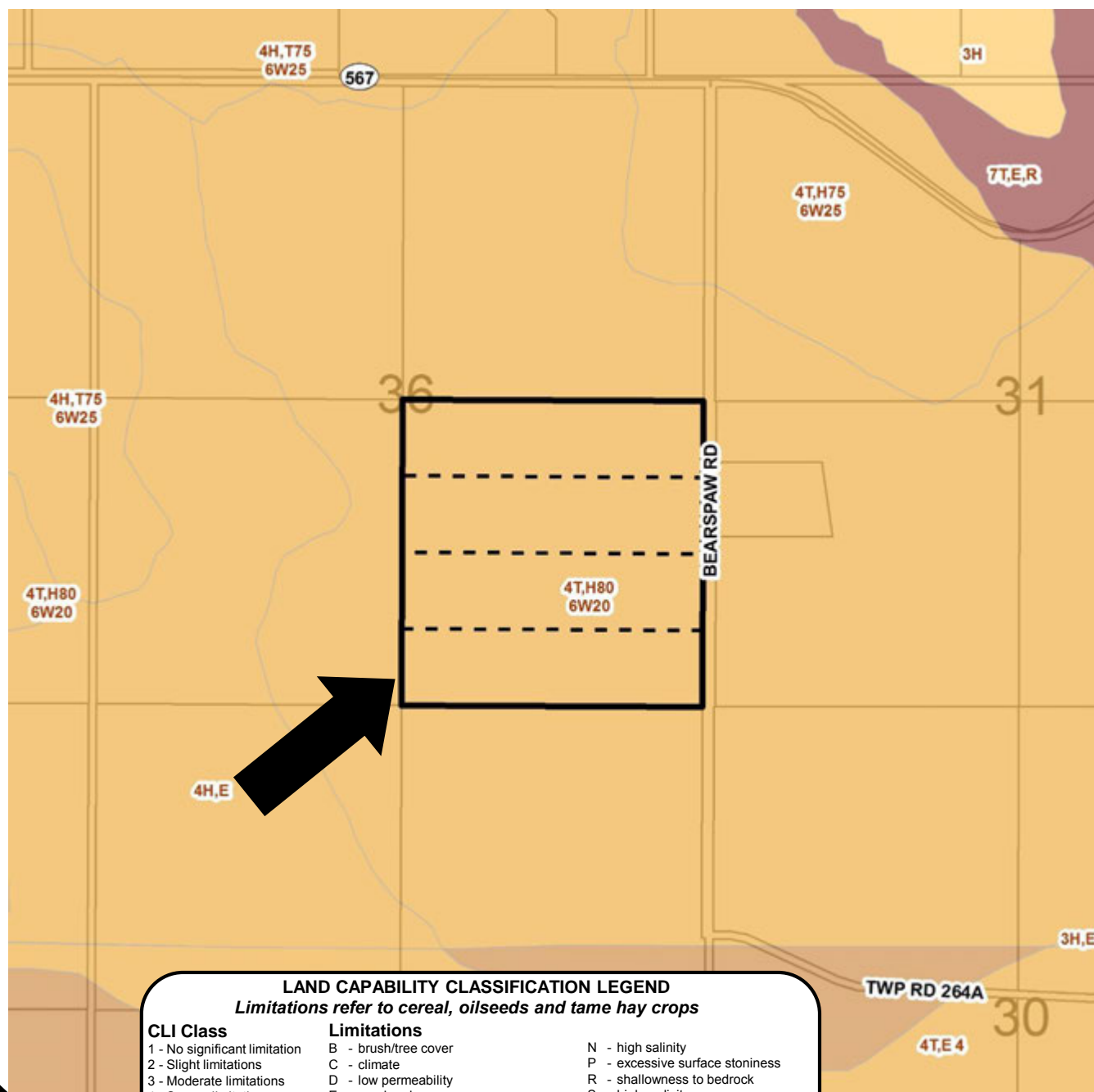
File: 06736003

AGENDA

Page 295 of 415







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

CLI Class

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

Limitations

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

SOIL MAP

SE-36-26-03-W05M

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**SE-36-26-03-W05M**Date: April 26, 2018

Division # 7

File: 06736003**AGENDA****Page 298 of 415**



PLANNING SERVICES

| | | |
|-----------------|--|--------------------------------|
| TO: | Council | |
| DATE: | September 25, 2018 | DIVISION: 4 |
| TIME: | Afternoon Appointment | |
| FILE: | 03322005 | APPLICATION: PL20180052 |
| SUBJECT: | Redesignation Item – Ranch and Farm District to Agricultural Holdings District | |

¹POLICY DIRECTION:

The application was evaluated against the Agricultural policies of the County Plan, the Land Use Bylaw, and the Rocky View County/City of Calgary Intermunicipal Development Plan and was found to be non-compliant:

- The application is inconsistent with the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan; and
- The application does not meet the definition of an agricultural first parcel out or the definition of a new or distinct agricultural operation and is therefore inconsistent with the County Plan and Intermunicipal Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District in order to facilitate the creation of a ± 8.14 hectare (± 20.11 acre) parcel with a ± 8.14 hectare (± 20.11 acre) remainder.

The subject land does not fall within any established conceptual scheme or area structure plan area. Administration determined that the application does not meet policy.

| | |
|-----------------------------------|--------------|
| DATE APPLICATION RECEIVED: | May 10, 2018 |
| DATE DEEMED COMPLETE: | May 29, 2018 |

| | |
|---------------------------------------|---|
| PROPOSAL: | To create a ± 8.14 hectare (± 20.11 acre) parcel with a ± 8.14 hectare (± 20.11 acre) remainder parcel. |
| LEGAL DESCRIPTION: | Block 1, Plan 9710832 within NE ¼ 22-23-28 W4M |
| GENERAL LOCATION: | Located at the southwest junction of Highway 560 and Range Road 282. |
| APPLICANT: | Konschuk Consulting (Larry Konschuk) |
| OWNERS: | Linda Meyer |
| EXISTING LAND USE DESIGNATION: | Ranch and Farm District (RF) |
| PROPOSED LAND USE DESIGNATION: | Agricultural Holdings District (AH) |
| GROSS AREA: | 16.28 hectares (40.24 acres) |
| SOILS (C.L.I. from A.R.C.): | Class 1 1 – No significant limitations. |

¹ **Administration Resources**
 Sean MacLean, Planning & Development Services
 Gurbir Nijjar, Engineering Services



Class 2T40 2D30 5N, W30 - Slight limitations due to adverse topography and low permeability and very severe limitations due excessive wetness/poor drainage and high salinity.

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 48 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

May 06, 1997 Subdivision Plan 9710832 was registered at Land Titles creating the subject property. Municipal Reserves were deferred for future dedication on the lands.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District to allow for the subdivision of a ± 8.14 hectare (± 20.11 acre) parcel with ± 8.14 hectare (± 20.11 acre) remainder. The future subdivision is intended to create a new lot with development of a residential dwelling. No new or distinct agricultural use is proposed.

The subject land is located at the southwest junction of Highway 560 and Range Road 282. Most of the lands in the vicinity of the subject lands are agricultural in nature with some residential parcels to the east.

An existing residence and private riding arena are located at the south end of the subject property and would be contained within the proposed remainder parcel. The topography of the land is generally flat with a minor slope from the southeast to northwest. There are 24 wetlands identified on the subject lands, 15 of which are located within the boundaries of proposed Lot 1. However, there remains a significant area suitable for development within the proposed lot.

The existing residence is serviced by a water well and septic system, and the proposed new parcel would be serviced by similar means. Private sewage treatment system assessments, information to address potable water sources, stormwater management, access and road right-of-way requirements along Township Road 234 would be addressed at the subdivision application stage.

An approach on Range Road 282 provides access to the existing lands. A future approach would be required on Range Road 282 to facilitate access to proposed Lot 1. Access requirements would be addressed at the future subdivision stage.

Proposed Development:

The application is to accommodate a new single family dwelling. The Applicant/Owner plans to sell the remainder parcel and construct a new dwelling on Lot 1. As per a letter provided by the Applicant, the current type of agricultural operation of the lands would continue with the addition of a new dwelling on the newly created Lot 1.

POLICY ANALYSIS:

There is no area structure plan applicable to guide development proposals on the subject lands; therefore, the application was evaluated in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan, County Plan and the Land Use Bylaw.



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

The subject lands are located within the policy area of the IDP, particularly within an identified City of Calgary Future Industrial Growth Area. The policies of the IDP state that applications within the Growth Areas shall proceed in accordance with the County's statutory plans, which is the County Plan. The application does not meet the policies of the County Plan (Bylaw C-7280-2013) and therefore does not meet Policy 8.1.2 of the Intermunicipal Development Plan.

The application was circulated to the City of Calgary; a summary of their opposition to the proposal can be found in Appendix 'A'. The purpose of the future growth areas was to identify areas that the City may consider for possible future annexation from Rocky View County. As a result, the City's position is that the land should remain as unfragmented as possible.

County Plan (Bylaw C-7280-2013):

The application was evaluated with under the Agricultural Policies (Section 8) of the County Plan.

The overall goal of the County Plan with respect to agriculture is to preserve the municipality's agricultural land base as appropriate, avoid fragmentation of agricultural lands, and at the same time encourage business opportunities.

Section 8 of the County Plan provides for a variety of parcel sizes to accommodate a wide range of agricultural pursuits by acknowledging that emerging trends in agriculture may be successfully developed on smaller parcels of land.

The County Plan supports two (2) types of agricultural applications outside of adopted area structure plan areas:

- agricultural first parcel out; and
- new or distinct agricultural operation.

The subject lands have already been subdivided from the quarter section and therefore do not meet the definition of a first parcel out.

The proposal was also evaluated under the requirements of a new or distinct agricultural operation Policy 8.22. Redesignation for the purposes of a new or distinct agricultural operation is required to identify how the proposed agricultural use of the land is distinctly different than the current agricultural use of the land. The applicant has submitted that the agricultural use of the lands is not intended to change, and the application is to facilitate subdivision of the parcel for residential development.

The proposal therefore does not meet the definition of a new or distinct agricultural operation and is therefore inconsistent with the County Plan.

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

The minimum parcel size for an Agricultural Holdings parcel is 8.10 hectares (20.01 acres), and as such, the proposed parcel meets the Land Use Bylaw provisions for size. The listed uses associated with the Agricultural Holdings District are similar to those listed in the Ranch and Farm District, which maintains a compatibility of uses in the area.

However, Alberta Transportation requested a 30 m service road to be registered on title by way of caveat on Lot 1. At the time the service road is constructed, Lot 1 would be reduced in area by approximately ± 0.61 hectares (± 1.51 acres). This would result in the parcel size Lot 1 being undersized by approximately ± 0.57 hectares (± 1.41 acres) or $\pm 7.04\%$.

Alberta Transportation also indicated that Highway 560 would be upgraded to a rural expressway / freeway in the future. This would impact access to the parcel and is estimated to further reduce the parcel size of Lot 1 by an additional ± 1.02 hectares (± 2.52 acres), which would effectively make Lot 1 undersized by approximately ± 1.59 hectares (± 3.93 acres) or 19.63% .



CONCLUSION:

The subject land is not located within an area structure plan and was evaluated under the policies of the Rocky View County / City of Calgary Intermunicipal Development Plan and the County Plan. The application is not consistent with the definitions of distinct or new agricultural operations as defined by the County Plan, is not consistent with the criteria of Policy 8.22 of the County Plan, and is not consistent with Policy 8.1.2 of the Intermunicipal Development Plan. The proposed land use amendment is not consistent with the County Plan policies for the following reasons:

- The application does not meet the definition of an agricultural first parcel out or the definition of a new or distinct agricultural operation and is therefore inconsistent with the County Plan.
- The application is inconsistent with the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan.

OPTIONS:

- Option # 1:
- | | |
|-----------|---|
| Motion #1 | THAT Council sets aside Policy 8.1.2 of the Rocky View County / City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011) with respect to Identified City of Calgary Growth Areas for redesignation application PL20180052. |
| Motion #2 | THAT Council sets aside Policy 8.22 of the County Plan (Bylaw C-7210-2018) with respect to redesignation and subdivision for agricultural purposes for redesignation application PL20180052. |
| Motion #3 | THAT Bylaw C-7810-2018 be given first reading. |
| Motion #4 | THAT Bylaw C-7810-2018 be given second reading. |
| Motion #5 | THAT Bylaw C-7810-2018 be considered for third reading. |
| Motion #6 | THAT Bylaw C-7810-2018 be given third and final reading. |
- Option # 2: That application PL20180052 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

SM/rp

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7810-2018 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|---|--|
| <i>School Authority</i> | |
| Rocky View Schools | No objection. |
| Calgary Catholic School District | Not required for circulation. |
| Public Francophone Education | Not required for circulation. |
| Catholic Francophone Education | Not required for circulation. |
| <i>Province of Alberta</i> | |
| Alberta Environment | Not required for circulation. |
| Alberta Transportation | At the time of subdivision, a 30-metre wide service road right of way must be dedicated by survey plan across the highway frontage of the proposed parcel. Highway 560 will be upgraded to a rural expressway / freeway in the future. Access will become less convenient and more circuitous when this occurs. |
| Alberta Sustainable Development (Public Lands) | Not required for circulation. |
| Alberta Culture and Community Spirit (Historical Resources) | Not required for circulation. |
| Energy Resources Conservation Board | Not required for circulation. |
| Alberta Health Services | No objection. |
| <i>Public Utility</i> | |
| ATCO Gas | No objection. |
| ATCO Pipelines | No objection. |
| AltaLink Management | Not required for circulation. |
| FortisAlberta | No objection. |
| Telus Communications | No objection. |
| TransAlta Utilities Ltd. | Not required for circulation. |
| Rockyview Gas Co-op Ltd. | Not required for circulation. |



| AGENCY | COMMENTS |
|--|--|
| <i>Other External Agencies</i> | |
| City of Calgary | <p>The City of Calgary Administration cannot support a redesignation for this parcel. It is our opinion that this application is not in line with the objectives and intent of the Rocky View/Calgary Intermunicipal Development Plan.</p> <p>The subject parcel is located within an Identified City of Calgary Industrial Growth Area as per “Map 4: Growth Corridors/Areas” of the Rocky View/Calgary IDP.</p> <p>The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning.</p> <p>If approved, the proposal sets a precedent for future redesignation and subsequent subdivision within the Calgary future urban growth corridor. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural lands into an urban form include (but are not limited to):</p> <ul style="list-style-type: none"> • The increased impact imposed by fragmented ownership, roads, structures, and location of onsite • services, as well as topography, drainage, etc. • The practical effectiveness of structure planning approaches in controlling future forms of • development and achieving desired urban community outcomes. • The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient • size to undertake a master planned development. • The liability of existing on-site servicing for small parcels. |
| EnCana Corporation <i>Rocky View County</i> | No comments received. |
| <i>Boards and Committees</i> | |
| Recreation Board | No comments received. |
| <i>Internal Departments</i> | |
| Municipal Lands | No concerns. |
| Development Authority | No comments received. |
| GeoGraphics | No comments received. |
| Building Services | No comments received. |
| Emergency Services | No concerns. |



| AGENCY | COMMENTS |
|--|--|
| Infrastructure and Operations- Engineering Services | <p data-bbox="618 302 1192 329">Geotechnical: No requirements at this time.</p> <p data-bbox="618 350 1425 413">Transportation: There are existing graveled approaches from Range Road 283 to both the proposed and remainder parcels</p> <p data-bbox="618 434 1455 697">As condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with the applicable levy bylaw at time of subdivision approval for three (3) Acres of each the proposed and remainder parcels as they are proposed to be re-designated to the Agricultural Holdings (AH) District. The estimated levy payment in accordance with the current bylaw amounts to \$32,800 (Base + Special Area #7 Levy at 6 acres total)</p> <p data-bbox="618 718 1458 844">As per comments received from AT, at the time of future subdivision, the applicant will be required to provide a 30-metre wide service road ROW to be dedicated by plan of survey across the highway frontage of the proposed parcel</p> <p data-bbox="618 865 1446 991">Sanitary/Waste Water: At time of subdivision, the applicant will be required to provide a Level I PSTS Assessment, prepared by a qualified professional, to determine the suitability of the northern parcel to support a PSTS.</p> <p data-bbox="618 1012 1455 1348">At time of subdivision, the applicant is required to submit a level I assessment variation for the existing septic fields on both the proposed and remainder parcels describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. This assessment shall be prepared by the homeowner and shall be submitted prior to proceeding with subdivision</p> <p data-bbox="618 1369 1390 1432">Water Supply And Waterworks: The southern parcel is serviced by existing water well. ES has no further concerns.</p> <p data-bbox="618 1453 1458 1579">As a condition of future subdivision, the applicant will be required to drill a well within the boundaries of the northern parcel and provide the County with a Well Driller's Report confirming a minimum flow of 1 iGPM</p> <p data-bbox="618 1600 1369 1627">Storm Water Management: No requirements at this time.</p> <p data-bbox="618 1648 1211 1675">Environmental: No requirements at this time.</p> |
| Infrastructure and Operations- Maintenance | No comments received. |
| Infrastructure and Operations- Capital Delivery | No comments received. |



| AGENCY | COMMENTS |
|--|---|
| Infrastructure and Operations- Operations | No comments received. |
| Agriculture and Environmental Services - Solid Waste and Recycling | The redesignation of a parcel of land from Ranch and Farm District to Agricultural Holdings District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices. |

Circulation Period: June 1 – June 29, 2018



BYLAW C-7810-2018

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7810-2018.

PART 2 - DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 33 and 33-NE of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 9710832 from Ranch and Farming District to Business Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 9710832 is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7810-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 4
File: 03322005-PL20180052

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

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7810-2018

560

RF →
AH
± 16.28 ha
(± 40.24ac)

RGE RD 202

AMENDMENT

FROM Ranch and Farm District TO Agricultural Holdings District



Subject Land _____

LEGAL DESCRIPTION: Block, Plan 9710832
within NE-22-23-28-W04M

FILE: 03322005- PL20180052

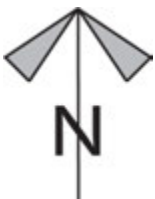
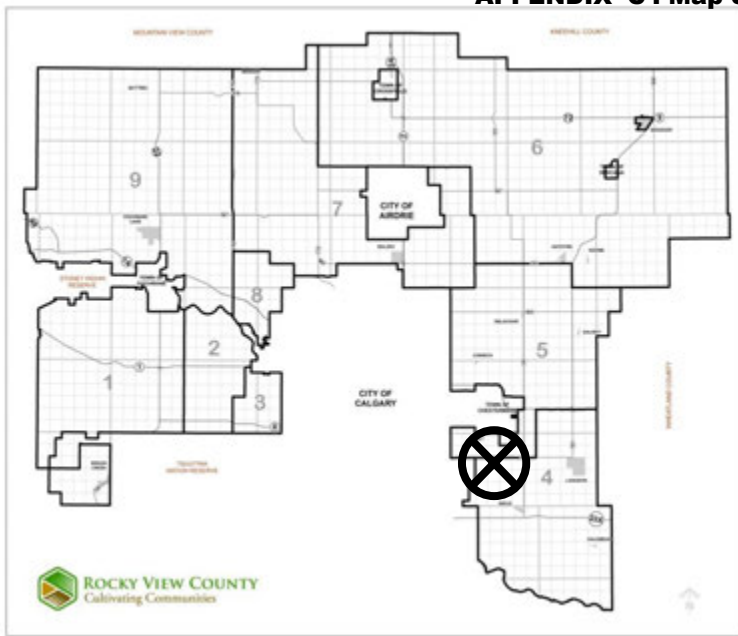
DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities

AGENDA

Page 308 of 415



Block:1 Plan:9710832
NE-22-23-28-W04M

Date: May 22, 2018

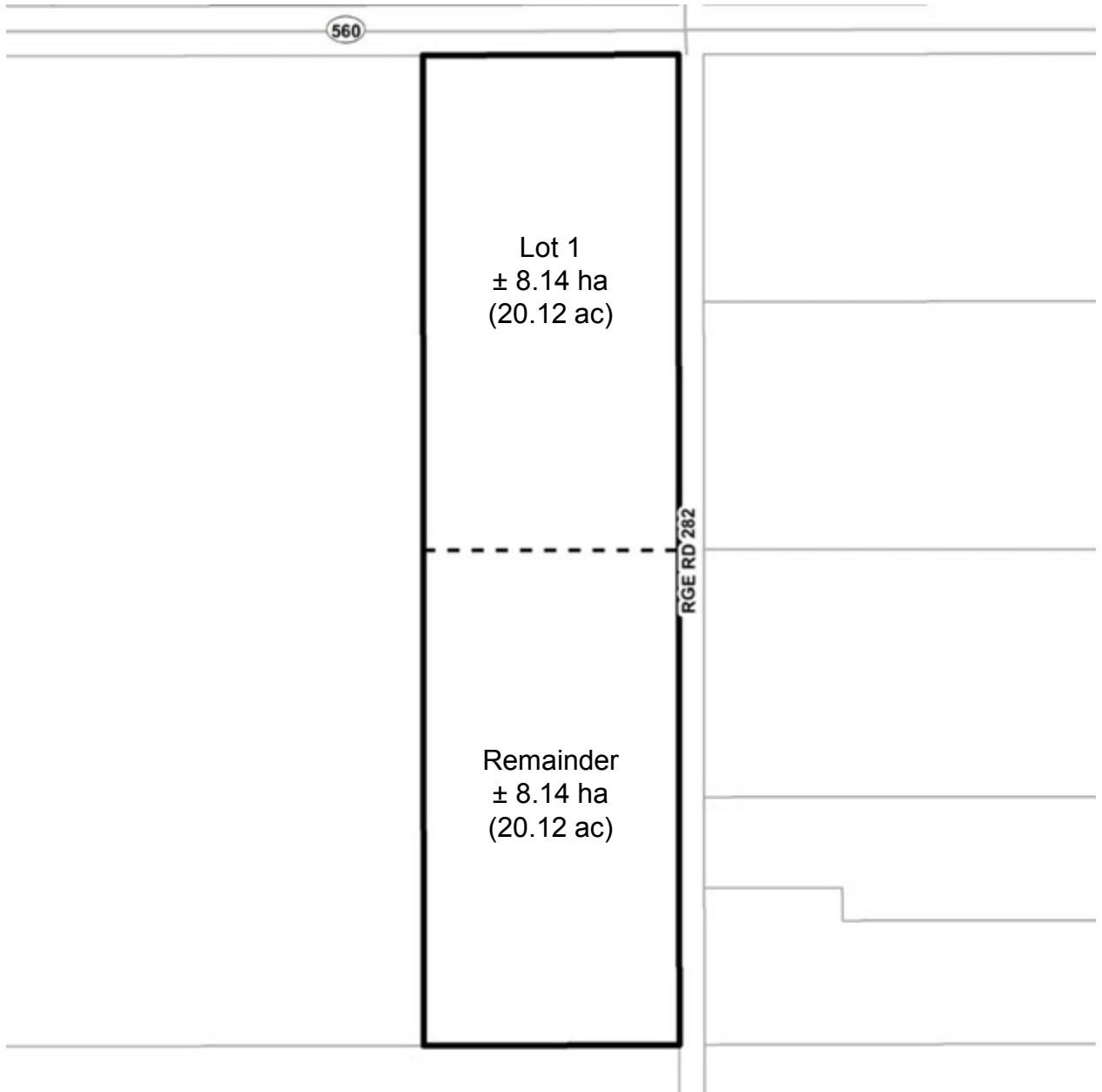
Division # 4

File: 03322005

AGENDA

Page 309 of 415

Redesignation Proposal: To redesignate the subject lands from Ranch and Agricultural District to Agricultural Holdings District to accommodate the subdivision of the lands into two 8.14 ha (20.12 ac) parcels



DEVELOPMENT PROPOSAL

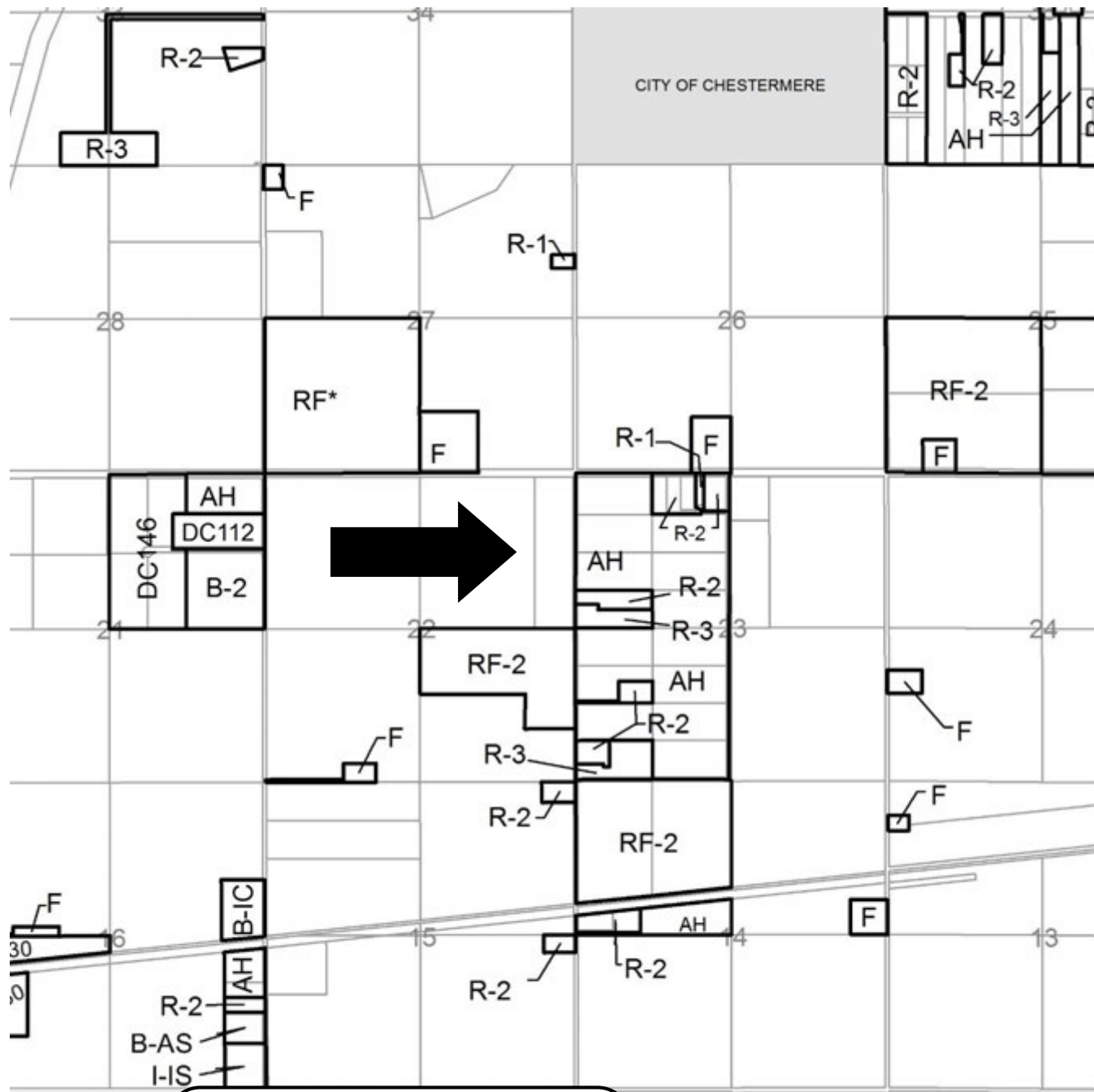
Block:1 Plan:9710832
NE-22-23-28-W04M

Date: May 22, 2018

Division # 4

File: 03322005

AGENDA



| | |
|--------------------------|---------------------------------------|
| 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:1 Plan:9710832

NE-22-23-28-W04M

Date: May 22, 2018Division # 4File: 03322005**AGENDA**Page 311 of 415



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:1 Plan:9710832
NE-22-23-28-W04M

Date: May 22, 2018

Division # 4

File: 03322005

AGENDA

Page 312 of 415



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

AIR PHOTO

Spring 2016

Block:1 Plan:9710832

NE-22-23-28-W04M

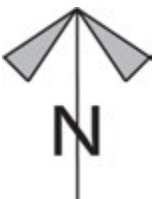
Date: May 22, 2018

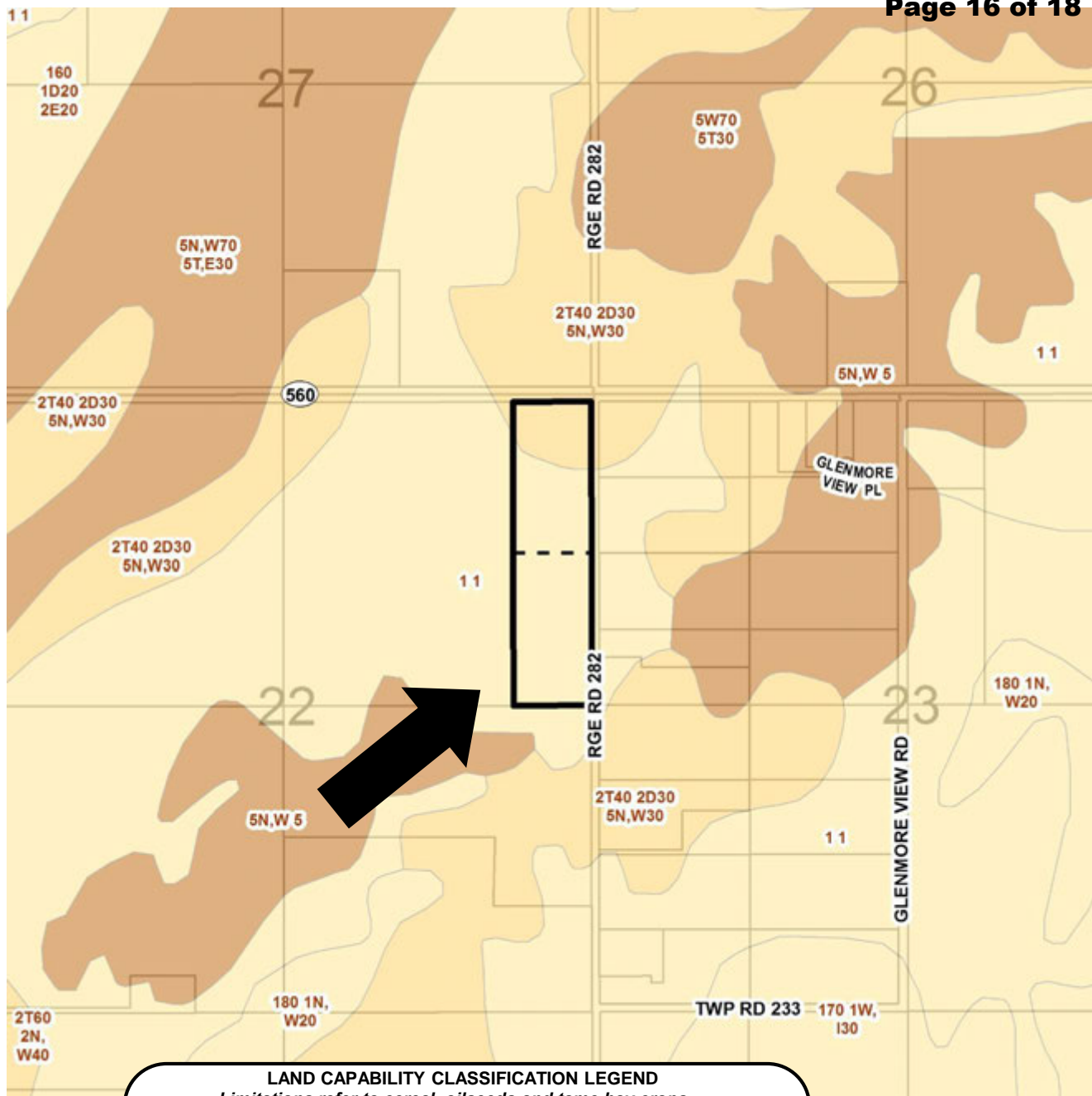
Division # 4

File: 03322005

AGENDA

Page 313 of 415





SOIL MAP

Block:1 Plan:9710832
NE-22-23-28-W04M

Date: May 22, 2018

Division # 4

File: 03322005**AGENDA**

Page 314 of 415

**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:1 Plan:9710832
NE-22-23-28-W04M

Date: May 22, 2018

Division # 4

File: 03322005**AGENDA****Page 315 of 415**



PLANNING SERVICES

TO: Council
DATE: September 25, 2018 **DIVISION:** 2
TIME: Afternoon Appointment
FILE: 05714035 **APPLICATION:** PL20180045
SUBJECT: Redesignation Item – Residential Two District to Residential One District

¹POLICY DIRECTION:

The application was evaluated against the Central Springbank Area Structure Plan (ASP), and the lands are categorized therein as Infill Residential. The proposed redesignation application was found to be in compliance:

- The proposal is consistent with the policies in Sections 2.9.2 – General Residential Development Policies, and 2.9.3 – Infill Residential Areas Policies.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Residential One District. This would facilitate a subdivision to create a ± 1.01 hectare (± 2.50 acre) parcel with a ± 1.29 hectare (± 3.18 acre) remainder.

The subject property contains only an accessory building, and is currently serviced by water well and a conventional septic system. The proposed lots would continue to be serviced by water wells, and a private sewage treatment system would be required for wastewater servicing for both Lot 1 and Lot 2. A Deferred Services Agreement would be required to be registered on the title of each parcel requiring the owners to connect to Rocky View services when they become available in the future.

The western-most portion of the subject lands (with frontage onto Springback Heights Way) is very steep, and a restrictive covenant is registered on title to prevent development in this location. As such, legal access to the subject parcel is provided from the parcel to the north via an access easement agreement.

All technical considerations for a new parcel would be addressed through the subdivision application.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: May 1, 2018
DATE DEEMED COMPLETE: May 9, 2018

PROPOSAL: To redesignate the subject land from Residential Two District to Residential One District to facilitate the creation of a ± 1.01 hectare (± 2.50 acre) parcel with a ± 1.29 hectare (± 3.18 acre) remainder.

LEGAL DESCRIPTION: Lot 10, Block B, Plan 9512428 within NW-14-25-03-W5M

¹ **Administrative Resources**
Lindsey Ganczar, Planning Services
Eric Schuh, Engineering Services

| | |
|---------------------------------------|--|
| GENERAL LOCATION: | Located approximately 1.80 km (1.12 miles) east of Rge. Rd. 33 and 1.20 km (0.75 miles) north of Twp. Rd. 252 on the east side of Springbank Heights Way. |
| APPLICANT: | Lighthouse Studios Inc. (Scott Clements) |
| OWNERS: | Global Advisory Services Inc. |
| EXISTING LAND USE DESIGNATION: | Residential Two District |
| PROPOSED LAND USE DESIGNATION: | Residential One District |
| GROSS AREA: | ± 2.29 hectares (± 5.66 acres) |
| SOILS (C.L.I. from A.R.C.): | <p>Class 6T,E – Production is not feasible due to adverse topography and erosion damage.</p> <p>Class 4M,P – Severe limitations due to low moisture holding, adverse texture, and excessive surface stoniness.</p> <p>Class 3C – Moderate limitations due to climate.</p> |

PUBLIC & AGENCY SUBMISSIONS:

Notification letters were circulated to 51 neighbouring property owners; three letters of objection were received (Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

1995 Subdivision Plan 9512428 was registered at Land Titles, creating the subject parcel. Municipal Reserves were previously provided as Block R-5 on Plan 7811150.

BACKGROUND:

The subject property currently contains an accessory building (quonset). The parcel is serviced by water well and a conventional septic system. Access to the subject parcel is provided from the parcel to the north via an access right-of-way (Plan 7811151), which extends through the subject parcel to the two adjacent sites to the south. Should a future subdivision be approved, the access agreement would need to be amended to include the additional parcel. The surrounding properties are a mix of R-2 and R-1 parcels.

POLICY ANALYSIS:

The subject parcel falls within the *Infill Residential Area* in the Central Springbank Area Structure Plan (ASP). Section 2.9.2(c) of the ASP states that conceptual schemes are required to guide residential development and must be appended to the ASP. However, there are exceptions to this policy listed in Section 2.9.2(f), the criteria for which are as follows:

- Direct road access is available;
- One lot is being created;
- The proposed lot is 0.8 hectares (2 acres or greater in size); and
- The creation of the new lot will not adversely affect or impede future subdivision of the balance lands.

Therefore, the subject application is exempt from requiring a conceptual scheme. The ASP states that new infill residential parcels shall range in size from 0.8 to 1.6 hectares, and the proposed new lots are ±1.01 and ±1.29 hectares in size.

The Land Use Bylaw states that minimum parcel size in the R-1 district is 0.8 hectares, and the proposed plan meets that rule as well.

CONCLUSION:

The application is consistent with the policies of the Central Springbank ASP and the Land Use Bylaw.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7824-2018 be given first reading.
 Motion #2 THAT Bylaw C-7824-2018 be given second reading.
 Motion #3 THAT Bylaw C-7824-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7824-2018 be given third and final reading.
- Option # 2: THAT Application PL20180045 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

LG/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7824-2018 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|---|--|
| <i>School Authority</i> | |
| Rocky View Schools | No objection. |
| Calgary Catholic School District | No comments received. |
| Public Francophone Education | No comments received. |
| Catholic Francophone Education | No comments received. |
| <i>Adjacent Municipalities</i> | |
| City of Calgary | No concerns. |
| <i>Province of Alberta</i> | |
| Alberta Environment | No comments received. |
| Alberta Transportation | Not required for circulation. |
| Alberta Sustainable Development (Public Lands) | Not required for circulation. |
| Alberta Culture and Tourism (Historical Resources) | The applicant should obtain <i>Historical Resources Act</i> approval prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application. |
| Energy Resources Conservation Board | No comments received. |
| Alberta Health Services | No concerns. |
| <i>Public Utility</i> | |
| ATCO Gas | No comments received. |
| ATCO Pipelines | No objections. |
| AltaLink Management | No comments received. |
| FortisAlberta | No comments received. |
| Telus Communications | No objections. |
| TransAlta Utilities Ltd. | No comments received. |

| AGENCY | COMMENTS |
|--|---|
| <i>Other External Agencies</i> | |
| EnCana Corporation | No comments received. |
| Calgary Airport Authority | Not required for circulation. |
| Rocky View Water Co-op | Not required for circulation. |
| <i>Rocky View County - Boards and Committees</i> | |
| Rocky View West Recreation Board | No concerns. |
| <i>Internal Departments</i> | |
| Agricultural Services | No concerns. |
| Municipal Lands | No concerns. |
| GeoGraphics | No comments received. |
| Building Services | Not required for circulation. |
| Enforcement Services | No concerns. |
| Fire Services | No comments at this time. |
| Infrastructure and Operations-Maintenance – Engineering Services | <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> • There is a restrictive covenant on title of the subject lands (Instrument 951 243 728, Plan 9512429) which restricts development on what is approximately the west most one third of the subject lands. This has been placed on title as there are slopes of approximately 33% on this portion of the subject lands. • On the east of the subject lands along the bank of the Bow River, there are slopes of approximately 50% and 5 metres in height. According to Land Use Bylaw section 34, a setback of 12 metres from the top of the bank is required, unless a Slope Stability Assessment is required. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> • The subject lands currently have frontage along Springbank Heights Way, which is a paved road. However, the subject lands access through neighboring properties via an Access Easement Agreements registered on title (Instrument 781 154 031, Plan 7811151; Instrument 961 126 463, Plan 9611147). |

| AGENCY | COMMENTS |
|--------|--|
| | <p>The applicant is proposing to continue to use this existing access easement for this subdivision, as there is a restrictive covenant prohibiting development on the slopes on the west of the subject lands, making an approach from Springbank Heights Way not feasible.</p> <ul style="list-style-type: none"> • The existing Access Easement Agreement (Instrument 781 154 031) stipulates that “owners of each of the said parcels of land shall maintain the portion of the roadway located on the said right-of-way within the boundaries of the land owned by such person, to specifications and standards which shall be stipulated from time to time by the Municipal District of Rockyview No. 44, or failing the stipulating of any such specifications and standards, to a fair and reasonable standard of maintenance for a gravel access road.” • The existing Access Easement Agreement (Instrument 781 154 031) is expected to carry forward to the new titles created and continue to provide access to Lots 1 & 2 (Remainder). This Instrument has carried forward in past subdivisions of these lands. • As a condition of future subdivision, the applicant shall ensure both proposed parcels have sufficient legal access by confirming the current Access Easement Agreement will carry forward to the new titles, or providing a new Access Right-of-Way Plan and Access Easement Agreement, to be registered on title of all affected parcels. • As a condition of future subdivision, as a new shared driveway from the existing access right-of-way is to be used for Lots 1 & 2, the applicant shall provide an Access Right-of-Way Plan and Access Easement Agreement to be registered on title of Lots 1 & 2. • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval, for the total acreage of proposed Lots 1 & 2 (Remainder), as the applicant is proposing to subdivide a Residential One District parcel. <ul style="list-style-type: none"> ○ Base Levy = \$4595/acre. Special Area 4 Levy = \$11,380/acre. Acreage = 5.66 acres. Estimated TOL payment = (\$15,975/acre)*(5.66 acres) = \$90,419. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • At the time of future subdivision, the applicant shall submit a Level 4 PSTS Assessment in accordance with the requirements of the County Servicing Standards, for proposed Lot 1. <ul style="list-style-type: none"> ○ The subject lands are adjacent to the Bow River. Therefore, in accordance with the Model Process Tool, a Level 4 PSTS Assessment is required. |

| AGENCY | COMMENTS |
|--------|--|
| | <ul style="list-style-type: none"> ○ It is noted that in accordance with County Policy 449, for parcel sizes less than 3.95 acres and greater than 1.98 acres, the County requires the use a Package Sewage Treatment Plant meeting BNQ standards. ○ As a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lot 1 and shall include the following: <ul style="list-style-type: none"> ▪ The system to be in accordance with the Level 4 PSTS Assessment to be submitted at the time of future subdivision; ▪ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards. ○ As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Water Supply And Waterworks:</u></p> <ul style="list-style-type: none"> • The application indicates that there is an existing groundwater well on the proposed Lot 2 (Remainder). • The applicant submitted a Phase 1 Groundwater Supply Evaluation (Sedulous Engineering Inc. – August, 2018). The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the subject lands can supply water to the proposed Lot 1 at a rate of 1250m3/year without causing adverse effects on existing users. • As a condition of future subdivision, the applicant will be required to drill new well on Lot 1, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for the well. • As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall be required to submit a Site Specific Stormwater Implementation Plan, in accordance with the requirements of the County Servicing Standards. |

| AGENCY | COMMENTS |
|--|--|
| | <ul style="list-style-type: none"> ○ The Stormwater management requirements in Springbank are: Average Annual Runoff Volume Target of 45mm and the Max Release Rate of 1.714 L/s/ha (A Report on Drainage Strategies for Springbank – Westhoff Engineering Resources Inc. – 2004). ○ As the proposed location of the dwellings is adjacent to the Bow River, the SSIP shall identify any ESC measures required. <p><u>Environmental:</u></p> <ul style="list-style-type: none"> ● In accordance with Land Use Bylaw section 41, the Riparian Setback from the banks of the Bow River is 30 to 60 metres, depending on the soil classification. During future subdivision stage, the applicant shall give consideration to this setback, which may be relaxed in accordance with the requirements of the Land Use Bylaw. At future subdivision stage, a restrictive covenant may be registered on title to prohibit development within the riparian area. ● Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner. |
| Infrastructure and Operations-Maintenance | No concerns. |
| Infrastructure and Operations-Capital Delivery | No concerns. |
| Infrastructure and Operations-Operations | No concerns. |
| Infrastructure and Operations-Utility Services | No concerns. |

Circulation Period: May 18, 2018 – June 20, 2018



BYLAW C-7824-2018

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7824-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 57 and No. 57 SE of Bylaw C-4841-97 be amended by redesignating Lot 10, Block B, Plan 9512428 within NW-14-25-03-W5M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 10, Block B, Plan 9512428 within NW-14-25-03-W5M is hereby redesignated to Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7824-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 2
File: 05714035/PL20180045

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

Reeve

CAO or Designate

Date Bylaw Signed

± 2.29 ha
± 5.66 ac

SPRINGBANK HEIGHTS WY



Subject Land _____



LEGAL DESCRIPTION: Lot 10, Block B, Plan 9512428
within NW-14-25-03-W5M

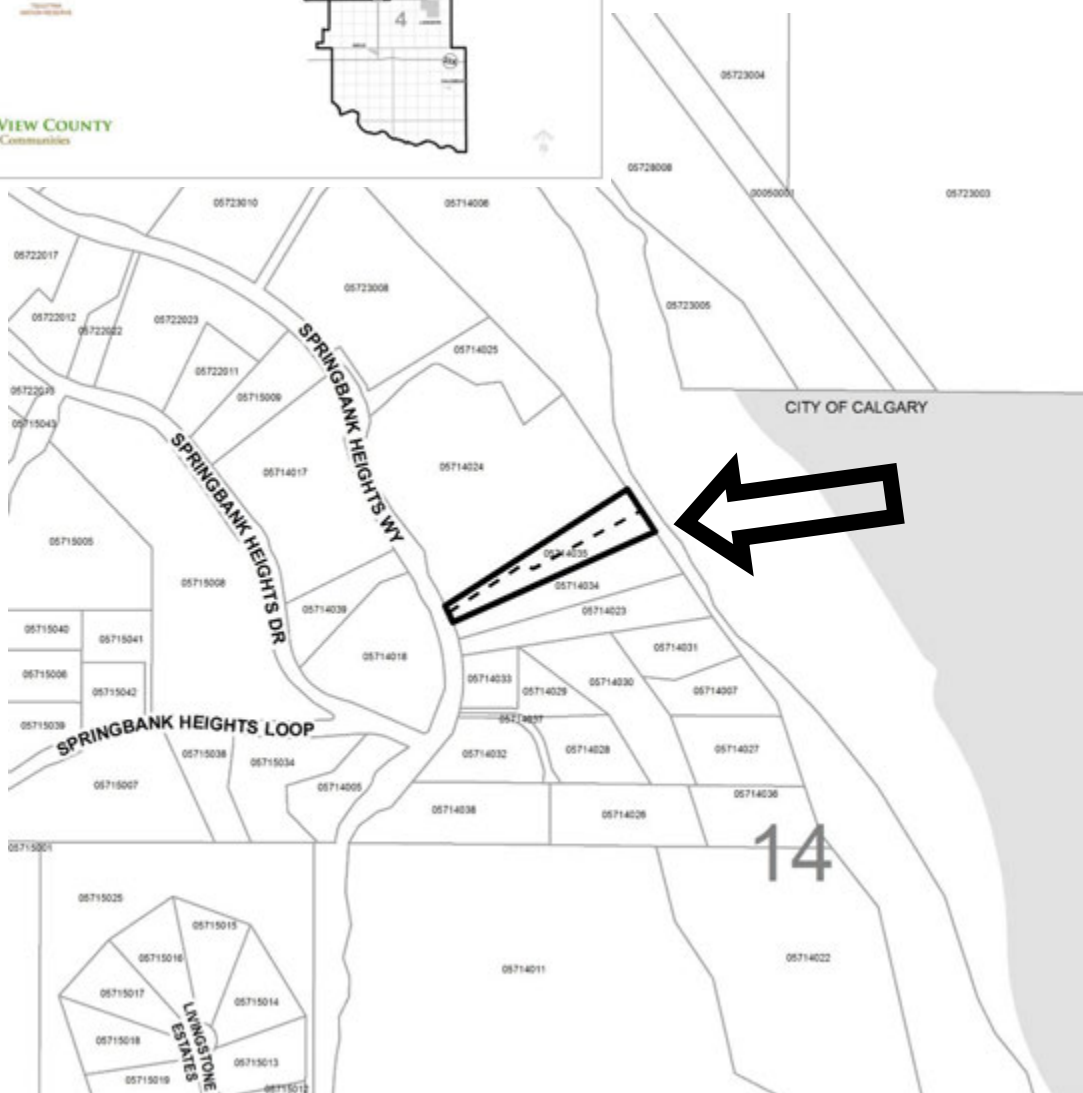
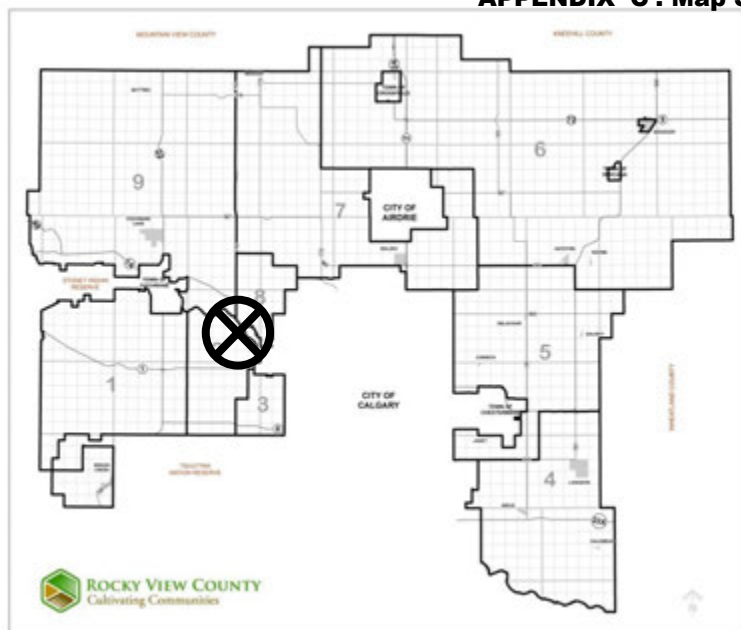
FILE: 05714035 - PL20180045

DIVISION: 2



ROCKY VIEW COUNTY
Cultivating Growth

Page 326 of 415



LOCATION PLAN

Lot:10 Block:B Plan:9512428
NW-14-25-03-W05M

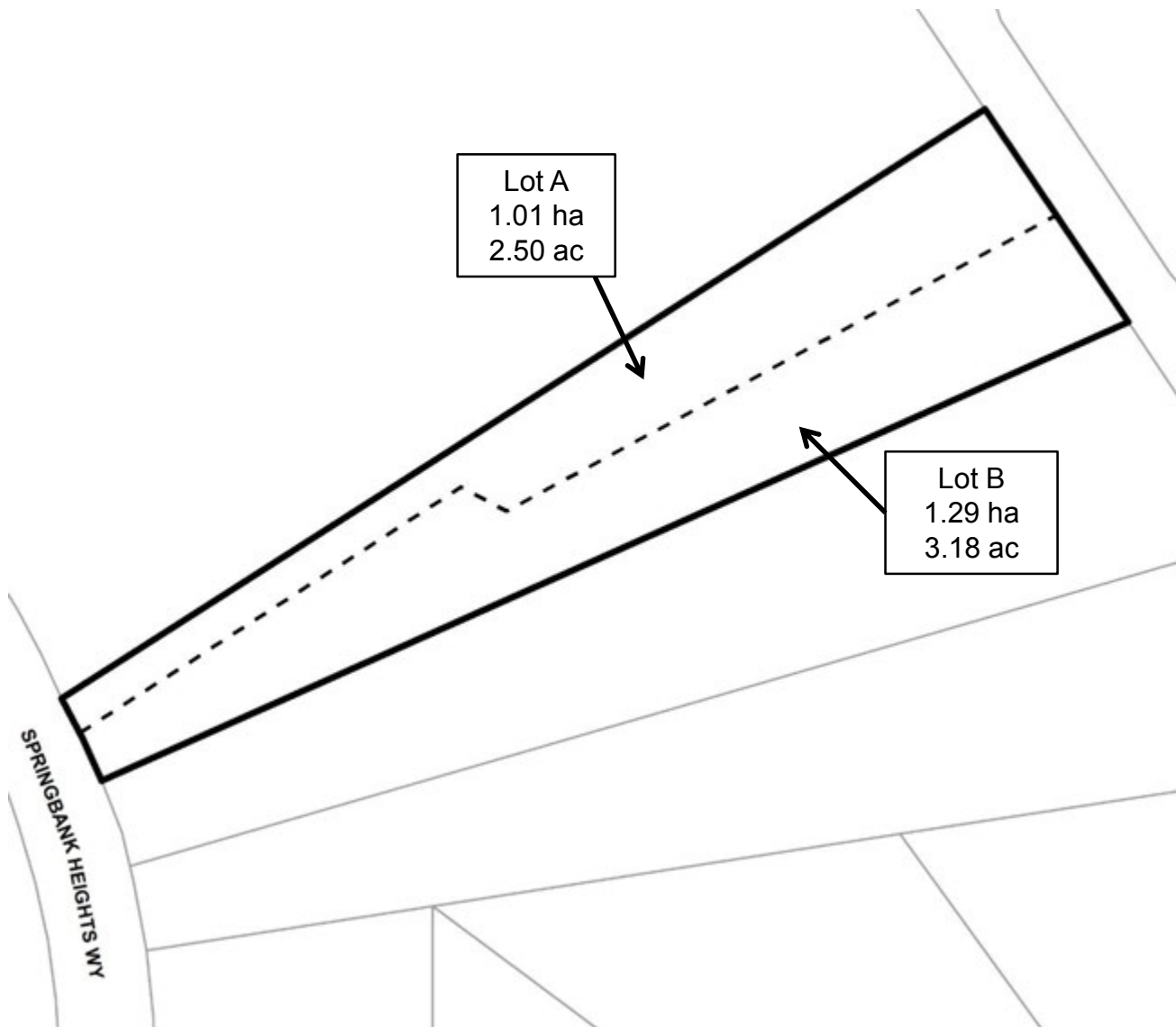
Date: May 11, 2018

Division # 2

File: 05714035**AGENDA**

Page 327 of 415

Redesignation Proposal: To redesignate the subject lands from Residential Two District (R2) to Residential One District (R1) in order to facilitate the creation of a ± 1.01 hectare (2.50 acre) parcel (Lot A) and a ± 1.29 hectare (3.18 acre) parcel (Lot B).



DEVELOPMENT PROPOSAL

**Lot:10 Block:B Plan:9512428
NW-14-25-03-W05M**

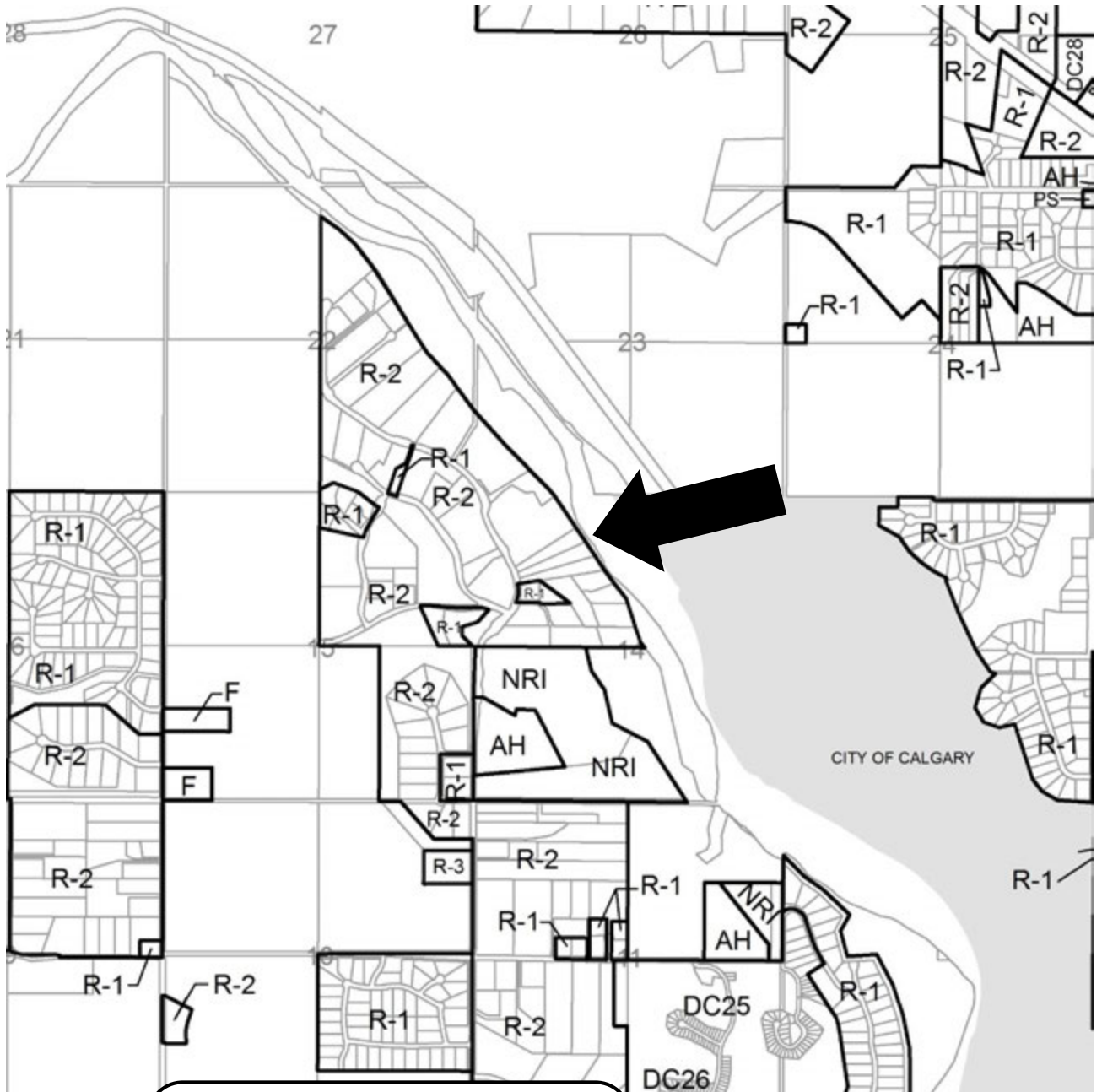
Date: May 11, 2018

Division # 2

File: 05714035

AGENDA

Page 328 of 415



| | |
|--------------------------|---------------------------------------|
| 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:10 Block:B Plan:9512428
NW-14-25-03-W05M



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

TOPOGRAPHY

Contour Interval 2 M

Lot:10 Block:B Plan:9512428
NW-14-25-03-W05M

Date: May 11, 2018

Division # 2

File: 05714035

AGENDA

Page 330 of 415



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

AIR PHOTO

Spring 2016

**Lot:10 Block:B Plan:9512428
NW-14-25-03-W05M**

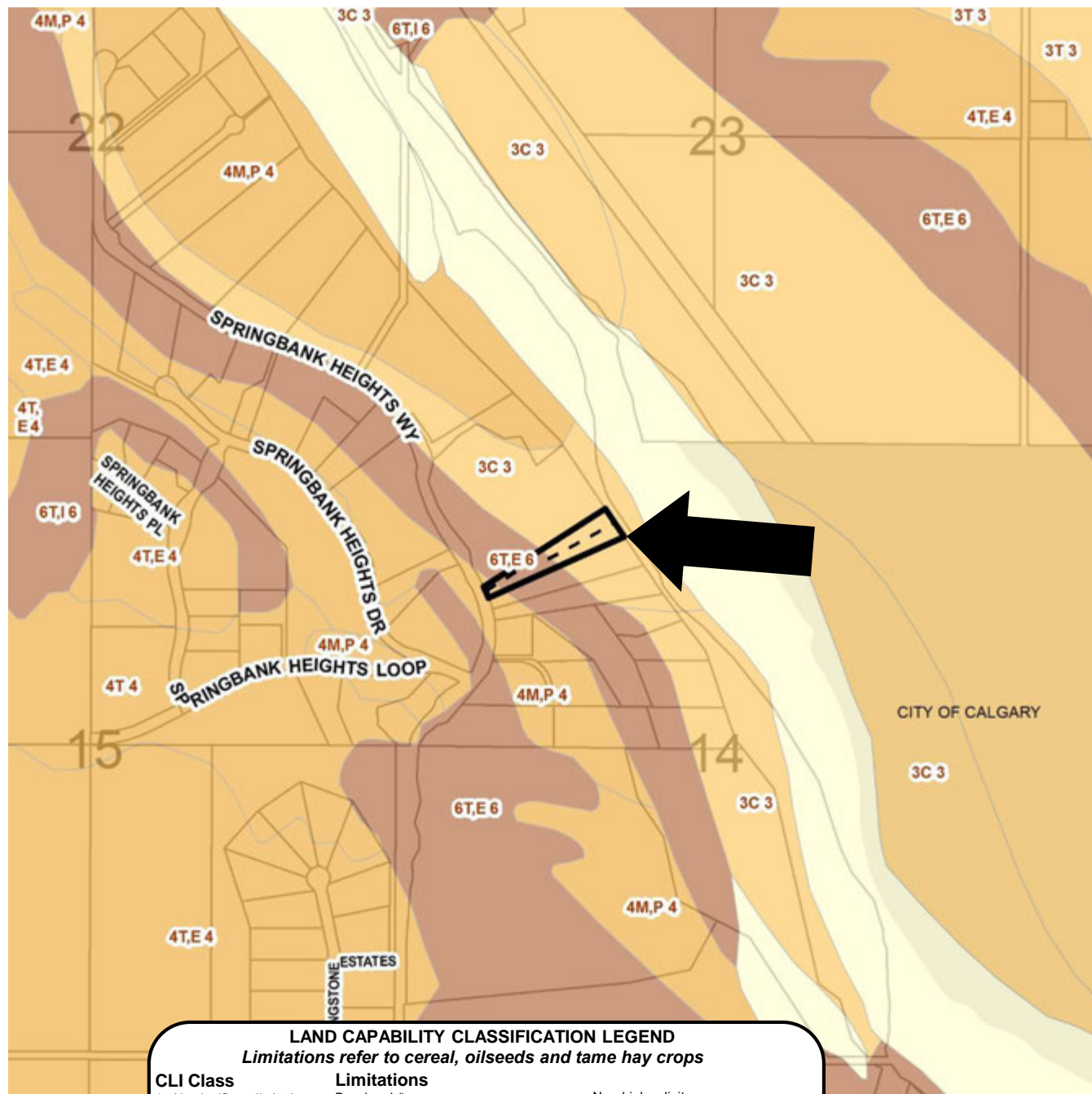
Date: May 11, 2018

Division # 2

File: 05714035

AGENDA

Page 331 of 415



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:10 Block:B Plan:9512428
NW-14-25-03-W05M

Date: May 11, 2018

Division # 2

File: 05714035

AGENDA

Page 332 of 415



- 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

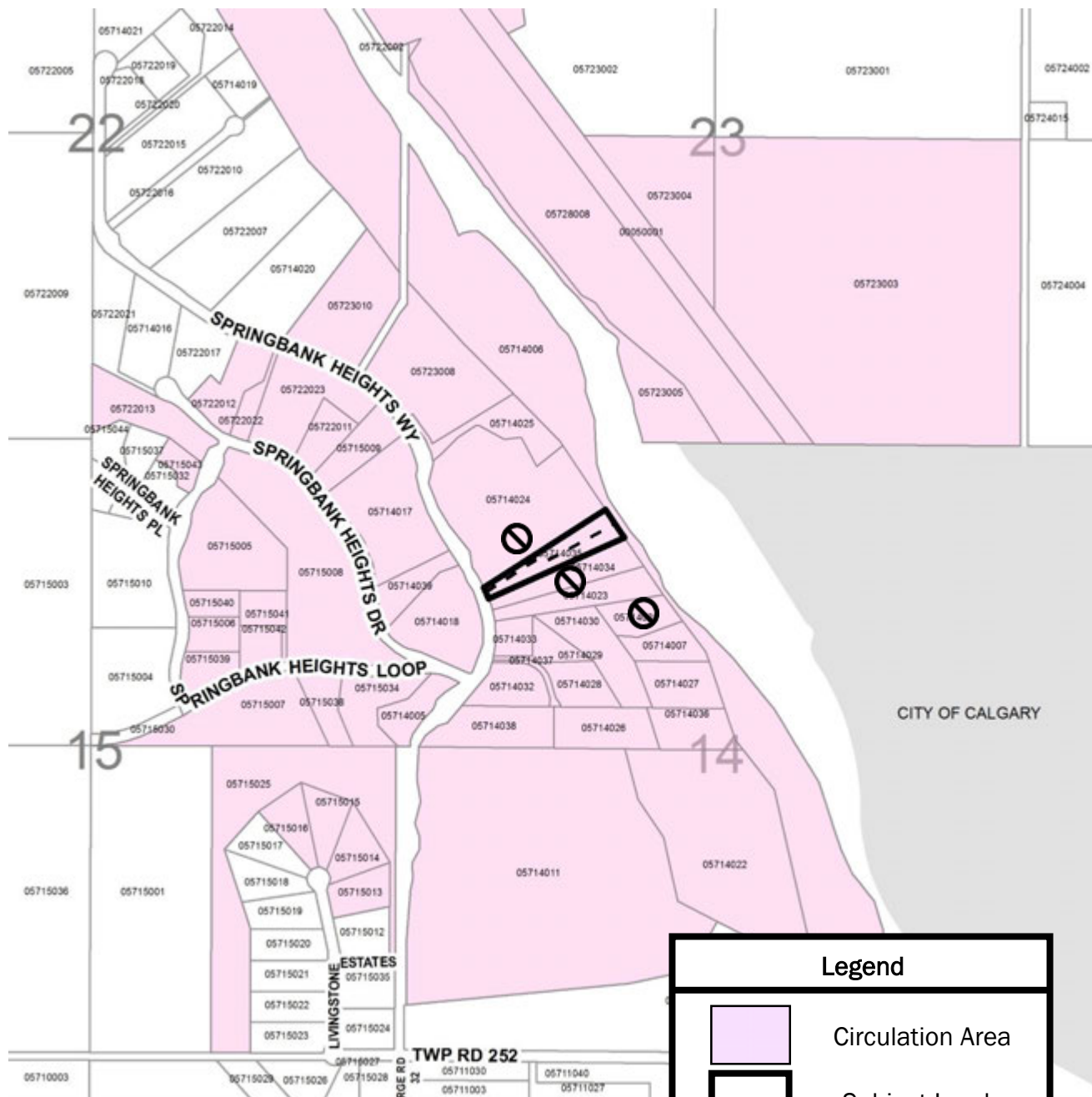


Date: May 11, 2018

File: 05714035

AGENDA

Page 333 of 415



- ⊗ Letters in Opposition
 ★ Letters in Support

LANDOWNER CIRCULATION AREA

Lot:10 Block:B Plan:9512428
NW-14-25-03-W05M

Rocky View County
911 – 32 Avenue NE
Calgary, Ab, T2E 6X6
Attention: Lindsey Ganczar, Planning Services
June 6, 2018
Dear Sir / Madame,
Re: **File Number – 05714035**

Application Number – PL 20180045

“NOT IN FAVOR” of Proposal to re-designate zoning for **Lot 10, Block B, Plan 9512428, NW – 14 – 25 - 03 – W05M**

I am writing in response to the proposal to re-designate the address identified under
As an adjacent land owner of the **2 lots** to the south

I am not in favor of the proposal to change zoning from R2 to R1. As I own the 2 lots mentioned, I would like it documented that this in fact representative of lots. My reasons for this are as follows:

HIGHER DENSITY – I recently purchased my property with an understanding that Springbank Heights Way is a lower density property conflict in with the already over density issues within Spring Bank

WATER Well and sewage – The property proposing re-designation currently has access to the well on my property. No testing has been done on this well for capacity, but its likely it would not be sufficient enough for increased density. I am concern they will try to use one well for 2 houses. Additional sewage untreated and proximity of the Bears paw dam is also a concern.

Private shared access ROADWAY – The current road is a private driveway and is already a concern for the properties owners that use it for access. Conflicts have arisen between neighbors over the road, and I strongly believe additional residential density will create more conflict. There are existing maintenance issues, plus any of the land owners that utilize the road could actually close access to the other owners, based on its current setup. These are issues that were not properly dealt with at the onset of the original lot being subdivided. Maintenance of the access road has been a problem

The protected Hill from development and it currently being a wildlife sanctuary is also my concern potential fencing and barbed wire hidden within the bushes is already cause the life of one horse in the last 30 days.

If you have any questions regarding this letter, please don't hesitate to contact myself
or my consultant John

Regards,



Stan Swiatek

Rocky View County
911 – 32 Avenue NE
Calgary, Ab, T2E 6X6
Attention: Lindsey Ganczar, Planning Services

June 8, 2018

Dear Lindsey,

Re: **File Number – 05714035**

Application Number – PL 20180045

“NOT IN FAVOR” of Proposal to re-designate zoning for **Lot 10, Block B, Plan 9512428, NW – 14 – 25 - 03 – W05M**

I am writing in response to the proposal to re-designate the address identified under **File # 05714035**.

As an adjacent land owner of the lot to the north I am not in favor of the proposal to change zoning from R2 to R1. My reasons for this are as follows:

HIGHER DENSITY – I live in this area as I have an understanding that Springbank Heights Way is a lower density area and live here for this reason.

Private shared access ROADWAY – The current road is a private driveway and is already a concern for the property owners that use it for access. Conflicts have arisen between neighbors over the road, and I strongly believe additional residential density will create more conflict. There are existing maintenance issues, plus any of the land owners that utilize the road could actually close access to the other owners, based on its current setup. These are issues that were not properly dealt with at the onset of the original lot being subdivided.

If you have any questions regarding this letter, please don't hesitate to contact me directly

Regards,



Jack Anderson

June 7, 2018

Lindsey Ganczar
Planning Services, Rocky View County

Re: File #05714035
Application #PL20180045

Dear Sir/Madame,

Regarding the above file: Please note that, as long-time residents of this neighborhood, we are **NOT IN FAVOUR** of this subdivision as proposed. Our reasons are as follows:

Environmental: When our subdivision was approved in the late 80's, provision was mandated for a wildlife corridor (note that parcel 05714030 is a designated ER, protecting the hillside above us). The Bow River Escarpment is a fragile and ecologically important piece of our neighborhood, and is a very major wildlife corridor. It is our opinion that the ER / wildlife corridor should be protected, and made continuous all along the valley.

Road: this subdivision is serviced by an easement road with a non-conforming fence. At barely 7.5M between fenceposts, this road is very difficult to navigate with any opposing traffic. It is our opinion that this road is already at capacity.

Water: despite the proximity to the Bow River, water wells in this subdivision tend to yield low flow and poor quality. We understand the precedent has been set for 2-acre lots in the subdivision, but these are situated above the escarpment and therefore are likely accessing a different aquifer. The currently proposed lots are extremely narrow, and our concern is for a potential narrowly-focused drawdown on the lower aquifer which could adversely affect adjacent properties.

Respectfully submitted,

(signed)

Brian & Lynn Robb,



RECREATION AND COMMUNITY SERVICES

TO: Council

DATE: September 25, 2018 **DIVISION:** 4

FILE: 6060-300

SUBJECT: Langdon Recreation Special Tax Funding Grant Applications

¹POLICY DIRECTION:

The Langdon Recreation Special Tax Funding Grant applications were evaluated in accordance with the Langdon Recreation Special Tax Funding Grant Policy C-328 and were found to be in compliance.

EXECUTIVE SUMMARY:

The Langdon Recreation Special Tax Funding Grant is an annual program funded through a special tax levy on households within the Hamlet of Langdon. The purpose of the grant is to resource community initiatives that improve recreation services in the Hamlet of Langdon. Administration received two Langdon Recreation Special Tax Funding Grant applications in August, 2018, totaling \$25,000.00.

Council is the approval authority under Rocky View County Policy C-328, the "Langdon Recreation Special Tax Funding Grant". Funding requests were received and reviewed by Administration based on the criteria in the Langdon Recreation Special Tax Funding Grant Policy C-328 (Attachment 'A').

BACKGROUND:

On June 5, 2018, Policy and Priorities Committee approved Policy C-328 amendments to reflect Community needs identified in the 2017 Bow North Recreation Needs Assessment. To address significant gaps in community recreation facilities and programs, amendments provide Council with the discretion to fund religious societies, recreation facilities on private property, and programs or recreation facilities that receive funding from FCSS or Social Services. Applications are accepted on June 1 and December 1 annually. As sufficient funds are currently available, an additional application intake was added to August, 2018. All Langdon recreation groups were advised of this opportunity.

\$88,600.00 was collected through Langdon Special Tax for Recreational Services levy in 2018, in addition to \$55,415.99 of undispersed funds from previous years; consequently \$144,015.99 is available for distribution.

BUDGET IMPLICATION(S):

Allocation (summarized in the table below) total \$25,000.00, leaving a balance of \$119,015.99 for future programs and projects.

DISCUSSION:

The following is a summary of the funding requests received and allocation amounts:

¹ **Administration Resources**
Susan de Caen, Recreation & Community Services



Langdon Special Tax Available Funds: \$144,015.99

| APPLICANT | AMOUNT REQUESTED | FUNDING TYPE | BALANCE AFTER FUNDING |
|--|------------------|--------------|-----------------------|
| 1. Langdon Community Church (Women's Institute Hall) | \$15,000.00 | Maintenance | \$129,015.99 |
| 2. Langdon Theatre Association | \$10,000.00 | Programming | \$119,015.99 |

1. The Langdon Community Church applied for \$15,000.00 to address a number of safety and infrastructure maintenance concerns identified during a Council-approved 2017 facility lifecycle assessment of Langdon's Women's Institute Hall. This Hall is one of three rental facilities available to Langdon residents for recreation programming space. The Needs Assessment survey identified that recreational meeting space is in short supply and sub-standard in Langdon. In response to this identified need, Administration recommends that \$15,000.00 be allocated to these projects.
2. The Langdon Theatre Association applied for \$10,000.00 to pay for weekly meeting space rental and instructor fees. The Association did not anticipate an increase in rent and decline in grant support from other sources hence they have requested \$10,000 to maintain their programming quality. Support of this program continues to provide Langdon youth with cultural opportunities and alternative to sport. Administration recommends that \$10,000.00 be allocated to pay for weekly meeting space rental and instructor fees for the balance of 2018.

OPTIONS:

- Option #1 THAT Langdon Recreation Special Tax Funding Grants be approved for the following:
- a) Langdon Community Church – funding to address safety and infrastructure maintenance concerns at Langdon Women's Institute Hall, not to exceed \$15,000.00.
 - b) Langdon Theatre Association – funding to assist with weekly meeting space rental costs and instructor fees for the balance of 2018, not to exceed \$10,000.00.
- Option #2 THAT the Langdon Recreation Special Tax Funding Grant applications be refused.
- Option #3 THAT alternative direction be provided.

Respectfully submitted,
"Chris O'Hara"

Concurrence,
"Rick McDonald"

General Manager

Interim County Manager

SD/cm

ATTACHMENTS:

Attachment 'A' – Policy #C-328 (Langdon Recreation Special Tax Funding Grant)
Attachment 'B' –Langdon Recreation Special Tax Funding Grant Applications



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

Council Policy

Policy #C-328

Purpose

- 1) This policy establishes the Langdon Recreation Special Tax Funding Grant which resources community Initiatives that improve Recreation Services in the Hamlet of Langdon.



Policy Statement

- 2) The County and Community Organizations share the responsibility for Recreation development, Programs, Facilities, and Special Events for the benefit of Hamlet residents.



Policy

- 3) This grant program is resourced exclusively through the Langdon Recreation Special Tax Levy.

4) Roles and Responsibilities

1) Council:

- (a) Approves the Langdon Special Tax Levy annually through the *Langdon Recreation Special Tax Rate Bylaw*;
- (b) Develops policy governing the Langdon Recreation Special Tax Funding Grant; and
- (c) Approves grant awards.

2) Administration:

- (a) Administers the program in accordance with Council policy;
- (b) Evaluates grant applications and recommends awards to Council;
- (c) Establishes procedure that aligns with this policy and the overall direction set out by Council; and
- (d) Evaluates the program annually for effectiveness.

5) Criteria

1) The following criteria are used to evaluate each grant application:

- a) Applicants are Not-For-Profit organizations that either provide Recreation Programs or develop Recreation Facilities within the Hamlet of Langdon.



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

- b) Initiatives must improve the quality and/or quantity of Recreational opportunities within Hamlet boundaries.
- c) Programs must be offered to residents at a reasonable non-restrictive fee.
- d) Recreation Facilities must provide space to residents for:
 - (i) Rentals; or
 - (ii) Regularly scheduled classes, Programs and activities that are open to the public.
- e) Funding priority is given to Initiatives that encourage Hamlet residents to participate.
- f) Applicants submit complete grant reporting (Project Completion Reports) as required for all previously approved Rocky View County grants before making an application for a Langdon Recreation Special Tax Funding Grant.
- g) Council retains the right to approve funding for applications that do not meet some or all of the requirements set out in this policy.

6) Non-Eligible Associations, Initiatives, and Expenditures

- 1) The following organizations, Initiatives, and expenditures are ineligible for funding under this Policy:
 - (a) Libraries;
 - (b) Museums;
 - (c) School Boards;
 - (d) School Activities;
 - (e) Societies or associations that are not open to the general public;
 - (f) Programs and Recreation Facilities outside the Hamlet of Langdon;
 - (g) Costs to operate the Applicant organization (i.e. salaries, wages, day to day administration);
 - (h) Fundraising activities or salaries;
 - (i) Honoraria;
 - (j) Computers and website maintenance;
 - (k) Consumables; and
 - (l) Retroactive expenditures.

7) Discretionary Associations, Initiatives, Programs, and Expenditures

- 1) The following organizations, Initiatives, and expenditures are subject to Council's discretion:
 - (a) Religious Societies;
 - (b) Programs or Recreation Facilities that receive funding from FCSS or Social Services;
 - (c) Service Clubs; and



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

(d) Recreation Facilities on private property.

8) Terms of Award

- 1) A maximum of \$50,000 can be awarded per Recreation Facility per year.
- 2) A maximum of \$20,000 per application is considered for:
 - (a) Annual Program funding; or
 - (b) Annual Operating and Maintenance of Recreation infrastructure.
- 3) In the event that the number of funding requests exceeds the funds available, eligible Initiatives may not receive full funding.
- 4) Grant funds are used for the approved purpose identified in the grant application.
- 5) Any unused grant funds are returned to the County upon request.
- 6) Capital funds are used within two years of grant award.
- 7) Operational funds must be used within one year of receipt.
- 8) Awarded funds cannot be used to match other County grants.
- 9) A grant award may be approved subject to Council conditions and funds are released once all conditions are satisfied.
- 10) Successful Capital applications may require a Funding Agreement.
- 11) Any development permit costs are included in the community Initiative budget.

9) Project Completion Report

- 1) Community Organizations provide a Project Completion Report no more than three months after the Initiative is completed.
- 2) A Project Completion Report requires evidence of expenditures associated with Program implementation and Initiative completion. If this reporting is not provided, the Applicant is ineligible for future funding until this requirement is fulfilled.

References

| | |
|--------------------------------------|---|
| Act(s) | <ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26 • Societies Act, RSA 2000, c S-14 • Agricultural Societies Act, RSA 2000, c A-11 |
| Regulation(s) | <ul style="list-style-type: none"> • n/a |
| Plans | <ul style="list-style-type: none"> • n/a |
| Related Policies, Bylaws, Directives | <ul style="list-style-type: none"> • Bylaw of Rocky View County, <i>Langdon Special Tax Rate Bylaw</i> |



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

| | |
|-------------------------------|---|
| Related Procedures | • n/a |
| Service Standards | • n/a |
| Other | • n/a |
| Approval Date | • October 14, 2014 |
| Replaces | • Note that on June 5, 2018 this policy was renumbered from C-322 to C-328 to correct a clerical error. |
| Lead Role | • Recreation and Community Services |
| Administrative Responsibility | • Recreation and Community Services |
| Last Review Date | • June 5, 2018 |
| Next Review Date | • June 5, 2021 |

Definitions

10) In this policy:

- 1) "Administration" means an employee(s) of Rocky View County.
- 2) "Applicant" means an organization or individual applying for a grant pursuant to this policy.
- 3) "Capital" means resourcing used to enhance infrastructure that can be recorded as an asset and/or depreciated under the organization's financial statements.
- 4) "Community Organization" means a voluntary, community-based, Not-For-Profit organization registered (or incorporated) under the *Societies Act* or the *Agricultural Societies Act* with a mandate to provide social leisure or Recreational opportunities.
- 5) "Consumables" means nondurable or soft goods that are meant to be consumed. Included are food, fuel and promotional items.
- 6) "Council" means the elected Council of Rocky View County.
- 7) "County" means Rocky View County.
- 8) "Funding Agreement" means a memorandum of understanding defining the provision of municipal support/oversight through the life of the project or for the provision of the improvement, including minimum conditions for funding award and the expectations that:
 - transparent and fair competitive tendering practices occur;
 - all Initiatives utilizing public funds are subject to County audit; and



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

- the Recreation Facility provides for an appropriate level of public use.
- 9) "Hamlet" means the Hamlet of Langdon.
 - 10) "Initiative" means any undertaking by a Community Organization that results in the purchase, rehabilitation, upgrading or construction of a Recreation Facility, or development and/or provision of a Recreation Program.
 - 11) "Not-For-Profit" means an organization incorporated under the *Societies Act* or the *Agricultural Societies Act* whose objectives reflect their interest in serving the Recreation needs of the public without realizing a profit to its members.
 - 12) "Operating and Maintenance" means funds for the ongoing cost of running or maintaining a Recreation Facility or Program.
 - 13) "Operational" means matters related to the operation of a Program, service or Recreation Facility.
 - 14) "Programs" are formal, planned, instructor-led opportunities for individuals to develop skill or understanding in a specific content area; whether through registering for, or dropping into, a scheduled activity. It does not refer to participant-led, unstructured activities that are accessed at public open spaces or through admission into a Recreation Facility, nor the rental of parks, playgrounds, or Recreation Facilities by individuals or groups.
 - 15) "Project Completion Report" means a report a Community Organization is required to submit to the County that outlines how grant funds were actually spent.
 - 16) "Recreation" is an experience that results from freely chosen participation in physical, social, intellectual, and creative pursuits that enhance individual and community well-being.
 - 17) "Recreation Facility" means a location designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.
 - 18) "Recreation Services" means a broad concept related to sports, fitness, social Recreation, special community events, and Capital community Initiative development.
 - 19) "Religious Societies" means the incorporated congregations of a church or a religious denomination under the Religious Societies Land Act.
 - 20) "School Activities" means any activities that are either provided as part of the regular Alberta Education Curriculum or by a school outside regular school hours.
 - 21) "Service Clubs" means voluntary, Not-For-Profit organizations whose members meet regularly to perform charitable works either by direct hands-on efforts or by raising money for other organizations.
 - 22) "Special Event" means any public or private event, gathering, celebration, festival, competition, contest, exposition or similar type of activity that has an Expected Attendance of 250 or more people in a 24 hour period; or a private or non-profit function, which has an Expected Attendance of 100 or more people in a 24 hour period; and a) takes place in any building that is not normally used for a public assembly or that is not classified for a public assembly use; or b) involves a change in the existing use of a street, park, or other area for the purpose of a public gathering.



Langdon Recreation Special Tax Funding Grant

Langdon Recreation Funding Application

Recreation Programs and Maintenance Program

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: Women's Institute Hall (Langdon Community Church)

Mailing Address: 23 Centre St N

City: Langdon Province: AB Postal Code: T0J1X0
(All correspondence and cheques will be mailed to this address)

Contact Person: Dez Wenas

Telephone: (W) [REDACTED] (H) [REDACTED] (C) [REDACTED] Email: [REDACTED]

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 15,000.00

(Maximum funding provided per application for annual operating or maintenance of recreation infrastructure, or programs is \$20,000)

(Maximum funding provided per year per Recreation Facility capital projects is \$50,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

• Hamlet of Langdon: 50/month • Outside the Hamlet of Langdon: unknown

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

| | Number | Percentage | | Number | Percentage |
|----------------|-----------|------------|-----------|-----------|------------|
| Children/Youth | <u>25</u> | <u>50</u> | Families: | <u>10</u> | <u>20</u> |
| Adults | <u>10</u> | <u>20</u> | Seniors: | <u>5</u> | <u>10</u> |

How many volunteers will be involved with your project? 0

How many volunteer hours? 0

How will these funds and this project enhance your organization's long-term financial sustainability?
(Attach a separate sheet if required)

By creating a safer and more up to date environment for the landmark hall, it can be used more effectively as a rental space to the community of Langdon.



How will these funds better serve the organization and Langdon community?

(Attach a separate sheet if required)

The WI hall is used primarily as a rental facility for the Hamlet of Langdon. Since taking ownership of the building, the hall has been used by a number of local groups for both one-time and ongoing rentals. A seniors group, FCSS, The City of Chestermere, health and safety, exercise and dance programs. After reviewing the report from Stephenson Engineering, it was clear that work on the hall was needed to continue to safely provide the hall to the public. Work which includes items of a safety concern and others of updating aged materials.

4. BUDGET

REVENUES: List all revenues, including grants, for the project this application references.

| | |
|--|------------------|
| 1. <u>Langdon Recreation Special Tax Funding Grant</u> | \$ <u>15,000</u> |
| 2. <u>Langdon Community Church</u> | \$ <u>5,000</u> |
| 3. _____ | \$ _____ |

EXPENDITURES: List all Expenditures for the project this application references. Where applicable, please clearly identify the source of the quote being used for the budget.

| | |
|-------------------------------------|-----------------|
| 1. <u>Immediate needs</u> | \$ <u>5000</u> |
| 2. <u>Ditch/parking lot fencing</u> | \$ <u>5000</u> |
| 3. <u>replace aged flooring</u> | \$ <u>10000</u> |
| 4. _____ | \$ _____ |
| Total Revenue | \$ <u>20000</u> |
| Total Expenditures | \$ <u>20000</u> |
| Net gain or Loss | \$ <u>0</u> |

5. SUPPORTING DOCUMENTS

The following documents MUST be attached:

- ☐ Copies of three quotes or estimates for each initiative/project component (if applicable)
- ☐ Organization's most recent Financial Statements – audited (if available) – information required is outlined by Service Alberta at <https://www.servicealberta.ca/financial-reporting.cfm>
- ☐ Annual Budget for next fiscal year
- ☐ List of organization's officers and directors
- ☐ Other documents required for further clarification, as requested

| | | |
|------------|--------------|-----------------|
| Dez Wenas | Board Member | August 24, 2018 |
| Print Name | Title | Date |

D. WENAS

Signature of Applicant



Langdon Recreation Special Tax Funding Grant Application

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: Langdon Theatre Association

Mailing Address: Box 230

City: Langdon Province: AB Postal Code: T0J 1X0
(All correspondence and cheques will be mailed to this address)

Contact Person: Tanya Creamer

Telephone: (W) _____ (H) _____ (C) Email:

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 10,000

(Maximum funding provided per application for annual operating or maintenance of recreation infrastructure, or programs is \$20,000)

(Maximum funding provided per year per Recreation Facility capital projects is \$50,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

• Hamlet of Langdon: 45 • Outside the Hamlet of Langdon: 4

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

| | Number | Percentage | | Number | Percentage |
|----------------|-----------|-------------|-----------|----------|------------|
| Children/Youth | <u>49</u> | <u>100%</u> | Families: | <u>0</u> | <u>0%</u> |
| Adults | <u>0</u> | <u>0%</u> | Seniors: | <u>0</u> | <u>0%</u> |

How many volunteers will be involved with your project? 13

How many volunteer hours? 260

How will these funds and this project enhance your organization's long-term financial sustainability?
(Attach a separate sheet if required)

The funds will help us keep the cost of our program as low as possible to the users. Allowing more families the ability to access a recreation program that will not impact them negatively financially.

We will be using ~\$2000 for facility rental and ~\$8000 for instructor fees.



ROCKY VIEW COUNTY
Cultivating Communities

How will these funds better serve the organization and Langdon community?
(Attach a separate sheet if required)

Langdon Theatre gives children an alternative to sports. It teaches life skills through theatre and builds self esteem and confidence.

4. BUDGET

REVENUES: List all revenues, including grants, for the project this application references.

| | |
|-----------------|-----------|
| 1. Memberships | \$ 12,000 |
| 2. Grants | \$ 36,000 |
| 3. Ticket Sales | \$ 2,400 |

EXPENDITURES: List all Expenditures for the project this application references. Where applicable, please clearly identify the source of the quote being used for the budget.

| | |
|--|-----------|
| 1. Teacher Wages | \$ 18,900 |
| 2. Practice Facility Rentals | \$ 5,000 |
| 3. Production Expenses (Christmas and Final) | \$ 22,000 |
| 4. Year-End Wrap Up and Field Trips | \$ 4,000 |
| Total Revenue | \$ 50,400 |
| Total Expenditures | \$ 50,400 |
| Net gain or Loss | \$ 0 |

5. SUPPORTING DOCUMENTS

The following documents MUST be attached:

- ☐ Copies of three quotes or estimates for each initiative/project component (if applicable)
- ☒ Organization's most recent Financial Statements – audited (if available) – information required is outlined by Service Alberta at <https://www.servicealberta.ca/financial-reporting.cfm>
- ☒ Annual Budget for next fiscal year
- ☒ List of organization's officers and directors
- ☐ Other documents required for further clarification, as requested

Tanya Creamer

Print Name

Treasurer

Title

August 15, 2018

Date

Tanya Creamer

Signature of Applicant

Digitally signed by Tanya Creamer
DN: cn=Tanya Creamer, o=Rocky View County, ou=Fire
Services, email=tcream@rockyview.ca, c=CA
Date: 2018.08.13 11:22:02 -06'00'

INFORMATION SERVICES

| | | |
|-----------------|--------------------------------|-------------------------|
| TO: | Council | |
| DATE: | September 25, 2018 | DIVISION: 7 |
| FILE: | 4557 | APPLICATION: N/A |
| SUBJECT: | Road Renaming – Range Road 25A | |

¹POLICY DIRECTION:

The proposal for road renaming was not evaluated against policy as a policy currently does not exist that would provide guidance when road renaming applications are received.

EXECUTIVE SUMMARY:

The County has received an application to rename Range Road 25A located in SW-31-28-2-W5M. The application was submitted in an effort to help alleviate confusion related to addressing for first responders in the Madden area. Administration has reviewed and circulated the request and despite the lack of policy, acknowledges that the request assists in protecting public safety.

BACKGROUND:

In an effort to avoid addressing a property using a Provincial highway, the portion of Highway 574 running through the Hamlet of Madden was named Range Road 25A. Concerns have recently been raised that the addressing in Madden was causing confusion for first responders and as a result a request for renaming was submitted (Attachment A).

The portion of the road being considered for renaming is shown on the attached map (Attachment B).

The renaming request has been circulated to adjacent municipalities as well as affected landowners and no concerns were identified.

Administration is currently developing a policy, for future consideration, that would provide guidance when road renaming applications are received. Despite the lack of policy, administration acknowledges that this request assists in protecting public safety.

BUDGET IMPLICATION(S):

The master rates bylaw road renaming application fee is intended to recover some of the costs associated with processing an application. Should Council wish to consider waiving the fee there is no budget adjustment required as all of the costs (i.e. Staff time, mailing costs) are already included in the 2018 Operating Budget.

OPTIONS:

| | | |
|-----------|-----------|--|
| Option #1 | Motion #1 | THAT the Master Rates Bylaw road renaming application fee of \$500.00 be waived. |
| | Motion #2 | THAT Range Road 25A, as shown on Attachment B, be renamed Township Road 285A. |

¹ **Administration Resources**
 Lora Plante, Information Services



Motion #3 THAT Administration be directed to prepare a Policy regarding road renaming applications to be presented to the Policy & Priorities Committee for approval.

Option #2 THAT the road naming application be refused.

Option #3 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Rick McDonald”

General Manager

Interim County Manager

ATTACHMENTS:

Attachment ‘A’ – Request Letter

Attachment ‘B’ – Map



Attachment A

Good Morning Lora Plante

My name is Dennis Rowney; I am the Station Chief of Station 105 Fire Station in Madden.

It has been brought to my attention that the road that comes in to Madden from the East (Hwy 574), is named RR.25A, this is incorrect. It should be 285A.

My concern is that First Responders from outside our area may have a difficult time finding this address if it is not changed to the correct MD address. Emergency Medical Services respond from the closest unit available, possibly Calgary, Sundre, and Didsbury.

I have brought this issue up at one of our Ag Meetings, and everyone at the meeting was in favor of the change. I would also like to mention our Councillor Dan Henn has been notified of this issue.

Respectfully,

Dennis Rowney



ROCKY VIEW COUNTY
Cultivating Communities

Attachment B

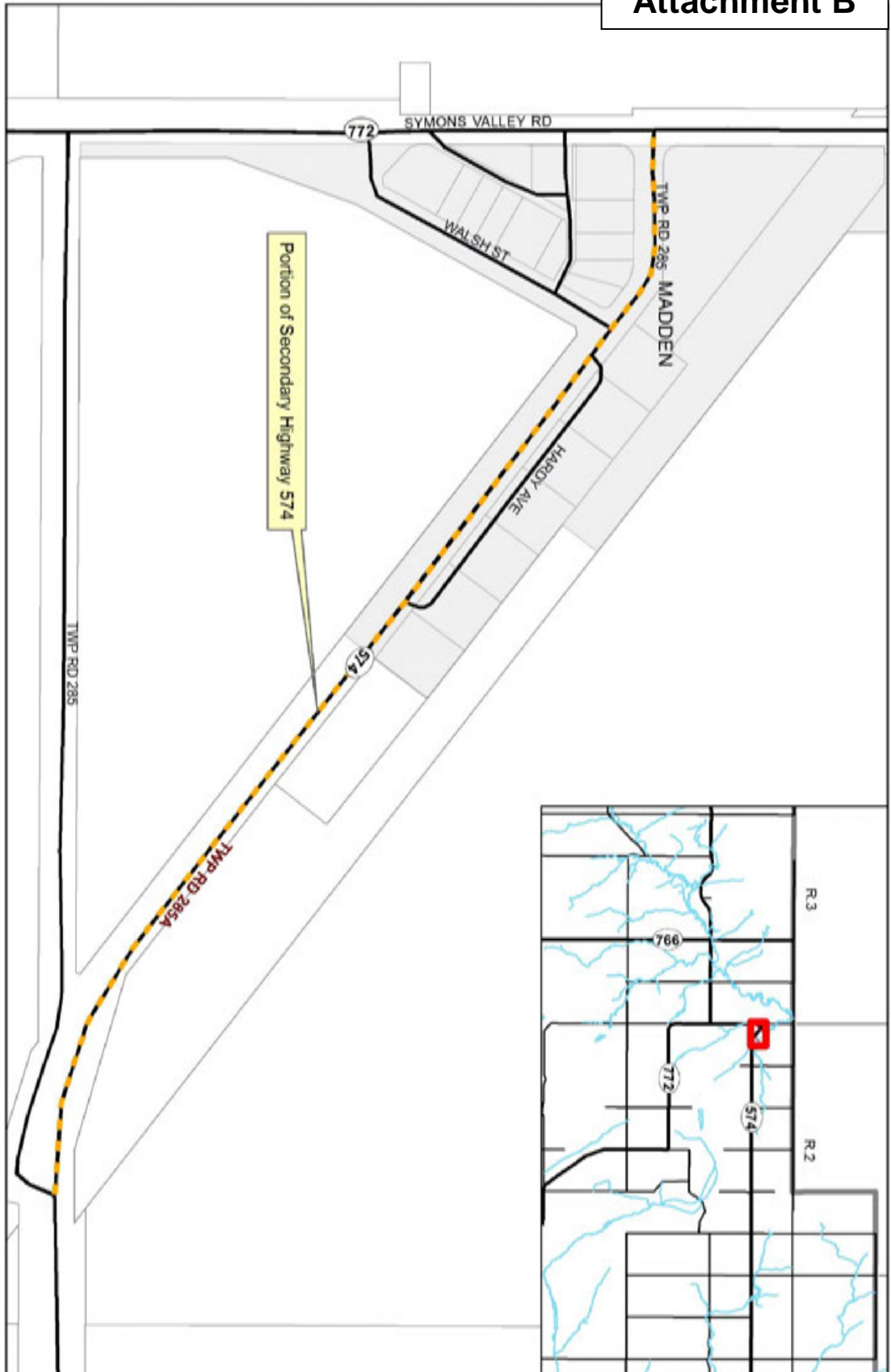


ROCKY VIEW COUNTY
Cultivating Communities

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

Proposed Road Name Change
From Rge Rd 25A to Twp Rd 285A

Printed: Aug 16, 2018





FINANCIAL SERVICES

TO: Council

DATE: September 25, 2018 **DIVISION:** 2

FILE: N/A

SUBJECT: Tax Relief Due To Fire Loss – Roll 04722021

¹POLICY DIRECTION:

The proposal for tax relief was evaluated against the Fire Protocol and was found to be in compliance. A policy currently does not exist that would provide guidance when tax relief requests are received.

EXECUTIVE SUMMARY:

Administration has received a written request from the rate payer for property tax relief due to fire. In accordance with the Fire Protocol approved by Council on December 14, 2004, Council may consider cancelling municipal tax related to this property. The County's Assessment department inspected the property and has provided an estimate (Attachment A) of municipal taxes that Council could consider for cancellation.

BACKGROUND:

The purpose of this report is to seek Council approval of a request for tax cancellation in accordance with Fire Protocol (Attachment B) approved by Council on December 14, 2004. This protocol deals with tax impacts arising from fire incidents that are inspected and adjusted for fire damage as necessary by the Assessment department.

In accordance with section 347 (1)(b) of the *Municipal Government Act*, Council may cancel or refund all or part of a tax if it considers it equitable to do so. Council in the past considered it equitable to cancel the municipal and emergency services taxes due to fire loss for the portion of that year the property was uninhabitable.

Should Council approve the tax cancellation in response to the above noted request the 2017 municipal and emergency services taxes for the subject property would be pro-rated and refunded to the property owner.

The subject property was not under investigation since the fire occurrence and the file is closed. Administration has confirmed that there is no insurance coverage with regards to property taxes for loss of use of the home.

BUDGET IMPLICATIONS:

The 2018 budget includes funding for tax adjustments of this nature so a budget adjustment is not required.

OPTIONS:

| | | |
|------------|-----------|---|
| Option #1: | Motion #1 | THAT the 2017 municipal tax cancellation request for roll #04722021 due to fire damage, in the amount of \$195.75, be approved. |
|------------|-----------|---|

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



Motion #2 THAT Administration be directed to prepare a Policy regarding municipal tax cancellation requests due to fire to be presented to the Policy & Priorities Committee for approval.

Option #2: THAT the 2017 municipal tax cancellation request for roll #04722021 due to fire damage, in the amount of \$195.75, be refused.

Option #3: THAT Council provide alternative direction.

Respectfully submitted,

“Kent Robinson”

General Manager

“Rick McDonald”

Interim County Manager

BW/bs

ATTACHMENTS:

Attachment ‘A’ – Calculation for Fire Report

Attachment ‘B’ – Fire Protocol

Rocky View County - Fire Loss Calculation
2017 Tax Calculation for Roll #04722021
Date of Fire - October 14, 2017

| Municipal Tax Levy | 2017 Rates | Total MunicipalTax Rate | Improvement amount | Annual Tax | Monthly Tax | Months after fire | Refund Amount |
|--------------------|------------|-------------------------|--------------------|------------|-------------|-------------------|-----------------|
| | | | | | | | |
| Municipal | 1.9625 | | | | | | |
| Emergency Services | 0.5160 | | | | | | |
| | 2.4785 | 0.0024785 | \$379,100 | \$939.60 | \$78.30 | 2.5 | \$195.75 |

Fire Incidents - Protocol for Addressing Property Assessment & Tax Impacts

Introduction:

A set of guiding principles, otherwise referred to as a Protocol, is hereby being established by the Municipal District of Rocky View for the purpose of identifying when tax relief is, or is not, warranted in instances when properties have sustained fire damage. This Protocol outlines how properties that have incurred fire damages will be assessed and taxed in the current taxation years when the fire incidents have occurred.

Purpose:

The implementation of this Protocol will provide the Municipality with a uniform and consistent approach for addressing how fire incidents and related damages may impact the assessment and taxation of properties in the future. Any assessment and tax adjustments will be determined and exercised by the Supervisor of Assessment & Taxation through the relevant sections of the Municipal Government Act (MGA).

Authority:

Subject to the approval of this Protocol by Council, the Supervisor of Assessment & Taxation will assume responsibility for administering its application on an ongoing basis. Pursuant to the Municipal Government Act, the Supervisor of Assessment & Taxation will also administer any property assessment and tax adjustments that may arise from the Municipality's review of fire incidents.

Relevant Legislation (as is outlined in the Municipal Government Act):

Assessments for Properties (Other than Linear Property)

289 (1) Assessments for all property in a municipality, other than linear property, must be prepared by the assessor appointed by the municipality.

- (2) Each assessment must reflect;
 - (a) the characteristics and physical condition of the property on December 31 of the year prior to the year in which a tax is imposed under Part 10 in respect of the property, and
 - (b) the valuation standard set out in the regulations for that property.

Cancellation, Reduction, Refund or Deferral of Taxes

347 (1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

- (2) A council may phase in a tax increase or decrease resulting from the preparation of any new assessment.

Fire Insurance Proceeds:

- 349 (1) Taxes that have been imposed in respect of improvements are a first charge on any money payable under a fire insurance policy for loss or damage to those improvements.
- (2) Taxes that have been imposed in respect of a business are a first charge on any money payable under a fire insurance policy for loss or damage to any personal property;
- (a) that is located on the premises occupied for the purposes of the business, and
 - (b) that is used in connection with the business and belongs to the taxpayer.

Fire Incident Review Process:

If property taxes remain unpaid at the time that a fire incident takes place, property owner(s) must work with their Insurance Company to pay to the Municipality any balances that are owing when fire damage occurs to any subject real property. "Real property" refers to improvements, structures, buildings and any items that are assessed. These items are usually affixed to land. Personal property and possessions are not assessable and are not a part of the real property that is valued for assessment and taxation purposes. Insurance Companies provide insurance coverage for both real property and personal property. However, property assessments only take into account the valuations assigned to real property.

Municipalities generally do not approve tax adjustments for a property that has incurred fire damage in the current year, since the related assessment valuation for the year reflects the property's physical characteristics as of December 31st of the previous year. Taxes imposed are a first charge on any money payable under a fire insurance policy for loss or damage.

If taxes remain unpaid at the time that a fire incident occurs, the Municipality's Supervisor of Assessment & Taxation will, after receiving the related Fire Report, issue a letter to the property owner(s) to advise them that taxes remain outstanding, as well as to inform them that they should work with their Insurance Company to ensure that the taxes are paid on a timely basis.

In all instances in which properties are fully or partially insured for fire damage, property owner(s) are responsible for; working with their Insurance Companies to ensure that property taxes are fully paid on a timely basis. When insurance coverage is available to property owner(s), the Municipality will not consider any requests to adjust property taxes for the year in which a fire incident takes place. In addition, the Municipality's Supervisor of Assessment & Taxation will review a fire incident and the related Fire Report to determine what impact, if any, a fire incident may have on the establishment of a property assessment valuation for the next taxation year.

In all instances in which properties are not insured, the affected property owner(s) can only seek property tax relief from the Municipality if they forward a written request for such relief to the Supervisor of Assessment and Taxation along with a written confirmation that the property which was damaged by fire was not fully or partially insured. If this request and the related confirmation are received from the property owner(s), then the Municipality's supervisor of Assessment & Taxation will utilize the following steps to determine whether a damages incurred to a property as a result of a fire incident will lead to a tax reduction in the year that the incident occurred:

- The Supervisor of Assessment & Taxation receives the Fire Report which identifies the property and the property damage sustained to the structure(s). The Fire Report is the formal document that initiates the assessment and tax review.
- Assessors will investigate the property to determine the extent of the damage for assessment valuation purposes. If the fire incident has led to a reduction in the valuation of improvements to land (including structures such as homes, garages, outbuildings or other assessed structures) that are assessed and taxed, then the Supervisor of Assessment & Taxation will calculate the corresponding reductions in valuation and municipal taxes (excluding taxes for education and seniors foundation requisitions) for the current year. If adjusted, the Municipal taxes will be pro-rated for the loss of improvements only from the date of the fire incident to the last day of the calendar year. No assessment or tax adjustments will be provided for the land that may have been damaged in a fire incident.
- A property tax reduction should be the last resort for tax relief.
- Tax relief will not be provided in instances in which fire damages have occurred to farm buildings and other types of structures and property that are exempt from property assessment and taxation. In addition, tax relief will not be provided in recognition of the loss of personal property and related contents that are exempt from property assessment and taxation. Finally, injury or loss of life cannot be factored into property valuation and taxation parameters and, accordingly, they will not be considered in conjunction with addressing requests for property tax relief.

Council Review of Tax Relief Requests (When Insurance Coverage Not Available):

If the affected property owner(s) seek property tax relief from the Municipality by forwarding a written request for such relief to the Supervisor of Assessment and Taxation along with a written confirmation that the property which was damaged by fire was not fully or partially insured, then upon completion of the above noted review by the Supervisor, a Report will be presented to Council which includes:

- 1) A brief summary of the Tax Account History.
- 2) The written tax relief request from the property owner(s)
- 3) A recommendation from the Supervisor of Assessment & Taxation with regards to providing tax relief that may be warranted pursuant to Section 347 of the Municipal Government Act; If an adjustment is recommended, it will only include a pro-rated reduction to the municipal portion of the annual property tax levy.

A letter will then be forwarded to the property owner(s) to inform them of Council's decision.

FINANCIAL SERVICES

TO: Council

DATE: September 25, 2018 **DIVISION:** ALL

FILE: 2025-600

SUBJECT: Appointment of County External Auditor

¹POLICY DIRECTION:

The request to appoint MNP LLP is required as per section 280 of the *Municipal Government Act*.

EXECUTIVE SUMMARY:

MNP's audit engagement expired with the completion of the 2017 year end audit. Administration posted a request for proposal on the Alberta Purchasing Connection (APC) in June 2018. An evaluation has been completed on each of the 5 proponents. Based on the evaluation, Administration is recommending that MNP LLP be appointed for 5 years as the County's external auditor.

BACKGROUND:

Under Section 280 of the *Municipal Government Act*, each council must appoint one or more auditors for the municipality.

The current appointment of MNP, the County's previous auditors, has expired with the completion of the 2017 year-end audit. The role of an auditor is to report that the financial statements are prepared in conformity with generally accepted accounting principles. This is conducted in accordance with standards established by Chartered Professional Accountants of Canada. Administration published a request for proposal (RFP) in June of this year to obtain proposals from external audit companies. The scope of work is; a) Audit of financial statements, b) Audit of the municipal financial information return, c) Audit of the family and community support services (FCSS), and d) Audit of the local authority pension plan contributions (LAPP).

The County received responses from 5 respected audit firms. Criteria were evaluated based on; 1) Audit Plan (35%), 2) Cost (30%) and 3) Municipal audit experience (35%). The evaluation of proponents indicated the best value for money was MNP. MNP is one of the largest accountancy and business advisory firms in Canada, serving mid-market clients throughout the country. MNP is focused on a risk based audit approach. They provide an in depth review of risk factors, controls, and audit procedures. They have proposed to keep their service pricing constant for the 5 year period. The 5 year period would finish on audit completion of the December 31, 2022 year end.

BUDGET IMPLICATIONS:

No budget implications as sufficient audit funds have already been placed in the 2018 operating budget.

OPTIONS:

Option #1: THAT MNP LLP be appointed as Rocky View County's auditor for a period of 5 years.

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



- Option #2: THAT MNP LLP not be appointed as Rocky View County's auditor for a period of five years.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Rick McDonald"

General Manager

Interim County Manager

ATTACHMENTS:



UTILITY SERVICES

TO: Council

DATE: September 25, 2018 **DIVISION:** 3

FILE: 4060-200 **APPLICATION:** N/A

SUBJECT: Elbow Valley West Sanitary Sewer Connection – Budget Adjustment

¹ POLICY DIRECTION:

On July 10, 2018, Council passed a resolution authorizing Administration to enter into the Master Servicing Agreement with the City of Calgary to provide wastewater servicing to residents of Rocky View County. To fund the construction and completion of this, a budget adjustment of \$60,000.00 is required.

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. On July 10, 2018, Council authorized Administration to enter into the Master Servicing Agreement with 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. A budget adjustment is now required to fund the construction and completion of the Elbow Valley West service connection.

BACKGROUND:

For the past several years, the Elbow Valley West development west of Elbow Valley and south of Highway 8 has been serviced through a wastewater collection system that discharges to holding tanks within the community. Wastewater from the holding tanks has been hauled by truck and disposed of at an approved wastewater treatment facility. In 2018 the Elbow Valley West Development Agreement was completed and the County assumed ownership and operations of the wastewater collection system in Elbow Valley West. The ownership and operations of the holding tanks and wastewater disposal, however, have remained the responsibility of the Elbow Valley West Developer / Condominium Corporation. The County currently 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.

Rocky View County provides full wastewater servicing to other developments in the Elbow Valley/Pinebrook area of the County in concert with a 1997 agreement with the City of Calgary for treatment and disposal of wastewater collected from the service agreement area. Since 2005, the County has made several requests to the City of Calgary for an amendment to the 1997 agreement to include the approximate 121 residential lots of the adjacent Elbow Valley West development. Eventually, 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 new Master Servicing Agreement between the City

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



ROCKY VIEW COUNTY
Cultivating Communities

of Calgary and Rocky View County. On July 10, 2018 Rocky View County Council authorized County Administration to enter into the Master Servicing Agreement with the City of Calgary. County and City of Calgary Administrations have successfully negotiated the Master Servicing Agreement which is currently in the final endorsement process. Further, the County has received authorization from the City of Calgary to commence with construction of the extension to Elbow Valley West concurrent with the endorsement process.

In order to proceed with the extension to Elbow Valley West, the County needs to connect the Elbow Valley West wastewater collection system to its existing collection system in the adjacent Elbow Valley development. The Elbow Valley West pump out tanks and hauling operations would be abandoned and would remain the responsibility of the Condominium Corporation and/or the original Developer of the Elbow Valley West development. Once the connection is completed, the County would institute direct billing to Elbow Valley West homeowners to recover operating costs at a fee as established under the Master Rates Bylaw for Elbow Valley / Pinebrook Sewer Services.

Regulatory approvals for the extension have been obtained and contractors have been selected to complete the Elbow Valley West connection. Quoted engineering and construction costs for the extension are approximately \$60,000.00 which has not been budgeted for in 2018. If approved, the required funds to complete the connection would be transferred from the Elbow Valley Pinebrook Wastewater Capital Reserve. By utilizing the Elbow Valley Pinebrook Capital Reserve, user rates do not have to be adjusted to recover the connection costs.

BUDGET IMPLICATION(S):

A transfer of \$60,000.00 from the Elbow Valley/Pinebrook Capital Reserve is required to fund the connection of Elbow Valley West. Approximately \$489,025.00 resides in the Elbow Valley Reserve at this time.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT the budget adjustment of \$60,000.00 to fund the connection of Elbow Valley West to the Elbow Valley Pinebrook Wastewater System be approved as per Attachment 'A'. |
| Option #2 | THAT a budget adjustment of \$60,000.00 to fund the connection of Elbow Valley West to the Elbow Valley Pinebrook Wastewater System be refused. |
| Option #3 | THAT alternative direction be provided. |

Respectfully submitted,

"Byron Riemann"

General Manager

/SJ

Concurrence,

"Rick McDonald"

Interim County Manager

ATTACHMENTS:

ATTACHMENT 'A' – Proposed Budget Adjustment

ATTACHMENT 'A'

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2018

| Description | Budget Adjustment |
|---|-------------------|
| EXPENDITURES: Elbow Valley Pinebrook Wastewater System Maintenance | 60,000 |
| TOTAL EXPENSE: | 60,000 |
| REVENUES: Transfer from Elbow Valley/Pinebrook Reserve | (60,000) |
| TOTAL REVENUE: | (60,000) |
| NET BUDGET REVISION: | 0 |
| REASON FOR BUDGET REVISION: To fund the construction of the Elbow Valley West connection to the Elbow Valley Pinebrook Wastewater System. | |
| AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Interim County Manager: _____ Rick McDonald </div> <div style="width: 45%;"> Council Meeting Date: _____ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> Gen. Mgr. Corp. Services: _____ Kent Robinson </div> <div style="width: 45%;"> Council Motion Reference: _____ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> General Manager I & O: _____ Byron Riemann </div> <div style="width: 45%;"> Date: _____ </div> </div> | |

Budget AJE No: _____

Posting Date: _____

PLANNING SERVICES

| | | | |
|-----------------|---|---------------------|-----|
| TO: | Council | DIVISION: | ALL |
| DATE: | September 25, 2018 | APPLICATION: | N/A |
| FILE: | 4010-100 | | |
| SUBJECT: | Aggregate Resource Plan – Request for Direction | | |

¹POLICY DIRECTION:

The purpose of this report is to seek direction from Council on the continuation of the Aggregate Resource Plan (ARP) project.

EXECUTIVE SUMMARY:

Council previously considered this item on April 24, 2018, and directed Administration to schedule a workshop with Council on the ARP prior to further consideration of the Plan. Administration discussed the ARP with Council during an information session on July 24, 2018. At that session, Administration presented further information for clarity of the Plan's intent and objectives. This item is now returning to Council for its further consideration and direction.

The original Terms of Reference for the ARP project were adopted by the previous Council on April 28, 2015, and were subsequently revised by that Council on June 13, 2017. Administration has been working to develop the ARP document for some time and has held three rounds of engagement since 2016 to obtain feedback from residents, industry, and other stakeholders.

A revised draft of the ARP was released on February 23, 2018, and the draft has again seen significant resident opposition. Taking into account this opposition and the election of a new Council in October 2017, Administration is seeking confirmation from Council on whether the adopted Terms of Reference for the ARP project, as attached in Appendix A, are still appropriate.

BACKGROUND:

In 2013, the County Plan was adopted. The County Plan addresses the development of natural resources and identifies specific goals and policies around the extraction of gravel.

Two actions are identified in the Plan:

1. Prepare an aggregate extraction policy that addresses site design, location criteria, visual impact, mitigation of extraction impacts, and appropriate setbacks between extraction activities and other land uses (policies 15.1 to 15.6).
2. Develop an aggregate management plan to identify resource areas and address land use management issues, and prepare the plan in consultation with residents, industry, and stakeholder groups (policies 15.1 to 15.6).

Following the direction of the County Plan, the previous Council approved the Terms of Reference for the development of an aggregate plan, which provided the timelines and objectives for the project (see Appendix A).

¹ **Administration Resources**
Dominic Kazmierczak, Planning Services
Sherry Baers, Planning Services

The first draft of the ARP was released on December 14, 2016, and over 1,850 separate comments were received within approximately 250 feedback letters. Administration worked to thoroughly assess and respond to all comments received on the draft Plan and, where appropriate, changes were made to incorporate the feedback received into the ARP. Having completed amendments to the initial draft document, a revised draft of the ARP was released on February 23, 2018. Three information sessions were held around the County to present the key revisions to the Plan, and to take questions and comments from those attending.

Administration continues to receive strong opposition to the draft ARP from residents both at the information sessions and through written submissions. The predominant concern of residents is regarding the 500 metre setback proposed within the draft ARP, but a number of other concerns have also been raised.

DISCUSSION:

Section 15.0 of the County Plan sets goals and policies in relation to natural resources. The goals of this section state that the County will:

- Support the extraction of natural resources in a manner that balances the needs of residents, industry, and society.
- Support the environmentally responsible management and extraction of natural resources.

With respect to the first goal, it is apparent from the noted opposition that many residents do not consider that the appropriate balance has been achieved by Administration, and that the current ARP draft does not protect their health, safety, or amenity.

Administration considers that the current draft ARP accords with the goals and actions of Section 15 of the County Plan, and that it meets the Terms of Reference adopted by the previous Council on June 13, 2017. Administration sought technical and legal advice throughout the project to ensure that the policies, standards, and requirements set out within the draft Plan are practical and achievable.

If Council decides to proceed under the adopted Terms of Reference, Administration recommends that the final draft Plan be presented to Council at a public hearing within a timeline to be determined at Council's discretion. Administration would require sufficient time to collate and review the recent feedback received and undertake final amendments to the draft Plan.

In considering whether the current draft Plan achieves balance in accordance with the County Plan goals, and/or whether the adopted Terms of Reference are still appropriate, there are several strategies that Council may adopt. These include:

1. Proceed under the Aggregate Resource Plan Terms of Reference adopted on June 13, 2017, with presentation of the final draft Plan to Council at a future date determined by Council.
2. Cease the development of any aggregate plan, and continue to assess aggregate development on a case-by-case basis against the policies and goals of the County Plan.
3. Direct a re-write of the plan guided by a steering committee consisting of residents and representatives from the industry and other stakeholder groups.
4. Direct Administration to develop a Plan that only covers application submission requirements and performance standards to improve how applications are assessed. This would leave consideration of site location to Council's discretion on a case-by-case basis.
5. Continue the ARP project under modified terms based on the direction of Council.

It is noted that a significant amount of residents' concerns with the draft ARP are based on the setbacks proposed and the policies that seek to manage the location of new aggregate development. These concerns may be addressed through the fourth strategy, which directs Administration to develop an Aggregate Resource Plan that only covers application submission requirements and performance standards. This would set a consistent benchmark for both existing and future aggregate

development without providing criteria to guide Council on where aggregate development should be located.

The location of future aggregate developments could then be assessed by Council on a case-by-case basis, or Council could provide direction through policy on how it wishes to direct aggregate development to appropriate locations within the County.

In considering any revisions to the adopted ARP Terms of Reference, Council should be cognizant of the direction of the County Plan and whether the goals and policies set out within Section 15.0 of the County Plan are still appropriate.

BUDGET IMPLICATIONS:

It should be noted that the alternative strategies identified in this report will have varying budgetary implications for the County. The budgetary implications associated with the selected strategy would be assessed, and additional information would be provided, through the response to Council's selected strategy.

OPTIONS:

- Option #1: THAT Council directs Administration to proceed under the Aggregate Resource Plan Terms of Reference adopted on June 13, 2017.
- Option #2: THAT Council directs Administration to cease the development of any aggregate policy plan.
- Option #3: THAT Council directs Administration to re-write the Plan guided by a steering committee.
- Option #4: THAT Council directs Administration to develop a Plan that only covers application submission requirements and performance standards.
- Option #5: THAT Council directs Administration to continue the Plan under modified terms.
- Option #6: THAT Council provides alternative direction.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Rick McDonald"

General Manager

Interim County Manager

DK/rp

APPENDICES:

APPENDIX 'A': Revised Terms of Reference



REVISED TERMS OF REFERENCE

AGGREGATE RESOURCE PLAN

1. Introduction

This document sets out the background, goals, objectives and timing for the development of an Aggregate Resource Plan (ARP) for Rocky View County.

2. Background

In 2013, Council approved the County Plan. The County Plan addresses the development of natural resources and identifies specific goals, policies (15.1 to 15.6), and actions around the extraction of gravel.

Two actions are identified in the Plan:

1. Prepare an aggregate extraction policy that addresses site design, location criteria, visual impact, mitigation of extraction impacts, and appropriate setbacks between extraction activities and other land uses.
2. Develop an aggregate management plan to identify resource areas and address land use management issues, and prepare the plan in consultation with residents, industry, and stakeholder groups

Accordingly, Administration commenced work on this project in May 2015.

The intent of the project is to prepare an ARP, and to provide comprehensive and detailed recommendations for the preparation of amendments to the County Plan, Land Use Bylaw and any other relevant documents for Council's consideration. The following sections detail the objectives, goals, and project timing, which will guide the development process.

3. Project Scope

The County will prepare an ARP, as per the goals and the objectives of Sections 5 and 6, in a form suitable for submission to Council. The ARP will be presented to Council at a public hearing to be scheduled on the basis of Council's direction.

4. Plan Area

The recommendations of the ARP are intended to be County-wide. However, it may result in the identification of specific areas where the aggregate resource should be managed by policies guiding the suitable location of aggregate development.

5. Aggregate Resource Plan Goals

Based on the County Plan goals for natural resource extraction, the ARP should:

1. *Support the extraction of natural resources in a manner that balances the needs of residents, industry, and society.*
2. *Support the environmentally responsible management and extraction of natural resources.*
3. *Prepare an aggregate resource ~~management~~ plan to identify resource areas and address land use management issues; and that addresses site design, location criteria, visual impact, mitigation of extraction impacts, and appropriate setbacks between extraction activities and other land uses.*

6. Aggregate Resource Plan Objectives

The ARP has the following objectives:

1. Map aggregate deposits throughout the County;
2. Identify industry Best Management Practices;
3. Identify provincial performance standards;
4. Identify and review other municipalities' policies, requirements, and /or land use bylaw provisions;
5. Identify and review reclamation options and procedures;
6. Use any other supporting materials that may inform a thorough assessment;
7. Prepare an ARP that will provide detailed and comprehensive recommendations on amendments to the County Plan and Land Use Bylaw;

The ARP may include:

- i. High-level mapping of potential aggregate resource areas;
- ii. Policy on how to assess the compatibility of an aggregate application with the surrounding area;
- iii. Policy to manage non-aggregate development in identified aggregate resource areas;
- iv. Policy and standards on site design, location criteria, visual impact, mitigation of off-site impacts, and appropriate setbacks between extraction activities and other land uses;
- v. Performance standards;
- vi. Performance based penalties and rewards;
- vii. Policy on aggregate site monitoring and reclamation; and
- viii. Recommendations on use of the CAP levy;
8. Develop Public/Council confidence that the proposed policies, performance standards, monitoring, compliance and reclamation are achievable and effective;
9. Draft amendments to the County Plan and Land Use Bylaw that implement the recommendations of the ARP;
10. Provide the framework for the future implementation of an aggregate site monitoring bylaw to ensure that controls imposed upon existing and proposed aggregate development are properly enforced;
11. Develop other guidance documents and materials as required; and
12. Any other matters deemed necessary to develop a well-designed ARP.

7. Timing and Deliverables

The goals and objectives of the ARP will be achieved across two phases. Phase One was completed in December 2015 and involved the preparation of background and supporting materials to inform the ARP preparation. The current Phase Two includes the implementation of the public engagement strategy and the ARP preparation.

Phase Two commenced in early 2016, and the final draft Aggregate Resource Plan will be presented to Council for consideration at a public hearing when Phase 2 is completed.

Phase One Deliverables

Phase One deliverables included the preparation of objective items #1 through #6, which comprise supporting materials for the preparation of the ARP. Phase One also included the development of a Work Plan and a public and stakeholder engagement strategy.

Phase Two Deliverables

Phase Two deliverables include the launch of the Work Plan prepared in Phase One, the public and stakeholder engagement strategy, the ARP as per objective #7 as well as objective items #8 through #12, which include drafting amendments to both the County Plan and Land Use Bylaw to implement the policies, requirements, and standards of the ARP.

8. Project Work Plan

a. Work Plan

A Work Plan will be developed that identifies and implements key process requirements, timelines, and deliverables that results in the timely creation of an ARP.

b. Public and Stakeholder Engagement

To implement an effective and meaningful engagement process with the general public and identified stakeholder groups that:

- i. Raises the awareness of the planning process and encourages participation;
- ii. Identifies the full set of issues and opportunities the new ARP should address, and
- iii. Responds constructively to the interests of various audiences.

A detailed communications and engagement strategy will identify all relevant interest groups within the County and any external stakeholders affected by the planning process outcomes. The engagement strategy will spell out how the process will proceed through both phases, and how various tools/techniques will be used to meaningfully engage a range of participants.

The engagement strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, and one that builds community and stakeholder trust.

9. Financing

Completion of the ARP project, and presentation of the final draft ARP to Council, will have no impact on the current budget, and no budget adjustments will be required.

10. Definitions

The relevant County Land Use Bylaw definitions are set out below:

Aggregate means of a rock, consisting of a mixture of minerals such as sand and gravel.

Natural Resource Extraction/Processing means development for the removal, extraction and primary processing of raw materials. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum other minerals precious or semi-precious, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphaltic processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants.



PLANNING SERVICES

TO: Subdivision Authority

DATE: September 25, 2018 **DIVISION:** 7

FILE: 06401020/06401004 **APPLICATION:** PL20180084

SUBJECT: Subdivision Item – Industrial – Industrial Activity District

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the policies found within the Balzac East Area Structure Plan (BEASP) and the High Plains Industrial Park Conceptual Scheme and was found to be in compliance:

- The application is consistent with the Balzac East Area Structure Plan (BEASP);
- The proposal is consistent with the Stage Three Outline Plan of the High Plains Industrial Park Conceptual Scheme;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 6.07 hectare (± 15.00 acre) parcel, a ± 8.97 hectare (± 22.17 acre) parcel (together with a boundary adjustment with Lot 3, Block 2, Plan 1711389), and an internal subdivision road with a ± 35.56 hectare (± 87.88 acre) remainder.

The subject lands are located northeast of the city of Calgary, within the High Plains Industrial Park, at the southwest junction of Township Road 261 and Range Road 290. The subject lands are currently undeveloped. This development is guided by the Stage Three Outline Plan of the High Plains Industrial Development. The proposed lots would be accessed through an internal road network as per the outline plan. Servicing is to be provided via the existing East Balzac Water Distribution System and the East Balzac Sanitary Collection System. Stormwater is managed via overland drainage to convey stormwater to the existing public utility lot to the southwest.

Administration determined that the application meets policy.

| | |
|---|---|
| <p>PROPOSAL: To create a ± 6.07 hectare (± 15.00 acre) parcel, a ± 8.97 hectare (± 22.17 acre) parcel (together with a boundary adjustment with Lot 3, Block 2, Plan 1711389), and an internal subdivision road with a ± 35.56 hectare (± 87.88 acre) remainder.</p> | <p>GENERAL LOCATION: Located 1.61 km (1 mile) south of Highway 566 and on the west side of Range Road 290, in the High Plains Industrial Park.</p> |
| <p>LEGAL DESCRIPTION: Lot 1 and Lot 3, Block 2, Plan 1113277 within NE-1/4-01-26-29-W04M</p> | <p>GROSS AREA: ± 60.71 hectares (± 150.01 acres)</p> |

¹Administration Resources

Jessica Anderson, Planning Services
Vince Diot, Engineering Services



| | |
|--|--|
| APPLICANT: IBI Group Geomatics (Canada) Inc. OWNER: Highfield Investment Group Inc./ High Plains Boulevard Holdings/ 1405275 Alberta Ltd. | RESERVE STATUS: Reserves outstanding comprise 10% of the parent parcel. |
| LAND USE DESIGNATION: Industrial – Industrial Activity District (I-IA) | LEVIES INFORMATION: <ul style="list-style-type: none"> • Transportation Off-Site Levy (Bylaw C-7356-2014) • Water and Wastewater Off-Site Levy (Bylaw C-7273-2013) |
| DATE APPLICATION RECEIVED: July 6, 2018 DATE DEEMED COMPLETE: July 6, 2018 | APPEAL BOARD: Subdivision and Development Appeal Board |
| TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • No technical reports submitted with the application. | LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Land Use Bylaw (Bylaw C-4841-97) • Balzac East Area Structure Plan (Bylaw C-5177-2000) • High Plains Industrial Park Conceptual Scheme (Bylaw C-6930-2010) • Rocky View County / City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011) • County Plan (Bylaw C-7280-2013) |

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 43 adjacent landowners. No letters were received in response. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

| | |
|--------------------------|---|
| June 23, 2015 | Council approved Phase 3B of the High Plains Development, subdivision application PL20150015, creating three industrial lots, two utility lots, and one municipal reserve lot. |
| June 23, 2015 | Council approved Phase 3A of the High Plains Development, subdivision application PL20150014, creating one industrial lot. |
| November 25, 2014 | Council approved Phase 2B of the High Plains Development, subdivision application PL20140131, creating three industrial lots as well as an environmental reserve lot. |
| October 14, 2014 | Council approved redesignation application PL20140100, adjusting land use boundaries within High Plains Industrial Park. |
| April 22, 2014 | Council approved Phase 2A of the High Plains Development, subdivision application PL20130047, creating seven industrial lots, one public utility lot, and two municipal reserve lots. |
| July 30, 2013 | Council approved Stage Three Outline Plan and it was appended to the High Plains Industrial Park Conceptual Scheme (2012-RV-074). |



- July 30, 2013** Council approved redesignation application 2012-RV-075, redesignating a portion of the High Plains Development to Industrial – Industrial Activity District.
- September 11, 2012** Council approved redesignation application 2012-RV-050, redesignating a portion of the High Plains Development to Public Service and Industrial – Industrial Activity District.
- September 11, 2012** Council approved the Stage Two Outline Plan, and it was appended to the High Plains Industrial Park Conceptual Scheme (2012-RV-049).
- June 28, 2011** Council approved Phase 1 of the High Plains Development application 2011-RV-035, creating two commercial lots, a public utility lot, as well as a municipal and environmental reserve lot.
- January 11, 2011** Council approved the Stage One Outline Plan and it was appended to the High Plains Industrial Park Conceptual Scheme (2010-RV-133).
- July 27, 2010** Council adopted 2009-RV-273, the High Plains Industrial Park Conceptual Scheme (Bylaw C-6930-2010).

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 proposed lots intended for development are relatively flat with no significant topographical features that would inhibit development. Drainage flows generally to the west.

Conditions: None.

b) The site's soil characteristics:

The subject lands contain Class 1 and 3 soils with no limitations and moderate limitations to cereal crop production due to adverse topography and past erosion damage.

Conditions: None

c) Stormwater collection and disposal:

A Stormwater Management Report, and an Erosion and Sediment Control Plan and Report would be required as conditions of approval of the proposed subdivision. All improvements are required to be constructed under a Development Agreement.

Conditions: 5, 8

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

The County's wetland mapping indicates that there are no significant wetland areas on the subject site. A Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards is required to verify that the site is suitable for the proposed buildings, site works, and utilities. For any areas with greater than 1.2 m of fill, a Deep Fill report is required.

Conditions: 4

e) Accessibility to a road:

Access is proposed to be provided via extension of High Plains Way.

A Traffic Impact Assessment would need to be provided in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA. Any improvements identified, or road right of way that is required, would be at the owner's expense. If the recommendations of the



Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.

The Applicant/Owner is required to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) for Lots 1 and 2, and the road dedication areas (excluding the remainder to be collected at future subdivision) in accordance with the applicable levy at time of subdivision approval, as amended.

- The estimated levy payment owed at time of subdivision endorsement is \$863,570 (Base = \$4,595/ac x 37.17 ac = \$170,796; Special Area 1 = \$18,638/ac x 37.17 ac = \$692,774).

Conditions: 2, 3, 7, 8, 17

f) Water supply, sewage, and solid waste disposal:

The proposed lots would obtain waste water servicing from the East Balzac Sanitary Collection System. A detailed servicing study would be required as a condition of approval of the proposed subdivision.

The proposed lots would obtain water servicing from the East Balzac Water Distribution System. A detailed potable water servicing and hydraulic study would be required as a condition of approval of the proposed subdivision.

The Applicant/Owner would be required to provide payment of the Water and Wastewater Offsite Levy in accordance with the applicable levy at time of subdivision approval, based on the capacity required for each lot. The levy amounts would be calculated based on submission of the detailed sanitary and potable water servicing studies as required by conditions 9 and 10.

Conditions: 9, 10, 11, 18

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

The land use in the vicinity of the subject land to the north and west are generally industrial in nature, with parcels ranging in size from ± 2.25 acres to ± 80.00 acres, lands to the south are designated Natural Resource Industrial District, and lands to the east are agricultural with some country residential lots.

The proposed land uses are generally consistent with existing land uses and parcel sizes in the area.

Conditions: None

h) Other matters:

Municipal Reserves

Municipal Reserves owing are to be deferred to the remainder in order to facilitate the overall pathway and open space alignments as indicated in the approved High Plains Industrial Park Conceptual Scheme.

- Proposed Lot 1 and 2: ± 15.04 hectares (± 37.17 acres) X 10% = 3.72 acres to be deferred to the remainder (Lot 3) by caveat.

The exact area of the lands to be deferred would be determined by the Plan of Survey at the time of endorsement;

- Existing Lot 1, Block 2, Plan 1113277 currently has a Deferred Reserve Caveat on Title (instrument #171 144 440) for 13.55 hectares (33.49 acres) acres, which represents ten percent of the lands and a transfer of 6.84 hectares (16.89 acres) from NE-1/4-01-26-29-W04M - which included Lot 3, Block 2, Plan 1711389. At the time of endorsement, this Deferred Reserve Caveat would need to be discharged, and a new Caveat would need to be registered.



Lot Owners Association (LOA)

The High Plains Development Association would be responsible for the administration of Architectural Guidelines, the maintenance and operation of the irrigation system and the private landscaped easements, and the management of Solid Waste Disposal.

Conditions: 12, 13, 14, 15

POLICY CONSIDERATIONS:

Balzac East Area Structure Plan (Bylaw C-5177-2000)

The subject lands fall within Special Development Area (SDA) #5, Cell B, of the Balzac East Area Structure Plan (BEASP). The BEASP identifies planned industrial and business development as being appropriate, given the proximity to existing industrial and business development. SDA #5 must pay close attention to the interface with the existing and future highway corridors as well as with adjacent residential and other uses.

High Plains Industrial Park Conceptual Scheme (Bylaw C-6930-2010)

The subject lands fall within Cell C of the High Plains Industrial Park Conceptual Scheme. Cell C is intended to accommodate a wide range of industrial developments with reduced servicing requirements. The proposed subdivision is consistent with the Development Concept (Figure 6).

The subject lands fall within the approved Stage Three Outline Plan; therefore, subdivision is supported by the High Plains Industrial Park Conceptual Scheme.

Land Use Bylaw (C-4841-97)

The subject lands hold an Industrial – Industrial Activity land use designation, which is the appropriate designation for the proposed lots.

CONCLUSION:

Administration evaluated the application against statutory policy found within the BEASP, as well as policies within the High Plains Industrial Park Conceptual Scheme, and determined that:

- The application is consistent with the Balzac East Area Structure Plan (BEASP);
- The proposal is consistent with the Stage Three Outline Plan of the High Plains Industrial Park Conceptual Scheme; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180084 be approved with the conditions noted in Appendix 'A'.
- Option #2: THAT Subdivision Application PL20180084 be refused as per the reasons noted.



Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

JA/rp

APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set



APPENDIX 'A': APPROVAL CONDITIONS

- A. The application to create a ± 6.07 hectare (± 15.00 acre) parcel, a ± 8.97 hectare (± 22.17 acre) parcel (together with a boundary adjustment with Lot 3, Block 2, Plan 1711389), and an internal subdivision road with a ± 35.56 hectare (± 87.88 acre) remainder within Lot 1 and Lot 3, Block 2, Plan 1113277 within NE-1/4-01-26-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Applicant/Owner is to provide a Traffic Impact Assessment (TIA) in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA.
 - i. If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.
- 1) The Owner shall obtain approval for a road name by way of application to, and consultation with, the County for the extension of High Plains Way.

Stormwater/Developability

- 2) The Applicant/Owner shall complete a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
 - i. For areas with greater than 1.2 m of fill, a Deep Fill report is required.
- 3) The Applicant/Owner shall submit a Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe



system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.

- i. All improvements shall be constructed under a Development Agreement.
 - ii. Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
- 4) The Applicant/Owner shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards.
 - 5) The Applicant/Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
 - i. Weed management during the construction phases of the project;
 - ii. Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
 - 6) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan, and as contemplated by, and in accordance with, Sections 650, 655, 651 and 648 of the *Municipal Government Act* and Council policies respecting infrastructure and cost recovery the Development Agreement shall include the following:
 - i. Design and construction of a public road system with associated infrastructure which includes the following:
 - (a) Intersection treatment in accordance with the approved TIA;
 - (b) Approaches to each lot;
 - (c) Temporary cul-de-sac including access easement;
 - (d) Sidewalks/Pathways;
 - ii. Design and construction of Landscaping features for all public pathways and roadways, and the Environmental Easement, in accordance with the approved Landscaping Plan;
 - iii. Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
 - iv. A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;
 - v. Design and construction of a piped water distribution system and fire suppression system;
 - vi. A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
 - vii. Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013;
 - viii. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
 - ix. Dedication of necessary easements and rights of way for utility line assignments;
 - x. Mailboxes are to be located in consultation with Canada Post;
 - xi. Installation of power, natural gas, and telephone lines;
 - xii. Implementation of the recommendations of the Construction Management Plan;
 - xiii. Implementation of the recommendations of the Geotechnical Report;
 - xiv. Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment;



- xv. Alberta Environment approvals are required for disturbance to any on-site wetlands, prior to signing of the Development Agreement.
- xvi. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
- xvii. Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- xviii. The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands;

Site Servicing

- 7) The Applicant/Owner shall submit a Detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.
 - i. If offsite upgrades or additional lift station capacity are required, then all improvement shall be constructed under a Development Agreement.
 - ii. Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
- 8) The Applicant/Owner shall submit a Detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
 - i. If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Applicant/Owner shall enter into a Development Agreement.
- 9) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lots to be created in Phase 3C based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

Landscaping

- 10) The Owner is to provide a Landscaping Plan for the Landscaping Easement, as shown on the Tentative Plan;
 - i. Implementation of the approved landscaping plan shall be included within the requirements of the Development Agreement.

Association Information

- 11) That an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the High Plains Development Association.
- 12) The Owner is to prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.
- 13) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

Payments and Levies

- 14) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.



- 15) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - i. From the total gross acreage of Lot 1, Lot 2, and the area being dedicated as road right-of-way, as shown on the Plan of Survey.
- 16) The Applicant/Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013, for Lots 1 and 2.
 - i. If required, the Applicant/Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.

Municipal Reserve

- 17) The provision of Reserve in the amount of 10 percent of the area of Lot 1 and Lot 2 is to be deferred by Caveat to Lot 3, determined by the Plan of Survey, pursuant to Section 669(2) of the *Municipal Government Act*.
 - i. The existing Deferred Reserve Caveat (171 144 440) shall be discharged.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|---|--|
| <i>School Authority</i> | |
| Rocky View Schools | No comments received. |
| Calgary Catholic School District | No comments received. |
| <i>Province of Alberta</i> | |
| Alberta Transportation | No comments received. |
| Alberta Culture and Community Spirit (Historical Resources) | No comments received. |
| Alberta Energy Regulator | No comments received. |
| Alberta Health Services | I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Please refer to our comments on the previous development permit application for the subject property, dated July 21, 2018 (attached). |
| <i>Public Utility</i> | |
| ATCO Gas | No comments received. |
| ATCO Pipelines | ATCO PIPELINES has no objection. |
| AltaLink Management | No comments received. |
| FortisAlberta | No comments received. |
| Telus Communications | No comments received. |
| TransAlta Utilities Ltd. | No comments received. |
| <i>Other External Agencies</i> | |
| EnCana Corporation | No comments received. |
| City of Calgary | No comments received. |
| Nexen Energy | No comments received. |



| AGENCY | COMMENTS |
|---|--|
| <i>Rocky View County Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldmen | No comments received. |
| Rocky View Central Recreation Board | The Rocky View Central Recreation Board consensus is that MR be taken for connections to the regional pathway, and the remainder be taken as CIL. |
| <i>Internal Departments</i> | |
| Municipal Lands | As indicated in the approved High Plains Industrial Park Conceptual Scheme- Stage 3 Outline Plan; accommodations for active transportation connectivity has been identified to be located within the road right of away; therefore, provision for dedication of Municipal Reserve is not required. The Municipal Lands office recommends that applicable reserves owing are deferred to the balance in order to facilitate the overall pathway and open space alignments as indicated in the approved High Plains Industrial Park Conceptual Scheme. |
| Development Authority | No comments received. |
| GeoGraphics | No comments received. |
| Building Services | No comments received. |
| Agricultural Services | Because this parcel falls within the Balzac East Area Structure Plan, Agricultural Services has no concerns. |
| Emergency Services | The Fire Service has no comments at this time. |
| Infrastructure and Operations - Engineering Services | Enforcement has no concerns. |
| | <u>General</u> <ul style="list-style-type: none"> • The owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw. • The applicant shall provide for payment of the engineering services fees per the Master Rates Bylaw, as amended. • The subject lands have been included in a Stripping and Grading Development Permit (PRDP20181152) and are secured for rough grading through that approval. • Please note there is a relevant development permit (PRDP201080076) proposing an asphalt plant on the proposed Lot 1. As a result, there is need to complete construction of offsite infrastructure, through the development agreement, prior to occupancy of that site. |

| AGENCY | COMMENTS |
|--------|--|
| | <p>Conditions reflecting that requirement have been provided on that file.</p> <ul style="list-style-type: none"> • The Owner is to provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include: <ul style="list-style-type: none"> i. Weed management during the construction phases of the project; ii. Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement. <p><u>Development Agreement</u></p> <ul style="list-style-type: none"> • The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ul style="list-style-type: none"> ○ Design and construction of a public road system with associated infrastructure which includes the following: <ul style="list-style-type: none"> ▪ Intersection treatment in accordance with the approved TIA; ▪ Approaches to each lot; ▪ Temporary cul-de-sac including access easement; ▪ Sidewalks/Pathways; ○ Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan; ○ Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure; ○ A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement; ○ Design and construction of a piped water distribution system and fire suppression system; ○ A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement; ○ Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended; ○ Design, construction and implementation of the recommendations of the approved Stormwater |

| AGENCY | COMMENTS |
|--------|--|
| | <p>Management Plan;</p> <ul style="list-style-type: none"> ○ Dedication of necessary easements and right of ways for utility line assignments; ○ Mailboxes are to be located in consultation with Canada Post; ○ Installation of power, natural gas and telephone lines; ○ Implementation of the recommendations of the Construction Management Plan; ○ Implementation of the recommendations of the Geotechnical Report; ○ Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment; ○ Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement. ○ Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement. ○ Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services; ○ The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands. <p>As contemplated by and in accordance with Section 650, 655, 651 and 648 of the MGA and Council policies respecting infrastructure and cost recovery.</p> <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> • We note that this area is covered under the High Plains Industrial Park Stage 3 Stripping and Grading (S&G) Permit (PRDP20181152). As such it is anticipated rough grading of these parcels has been completed under that permit and site development (final grading) will be completed during a separate development permit for this parcel. Based on the approved S&G submissions there are fills in excess of 1.2m on the subject lands and as such Deep Fill reporting is required. • A Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and utilities. For any areas with greater than 1.2 m of fill a Deep Fill report is required. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • The owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw |



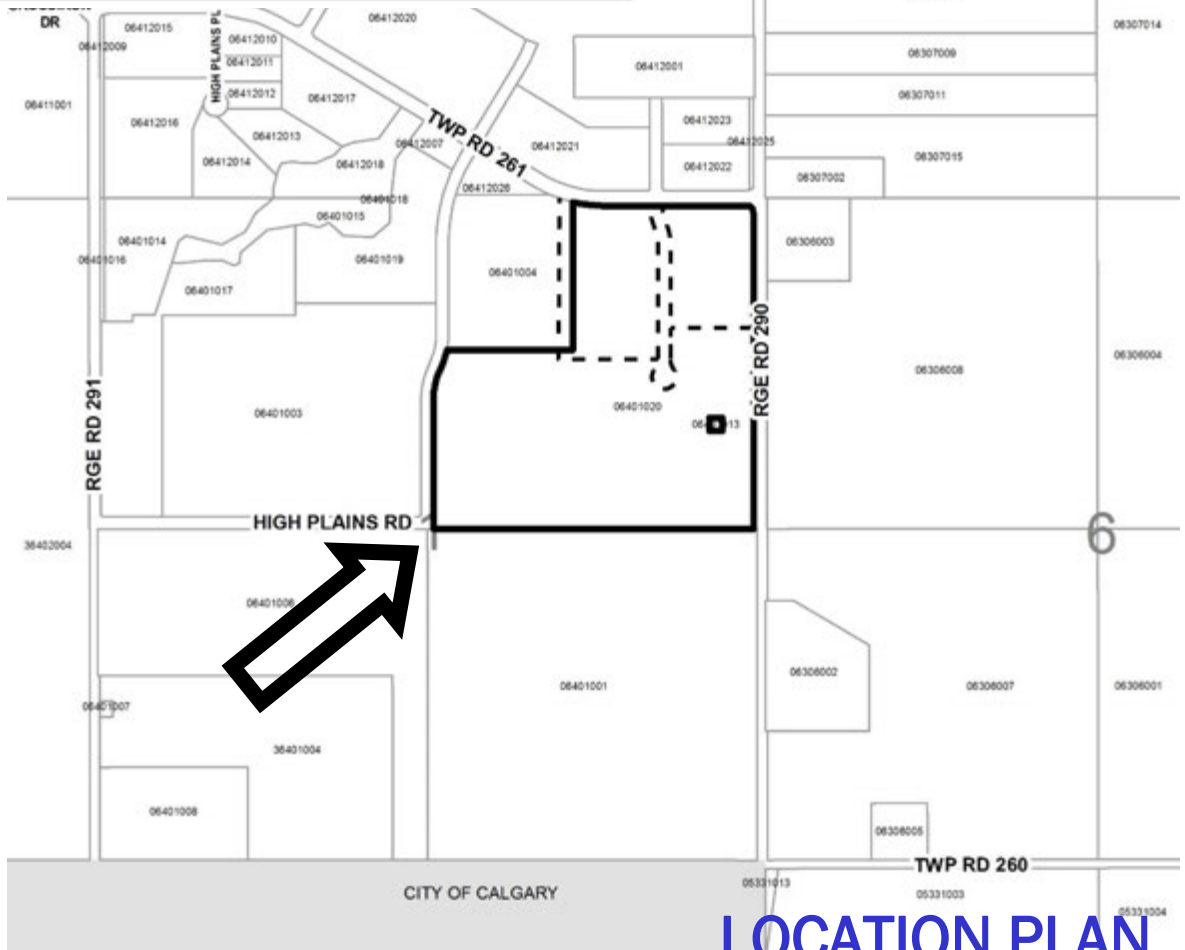
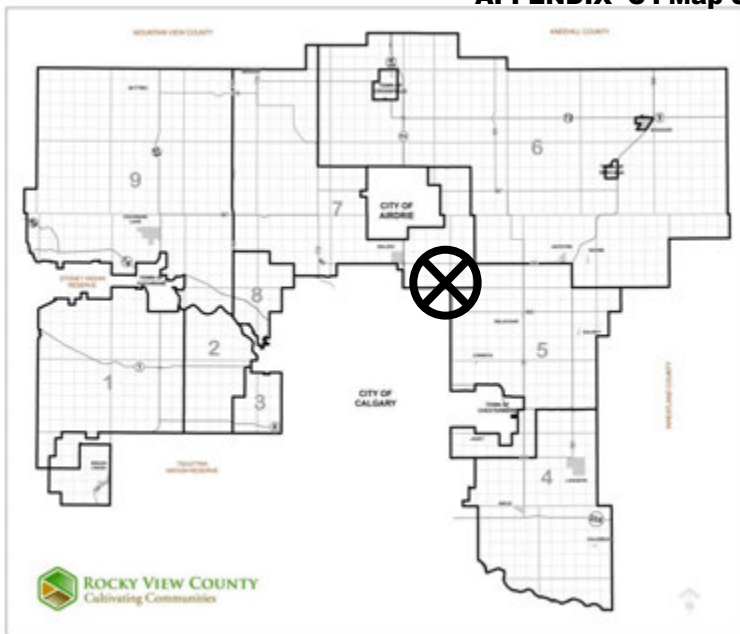
| AGENCY | COMMENTS |
|--------|--|
| | <p>C-7356-2014, as amended, for the total acreage of Lot 1, Lot 2, and the road ROW area being dedicated.</p> <ul style="list-style-type: none"> • A Traffic Impact Assessment is to be provided in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA. Any improvements identified or road right of way that is required will be at the owner's expense: <ul style="list-style-type: none"> ○ If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • The proposed lots 1 and 2 will obtain waste water servicing from the East Balzac Sanitary Collection System. Lot 3 will connect at the time of future development. • A detailed sanitary servicing study is required to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required. <ul style="list-style-type: none"> ○ If offsite upgrades or additional lift station capacity are required than all improvement shall be constructed under a Development Agreement. ○ Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406. • The applicant is to provide payment of the Rocky View County Water and Wastewater Off-Site Levy Bylaw C-7273-2013, as amended, for services to Lot 1 and 2. • The applicant shall be required to enter into a Capacity Allocation Agreement for servicing allocation to the Lot created in this phase. The agreement shall be based on the servicing need identified in the detailed servicing study noted above. • Connections to existing wastewater mains/lines is not permitted without the written authorization of Utility Operations. <p><u>Water Supply and Waterworks:</u></p> <ul style="list-style-type: none"> • The proposed lots 1 and 2 will obtain water servicing from the East Balzac Water Distribution System. Lot 3 will connect at the time of future development. • The applicant shall submit a detailed potable water servicing and hydraulic design study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in |

| AGENCY | COMMENTS |
|--|---|
| | <p>accordance with County Servicing Standards.</p> <ul style="list-style-type: none"> • The applicant is to provide payment of the Rocky View County Water and Wastewater Off-Site Levy Bylaw C-7273-2013, as amended, for services to Lot 1 and 2. • The applicant shall be required to enter into a Capacity Allocation Agreement for servicing allocation to the Lot created in this phase. The agreement shall be based on the servicing need identified in the detailed servicing study. • Connections to existing water mains/lines is not permitted with the written authorization of Utility Operations. <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> • The applicant shall submit a Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. <ul style="list-style-type: none"> ○ All improvements shall be constructed under a Development Agreement. ○ Acquiring any related provincial licensing and registration requirements are the responsibility of the developer. • The applicant shall submit an Erosion and Sediment Control Plan and Report in accordance with the County's Servicing Standards. We note for the applicants benefit that as this site is >2ha a full report is required. <p><u>Environmental:</u></p> <ul style="list-style-type: none"> • This site has been rough graded under a development permit as noted above. The applicant is advised that this subdivision approval does not approve any deleterious impacts to wetlands on the property and that the owner is responsible for obtaining all regulatory approvals prior to development occurring. • The applicant remains responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation. |
| Infrastructure and Operations - Maintenance | No concerns. |
| Infrastructure and Operations - Capital Delivery | No concerns. |
| Infrastructure and Operations – Road Operations | No concerns. |



| AGENCY | COMMENTS |
|---|--|
| Infrastructure and Operations – Utility Services | A cost contribution and capacity allocation agreement for water and wastewater servicing is required. |

Circulation Period: July 18, 2018 – August 8, 2018



LOCATION PLAN

Lot:1 Block:2 Plan:1113277
NE-01-26-29-W04M

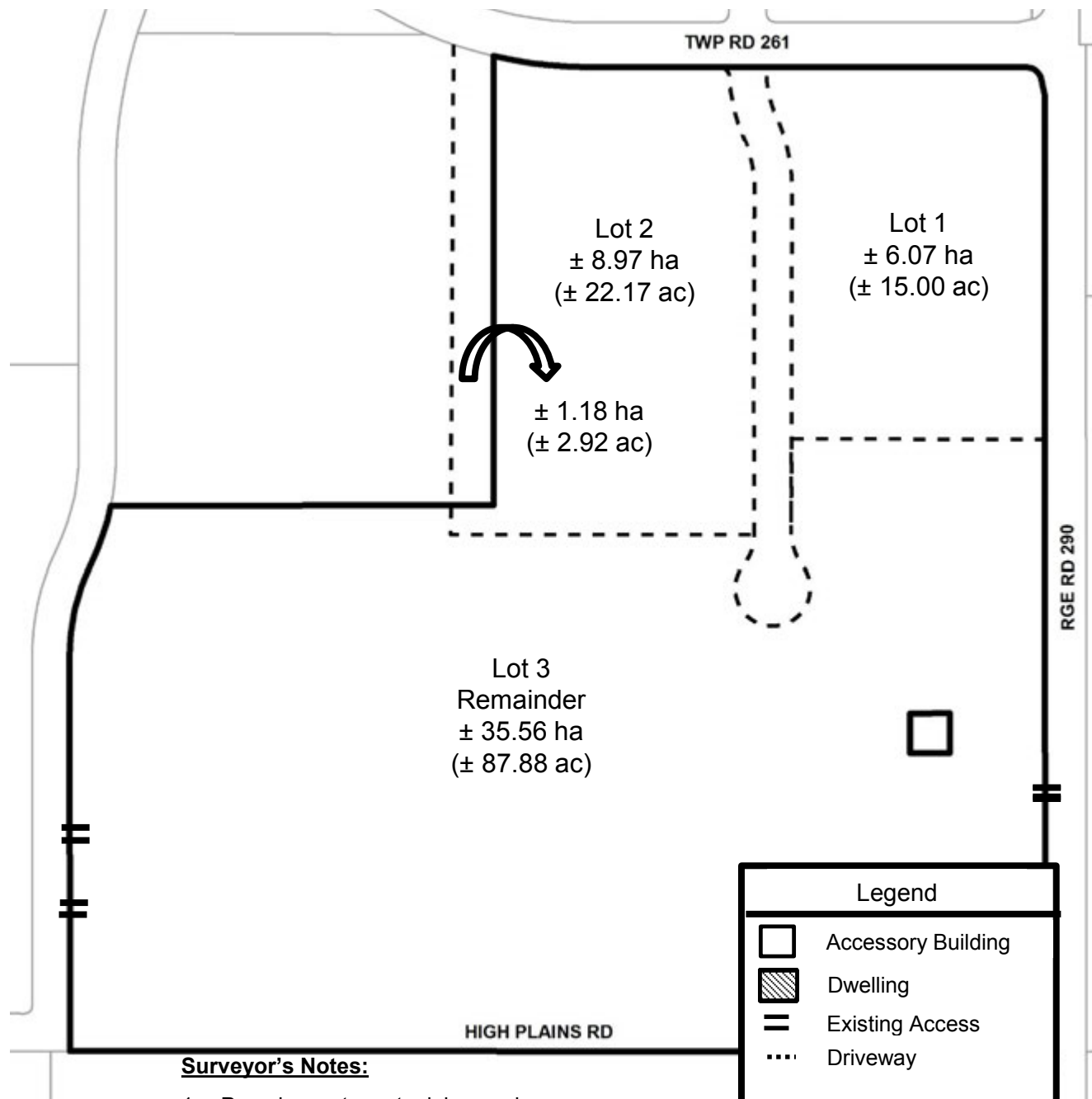
Date: July 10, 2018

Division # 7

File: 06401020**AGENDA**

Page 387 of 415

Subdivision Proposal: To create a ± 6.07 hectare (± 15.00 acre) parcel, a ± 8.97 hectare (± 22.17 acre) parcel (together with a boundary adjustment with Lot 3, Block 2, Plan 1711389), and an internal subdivision road with a ± 35.56 hectare (± 87.88 acre) remainder.



Surveyor's Notes:

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

TENTATIVE PLAN

Lot:1 Block:2 Plan:1113277
NE-01-26-29-W04M



LAND USE MAP



Page 389 of 415



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

TOPOGRAPHY

Contour Interval 2 M

Lot:1 Block:2 Plan:1113277
NE-01-26-29-W04M

Date: July 10, 2018

Division # 7

File: 06401020

AGENDA

Page 390 of 415



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

AIR PHOTO

Spring 2016

**Lot:1 Block:2 Plan:1113277
NE-01-26-29-W04M**

Date: July 10, 2018

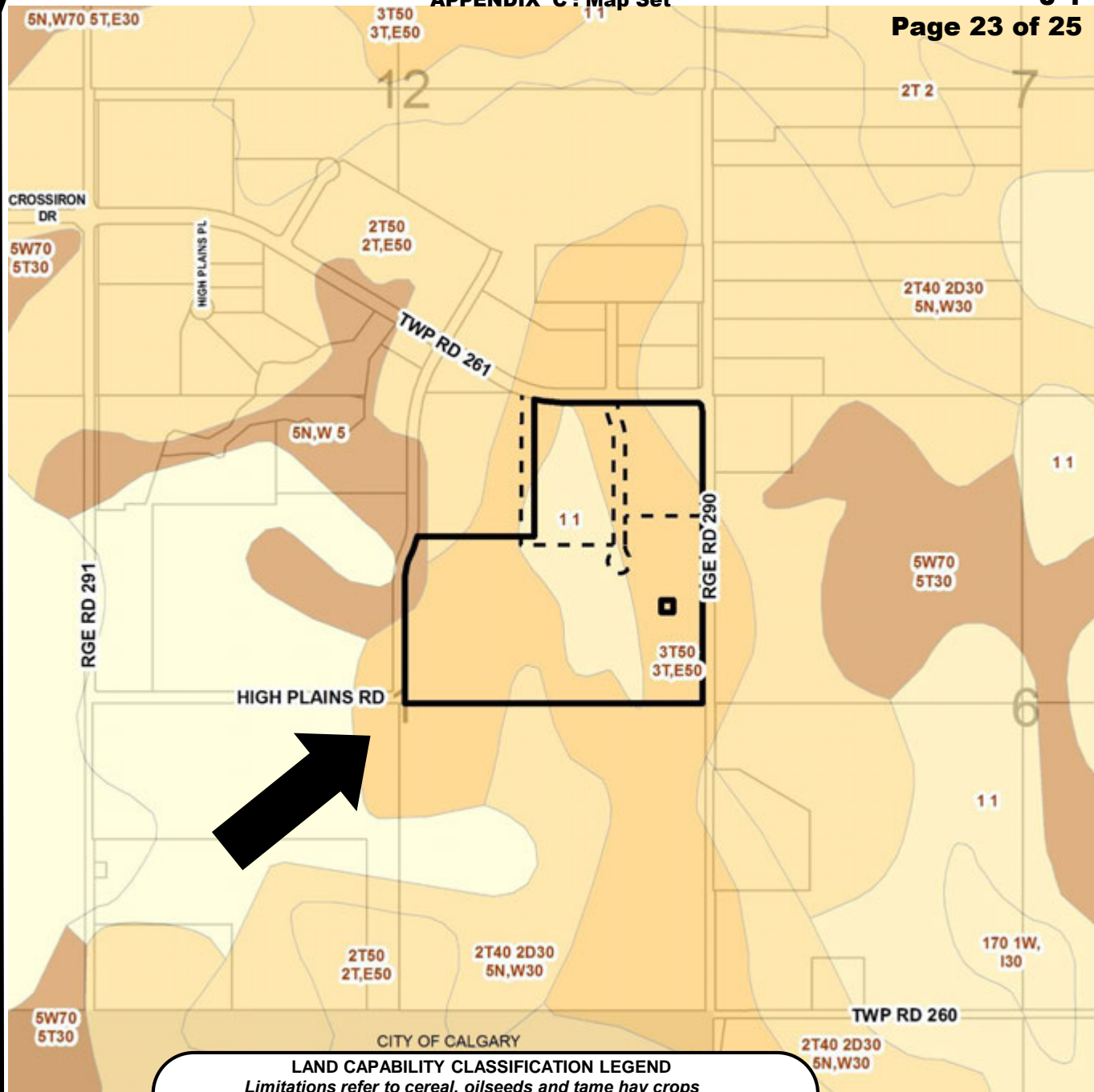
Division # 7

File: 06401020

AGENDA

Page 391 of 415





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:1 Block:2 Plan:1113277
NE-01-26-29-W04M

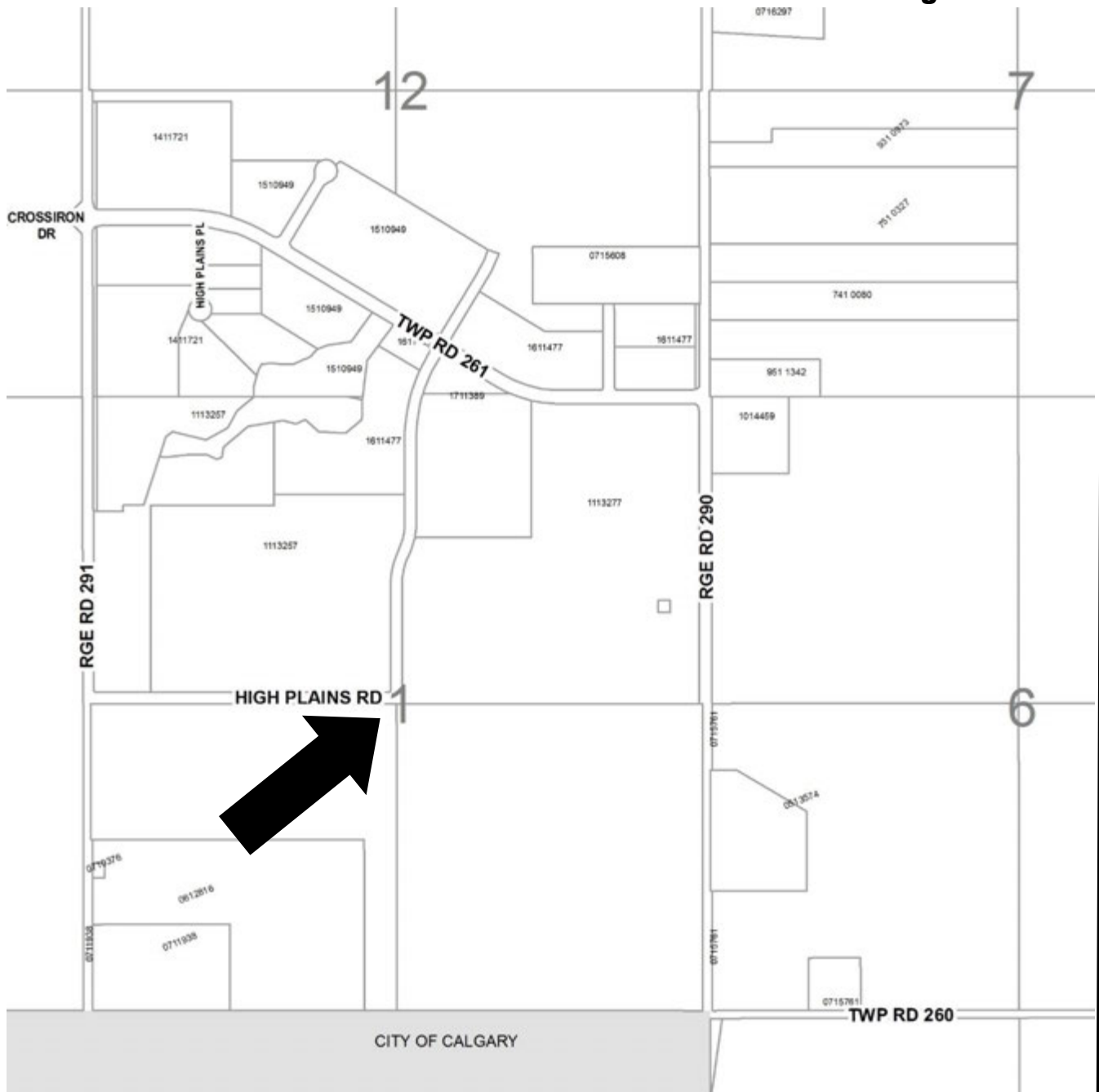
Date: July 10, 2018

Division # 7

File: 06401020

AGENDA

Page 392 of 415

**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:1 Block:2 Plan:1113277
NE-01-26-29-W04M

Date: July 10, 2018Division # 7File: 06401020**AGENDA****Page 393 of 415**

PLANNING SERVICES

| | | | |
|-----------------|---|---------------------|------------|
| TO: | Subdivision Authority | DIVISION: | 3 |
| DATE: | September 25, 2018 | APPLICATION: | PL20160136 |
| FILE: | 04725027 | | |
| SUBJECT: | Subdivision Item – Residential One District | | |

¹POLICY DIRECTION:

The application was evaluated against Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the Central Springbank Area Structure Plan (CSASP), and the Partridge View Conceptual Scheme (PVCS) and was found to be in compliance:

- The application is consistent with the Statutory Policy;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 1.03 hectare (2.55 acre) parcel with a ± 0.81 hectare (2.00 acre) remainder.

The lands contain a dwelling with servicing infrastructure provided by a Private Sewage Treatment System, which is located within proposed Lot 1, and potable water provided from a well located within an adjacent parcel, with rights protected via an easement registered on title. Proposed Lot 2 is currently undeveloped.

Access is proposed via Carriage Lane; the existing approach to Lot 1 is in good condition and requires no upgrades. The Applicant/Owner would be required to construct a new paved approach from Carriage lane in order to provide access to proposed Lot 2.

Administration determined that the application meets policy.

| | |
|---|--|
| PROPOSAL: To create a ± 1.03 hectare (2.55 acre) parcel with a ± 0.81 hectare (2.00 acre) remainder. | GENERAL LOCATION: Located approximately. 1.6 kilometers (1.0 miles) south of Highway 1 and 1.0 kilometer (0.6 miles) southwest of the city of Calgary, on the east side of Range Road 31. |
| LEGAL DESCRIPTION: Lot 4, Plan 8911444, within SW-25-24-3-W05M | GROSS AREA: ± 1.84 hectares (± 4.54 acres) |
| APPLICANT: Ken Till OWNER: Mohammed & Fouzia Qaisar | RESERVE STATUS: The Municipal Reserves to be provided by a cash-in-lieu payment. |

¹Administration Resources

Jamie Kirychuk, Planning Services
 Narmeen Haq, Engineering Services



| | |
|---|---|
| LAND USE DESIGNATION: Residential One District (R-1) | LEVIES INFORMATION: The Transportation Off-Site Levy is applicable in this case. |
| DATE APPLICATION RECEIVED: January 5, 2017 DATE DEEMED COMPLETE: April 6, 2018 | APPEAL BOARD: Subdivision Appeal Board |
| TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level Two Private Sewage Treatment System Report (April 2018) • Level 1 Variation Assessment (June 26, 2018) • Phase 1 Groundwater Evaluation | LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (Bylaw C-7280-2013) • Land Use Bylaw (Bylaw C-4841-97) • Central Springbank Area Structure Plan (Bylaw C-5354-2001) • Partridge View Conceptual Scheme (Bylaw C-6473-2007) |

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 28 adjacent landowners. No responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

- December 13, 2016** Application PL20160006 was approved by council to redesignate the subject lands from Residential Two District to Residential One District in order to allow for the future subdivision of a ± 1.00 hectare (± 2.47 acre) parcel with a ± 0.84 hectare (± 2.07 acre) remainder.
- January 12, 2016** Application PL20140119 was approved by council to amend the Partridge View Conceptual Scheme to facilitate a comprehensive planning framework for a separate Development Cell (Cell F) to facilitate the creation of two Residential One District (R-1) parcels on the south side of Carriage Lane, immediately east of Range Road 31.
- 2007** The Partridge View Conceptual Scheme is approved and adopted by Bylaw C-6473-2007.
- 2001** The Central Springbank Area Structure Plan is approved and adopted by Bylaw C-5354-2001.
- 1989** The subject lands are created through the registration of Plan 8911444, along with three (3) other parcels 1.832 to 1.836 hectares in size, along with an internal access road



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 subject lands are flat and feature no significant waterbodies or topographical features that would inhibit development. Lot 1 contains a dwelling and the associated infrastructure, as well as a driveway and scattered vegetation. Lot 2 is undeveloped, and aside from an area along the southern boundary, is largely free of vegetation.

Conditions: None.

b) The site's soil characteristics:

The subject lands contain Class 2 soils, where crop production has slight limitations due to adverse climate.

Conditions: None.

c) Stormwater collection and disposal:

The Applicant submitted a conceptual level storm water plan in support of the Conceptual Scheme amendment in 2016. As a condition of subdivision, the Applicant would be required to submit a Site Specific Storm Water Management plan in accordance with the County Servicing Standards and regional studies for the area. Should improvements be required, the Applicant would be required to enter into a Development Agreement (Site Improvements/Servicing Agreement) for the infrastructure required to manage storm water on site.

Conditions: 5

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

The County's wetland mapping indicates that there are no wetlands affecting the subject lands.

Conditions: None.

e) Accessibility to a road:

Access is proposed via Carriage Lane; the existing approach to Lot 1 is in good condition and requires no upgrades. As a condition of subdivision, a new paved approach would be required to Lot 2 in accordance with the County Servicing Standards.

Range Road 31 has been identified as a road requiring a 51 meter right of way (ROW) in the future. Road dedication was previously taken on the subject lands; however, additional road dedication is required. Therefore, as a condition of subdivision, the Applicant/Owner is to dedicate 5 meters by Plan of Survey, and 3 meters are to be registered y caveat for future road acquisition.

Transportation Off-Site Levy

The Applicant/Owner is required to provide payment of the Transportation Off-Site Levy (TOL) in accordance with applicable levy at time of subdivision approval. The TOL will be applicable on the gross acreage of proposed Lots 1 and 2.

- Estimated TOL: \$4,595 per acre x 4.54 acres = \$20,861.30

Conditions: 2, 3, 4, 10

f) Water supply, sewage, and solid waste disposal:

The lands currently contain a dwelling with servicing infrastructure provided by means of a Private Sewage Treatment System, which is located within proposed Lot 1, and potable water provided



from a well located within an adjacent parcel, the rights for which are protected via an easement registered on title. Proposed Lot 2 is currently undeveloped.

When the Conceptual Scheme was previously amended (PL20140119), Administration had recommended to Council that proposed Lot 1 and Lot 2 be tied into Westridge Water Co-op at the future subdivision stage. Council adopted the amendment without Administration's recommendation, which would allow the Applicant to continue with the existing water supply arrangement on Lot 1, and require a new well to be drilled for Lot 2, subject to a Phase 1 and Phase 2 Groundwater Evaluation.

The Applicant submitted a Phase 1 Groundwater Evaluation in accordance with the County Servicing standards. The Phase 1 assessment concludes that adequate groundwater supply exists to support the proposed subdivision, and that the increased diversion would not interfere with existing household users. Therefore, the Applicant would be required to submit a Phase 2 Groundwater Evaluation as a condition of subdivision. This is to ensure a sufficient water supply exists for the newly proposed lot without negatively impacting the existing lots in the vicinity.

Alternatively, if the Applicant is unable to produce a Phase 2 Groundwater Evaluation with a positive recommendation, Administration recommends that both proposed lots be tied into the piped water servicing as a condition of subdivision. Administration also recommends the submittal of an easement agreement between Lot 1, Plan 891 1444 and proposed Lot 1 (Lot 4 Plan 891 1444), ensuring continued legal access to water rights. This agreement shall include the following:

- a) *License confirmation from Alberta Environment that the existing well located on Lot 1, Plan 891 1444 is a licensed communal well as it is providing water to both Lot 1 and Lot 4 in the subdivision Plan 891 1444.*
- b) *An attached Map which accurately reflects the well's location on the existing Lot 1, Plan 891 1444*

Based on County Policy 449, for lot sizes greater than or equal to 1 acre and less than 4 acres in size, the County requires the use of Packaged Sewage Treatment Plant methods that meet the BNQ standards for treatment. Therefore, as a condition of subdivision, the Applicant would be required to enter into a Site Improvements/Servicing Agreement that would be caveated on title to ensure the treatment system installed on Lot 2 is built in accordance with these requirements.

Conditions: 5, 6, 7, 8

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

The lands are located in an area of the County that features mixed land uses. Lands to the north are generally large holding Ranch and Farm District agricultural parcels, and lands to the west consist of oversized Residential Two District lands. Parcels within the PVCS are generally Residential One and Two Districts; however, some Agricultural Holdings District lands do exist.

Conditions: None

h) Other matters:

Municipal Reserves

Municipal Reserves will be provided through a cash-in-lieu payment for proposed Lot 1 and Lot 2. Given the policies of the Central Springbank ASP and Partridge View Conceptual Scheme, further subdivision is unlikely; therefore, Reserves would be collected in full.

Based on this information, the reserves owing for the subject site are 10% of proposed Lots 1 and 2, which equates to approximately 0.45 acres. This would be confirmed at the time of endorsement through the Plan of Survey as per Condition 1.



- Lot 1: ± 0.81 ha (± 2.00 ac) X 10% = 0.20 acres owing to be provided by cash-in-lieu, in accordance with the Appraisal Report prepared by Douglas Pollard, dated January 24, 2017, in the amount of \$100,000.00 per acre.
- Lot 2: ± 1.03 ha (± 2.55 ac) X 10% = 0.25 acres owing to be provided by cash-in-lieu, in accordance with the Appraisal Report prepared by Douglas Pollard, dated January 24, 2017, in the amount of \$100,000.00 per acre.

Conditions: 11

POLICY CONSIDERATIONS:

This application was previously assessed and found to be in accordance with the Central Springbank Area Structure Plan and Partridge View Conceptual Scheme Appendix C: Carriage Lane Amendment. The detailed policy review was provided to Council at the redesignation stage with application PL20160006. The subject land holds the appropriate land use designation for the proposed parcel size, in accordance with the Land Use Bylaw.

CONCLUSION:

The application was evaluated in accordance with the Central Springbank Area Structure Plan, Partridge View Conceptual Scheme, and Administration determined that:

- The application is consistent with the Statutory Policy;
- The subject lands hold the appropriate land use designation;
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

OPTIONS:

Option #1: THAT Subdivision Application PL20160136 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20160136 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Rick McDonald"

General Manager

JK/rp

Interim County Manager

APPENDICES:

APPENDIX 'A': Approval Conditions

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set

APPENDIX 'A': Approval Conditions

- A. The application to create a \pm 1.03 hectare (2.55 acre) parcel with a \pm 0.81 hectare (2.00 acre) remainder within Lot 4, Plan 8911444; SW-25-24-3-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a 5.0 m wide portion of land for road widening along the western boundary of Lot 2.

Transportation and Access

- 3) The Owner shall construct a new paved approach on Carriage Lane in order to provide access to Lot 2.
- 4) The Owner is to enter into an Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - i. The provision of 3.0 m road widening along the western boundary of the property;
 - ii. The purchase of land by the County for \$1;

Site Servicing

- 5) The Owner is to provide and implement a Site Specific Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan. Implementation of the Stormwater Management Plan shall include the following:



- i. If the recommendations of the Stormwater Management Plan require improvements, then the Applicant/Owner shall enter into a Site Improvements / Services Agreement or Development Agreement;
- ii. Registration of any required easements and / or utility rights-of-way;
- iii. Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation;
- iv. Necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

For Lot 1

- 6) That the Applicant/Owner is to provide an easement agreement, to the satisfaction of the County, that Lot 1 has legal access to water servicing from Lot 1 Plan 891 1444. This agreement should include the following:
 - i. License confirmation from Alberta Environment that the existing well located on Lot 1, Plan 891 1444 is a licensed communal well as it is providing water to both Lot 1 and Lot 4 in the subdivision Plan 891 1444.
 - ii. An attached Map that accurately reflects the wells location on the existing Lot 1, Plan 891 1444.

OR

Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:

- i. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
- ii. The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.

OR

The Applicant/Owners are to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:

- i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for Lot 1;
- ii. Documentation proving that water supply has been purchased for both Lot 1 ;
- iii. 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.

For Lot 2

- 7) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - i. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - ii. The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.

**OR**

The Applicant/Owners are to provide confirmation of tie-in for connection to the 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 information regarding:

- i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for both Lot 2;
 - ii. Documentation proving that water supply has been purchased for Lot 2;
 - iii. 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.
- 8) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that shall include the following:
- i. The construction 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 Almor Testing Services.

Payments and Levies

- 9) 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.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
- i. From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

Municipal Reserve

- 11) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Douglas Pollard, file 17-002-MDRV, dated January 24, 2017, pursuant to Section 666(3) of the *Municipal Government Act*.
- i. From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

| AGENCY | COMMENTS |
|---|---|
| <i>School Authority</i> | |
| Rocky View Schools | No comments received. |
| Calgary Catholic School District | No comments received. |
| <i>Province of Alberta</i> | |
| Alberta Environment | No comments received. |
| Alberta Culture and Community Spirit (Historical Resources) | No comments received. |
| Alberta Energy Regulator | No comments received. |
| Alberta Health Services | No comments received. |
| <i>Public Utility</i> | |
| ATCO Gas | Please be advised that our existing / future gas line (s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instruments (s) # 891 202 260. Therefore, ATCO Gas has no objection to the proposed subdivision. |
| ATCO Pipelines | ATCO Pipelines has no objection. |
| AltaLink Management | No comments received. |
| FortisAlberta | <p>Thank you for contacting FortisAlberta Inc. regarding the subject notice of application for subdivision of land.</p> <p>Please be advised that FortisAlberta has no objections to the proposal and no easements are required at this time, please proceed accordingly.</p> <p>The approving municipality is to ensure the applying developer receives a copy of the attached approval form with applicable FortisAlberta contact information regarding the installation of new electrical services. No hard copy will be sent unless specifically requested.</p> |
| Telus Communications | No comments received. |
| TransAlta Utilities Ltd. | No comments received. |
| Cochrane Lake Gas Coop | No comments received. |

| AGENCY | COMMENTS |
|---|--|
| <i>Other External Agencies</i> | |
| EnCana Corporation | No comments received. |
| 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 # PL20160136 – To create 1.03 hectare (2.55 acre) parcel with a 0.81 hectare (2.00 acre) remainder</p> |
| <i>Rocky View County Boards and Committees</i> | |
| ASB Farm Members and Agricultural Fieldsmen | No comments received. |
| Rocky View Recreation Board (All) | At their Feb 22, 201 Board Meeting, The RV West Recreation District Board made a motion to take Cash-In-Lieu with respect to this Subdivision application. |
| <i>Internal Departments</i> | |
| Municipal Lands | The Municipal Lands office recommends taking cash in lieu for reserves owing, as this location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development. |
| Development Authority | No comments received. |
| GeoGraphics | No comments received. |
| Building Services | No comments received. |
| Agricultural Services | No comments received. |
| Emergency Services | <p>Fire Services: No comments received.</p> <p>Enforcement Services: Enforcement has no concerns at this stage.</p> |
| Infrastructure and Operations - Engineering Services | <p><u>General</u></p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • As a condition of subdivision, the applicant will be required to enter into a Deferred Services Agreement with the County for the tie in to future regional servicing when it becomes available to be registered on title for the proposed lot and |

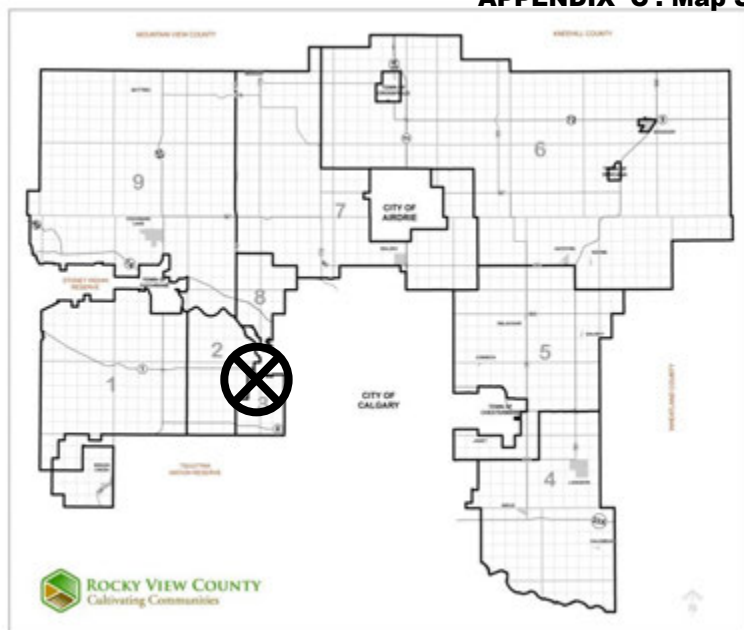
| AGENCY | COMMENTS |
|--------|---|
| | <p>parent parcel (storm water, potable water and waste water).</p> <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> ES have no requirements at this time. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> As a condition of subdivision, a new paved approach will be required off of Carriage Lane to the proposed Lot 1 in accordance with the County Servicing Standards. As a condition of subdivision, the applicant will be required to pay TOL in accordance with the applicable levy in place at time of DP or subdivision endorsement (base levy only). <ul style="list-style-type: none"> Estimated TOL: \$4,595 per acre x 4.54 acres = \$20,861.30 Range Road 31 has been identified as a road requiring 51 meters right of way (ROW) in future. Road dedication has previously been taken on the subject lands; however, additional road dedication is required. Therefore: <ul style="list-style-type: none"> As a condition of subdivision, ES requires that 5 meters is dedicated by Plan of Survey and 3 meters be taken by caveat, to be acquired by the County if/when it may be required in future. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> A Level 2 Assessment for the proposed lot was completed by Almor Testing Services (dated April 06, 2018). ES has reviewed the assessment and has no additional comments. Level 1 Variation Assessment for the existing lot, dated June 26, 2018, has been submitted. ES has reviewed the assessment and has no additional comments. Based on County Policy 449, for lot sizes greater than or equal to 1 acre and less than 4 acres the County requires the use of Packaged Sewage Treatment Plant methods that meet the BNQ standards for treatment. Therefore as a condition of subdivision, the applicant is required to enter into a Site Improvements/Servicing Agreement that will be caveated on title to ensure the treatment system installed on Lot 1 is built in accordance with these requirements. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> Engineering Services had previously recommended that the existing Lot 1 and the newly proposed lot be tied into Westridge Water Co-Op which was reflected in Administration's recommendation to Council. At the time of CS amendment, Council adopted the CS amendment not in alignment with Administration's recommendation but allowing the applicant to continue with the existing water supply arrangement on Lot 1 and a new well be drilled for the proposed Lot 2 subject to a Phase 1 and Phase 2 |

| AGENCY | COMMENTS |
|--------|---|
| | <p>Groundwater Evaluation. While ES is following Council's approved recommendation, it is an atypical recommendation for subdivisions in the area. Typically, ES would require that owners/applicants tie-in to a piped water supply, with is consistent with the requirements of the Area Structure Plan (ASP).</p> <ul style="list-style-type: none"> • The applicant previously submitted a Phase 1 Groundwater Evaluation in accordance with the County Servicing standards. The Phase 1 assessment concluded that adequate groundwater supply exists to support the proposed subdivision and that the increased diversion will not interfere with existing household users. • As a condition of endorsement, the Applicant is required to submit a Phase 2 Groundwater Evaluation. This is to ensure a sufficient water supply exists for the newly proposed lot, without negatively impacting the existing lots in the vicinity. • There is an existing easement on title which grants the existing parcel rights to the neighboring well (Lot 1, Plan 891 1444). This easement explicitly states that no future subdivision shall occur until the lots are connected to piped water servicing. Council previously approved the CS amendment granting the continued use of the existing well and a new well be drilled for the proposed new lot (subject to demonstration of adequate supply), which is in contravention to the easement. Furthermore, the County cannot enforce the conditions of the easement on title. Hence, ES recommends that as a condition of subdivision, the agreement be amended to: <ol style="list-style-type: none"> 1. Accurately reflect that the well is located on the existing Lot 1, Plan 8911444 (currently references the well being on Lot 4). 2. The reference to no further subdivision being approved without a piped water source be amended to no further subdivision being approved without an engineering report confirming an adequate water supply that does not negatively impact the water supply for the existing lots. • As a condition of subdivision, ES requires submittal of proof from Alberta Environment that the existing well located on Lot 1, Plan 891 1444 is a licensed communal well as it is providing water to both Lot 1 and Lot 4 in the subdivision Plan 891 1444. <p>Alternatively, ES would recommend that either a new well be drilled on both the existing lot and the newly proposed lot (subject to confirmation from the Phase 2 Groundwater Evaluation) to ensure that both lots have their own supply of groundwater, or both lots be tied into piped servicing.</p> |



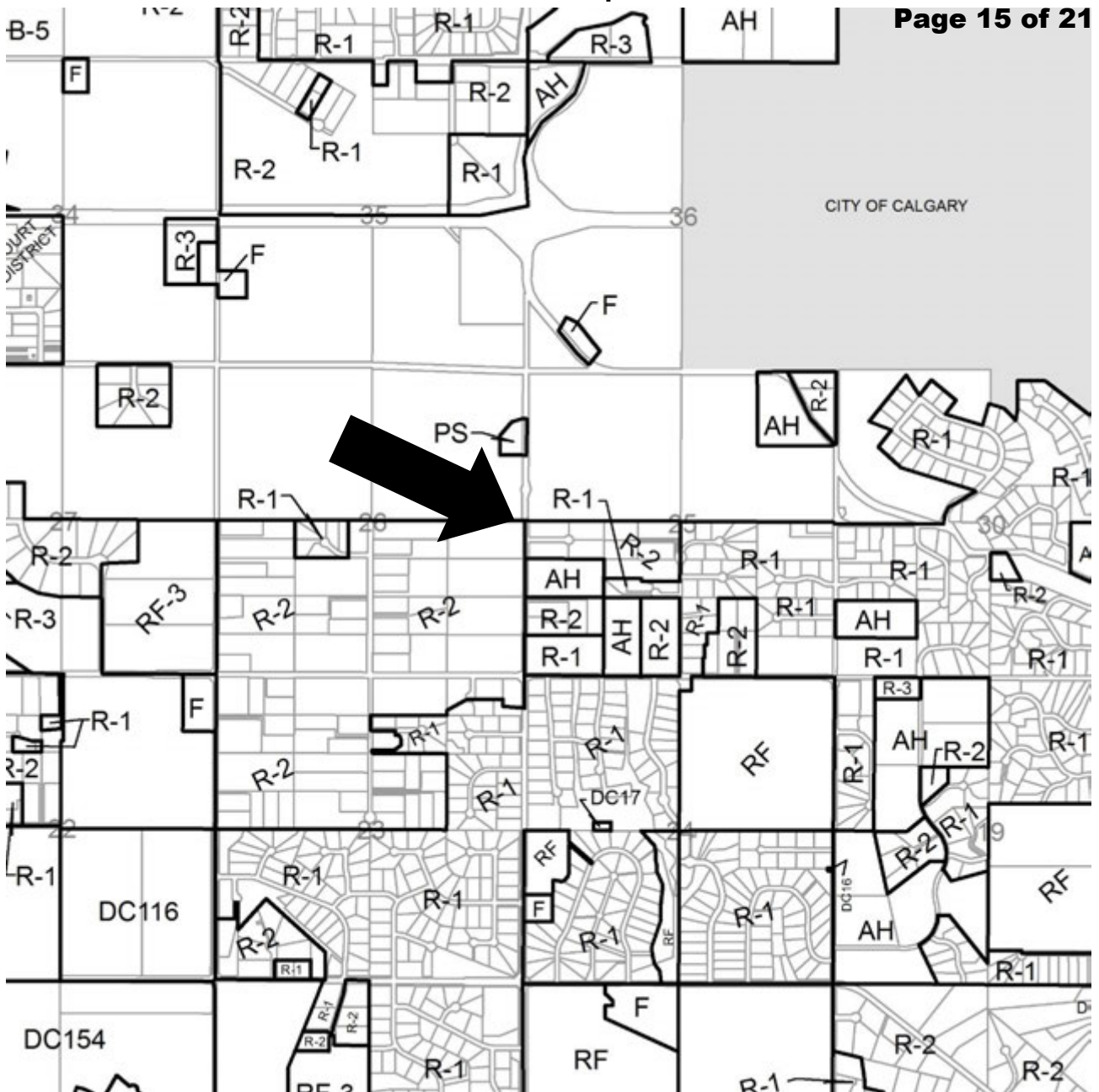
| AGENCY | COMMENTS |
|--|--|
| | <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a conceptual level storm water plan in support of the CS amendment. • As a condition subdivision, the applicant will be required to submit a Site Specific Storm water management plan in accordance with the County Servicing standards and regional studies for the area. Should improvements be required, the applicant will be required to enter into a Development Agreement (Site Improvements/Servicing Agreement) for the infrastructure required to manage storm water on site. <p><u>Environmental</u> – Section 900.0 requirements:</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 – Utility Services | Not clear on how the applicant intends to service the newly created lot with water & sewer. |
| Infrastructure and Operations – Road Operations | Applicant will be required to complete County Approach Application if they intend to construct an approach off County road system to access the new parcel. |

Circulation Period: June 19, 2018 – July 11, 2018



LOCATION PLAN

Lot:4 Plan:8911444
SW-25-24-03-W05M

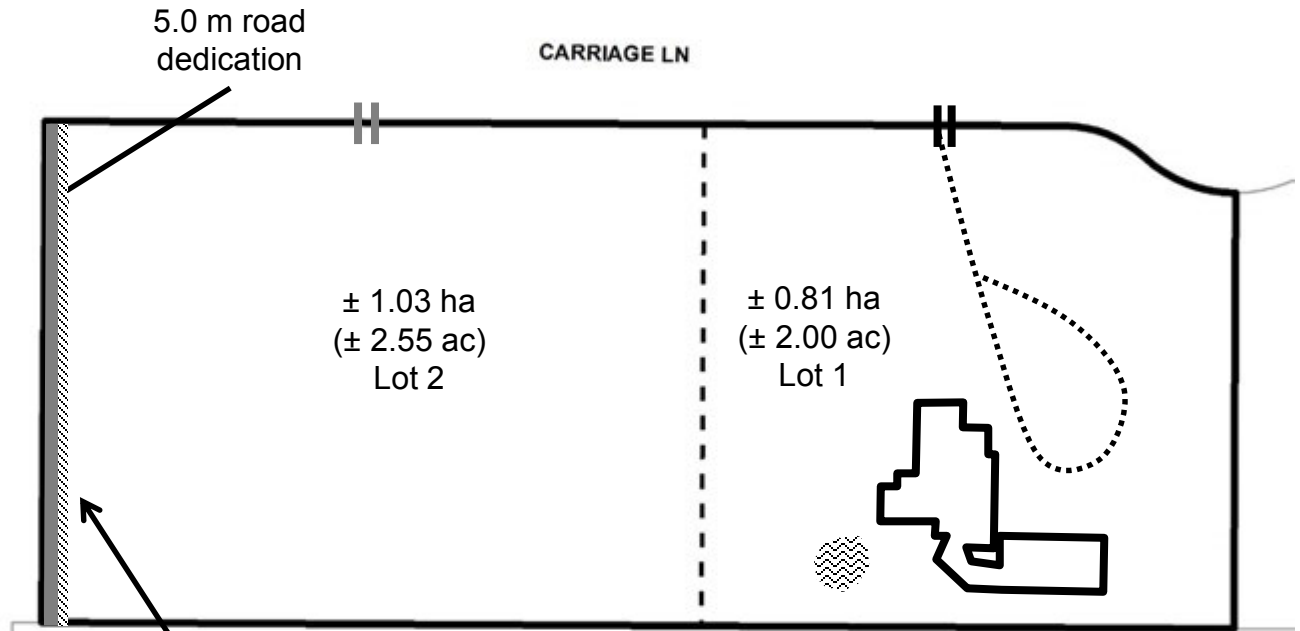


| | | | |
|-----|----------------------|------|----------------------------------|
| RF2 | Ranch and Farm Two | B-1 | Highway Business |
| RF3 | Ranch and Farm Three | B-2 | General Business |
| AH | Agricultural Holding | B-3 | Limited Business |
| F | Farmstead | B-4 | Recreation Business |
| R-1 |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

LAND USE MAP

Lot:4 Plan:8911444
SW-25-24-03-W05M

Subdivision Proposal: To create a ± 1.03 hectare (2.55 acre) parcel with a ± 0.81 hectare (2.00 acre) remainder.



Surveyor's Notes:

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

Legend

Dwelling



Driveway



Septic Field



Existing Approach



Required Approach
(Location TBD)



TENTATIVE PLAN

**Lot:4 Plan:8911444
SW-25-24-03-W05M**



TOPOGRAPHY

Contour Interval 2 M



Lot:4 Plan:8911444
SW-25-24-03-W05M

AGENDA

Page 411 of 415



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

AIR PHOTO

Spring 2016

**Lot:4 Plan:8911444
SW-25-24-03-W05M**

Date: Jan 10, 2017

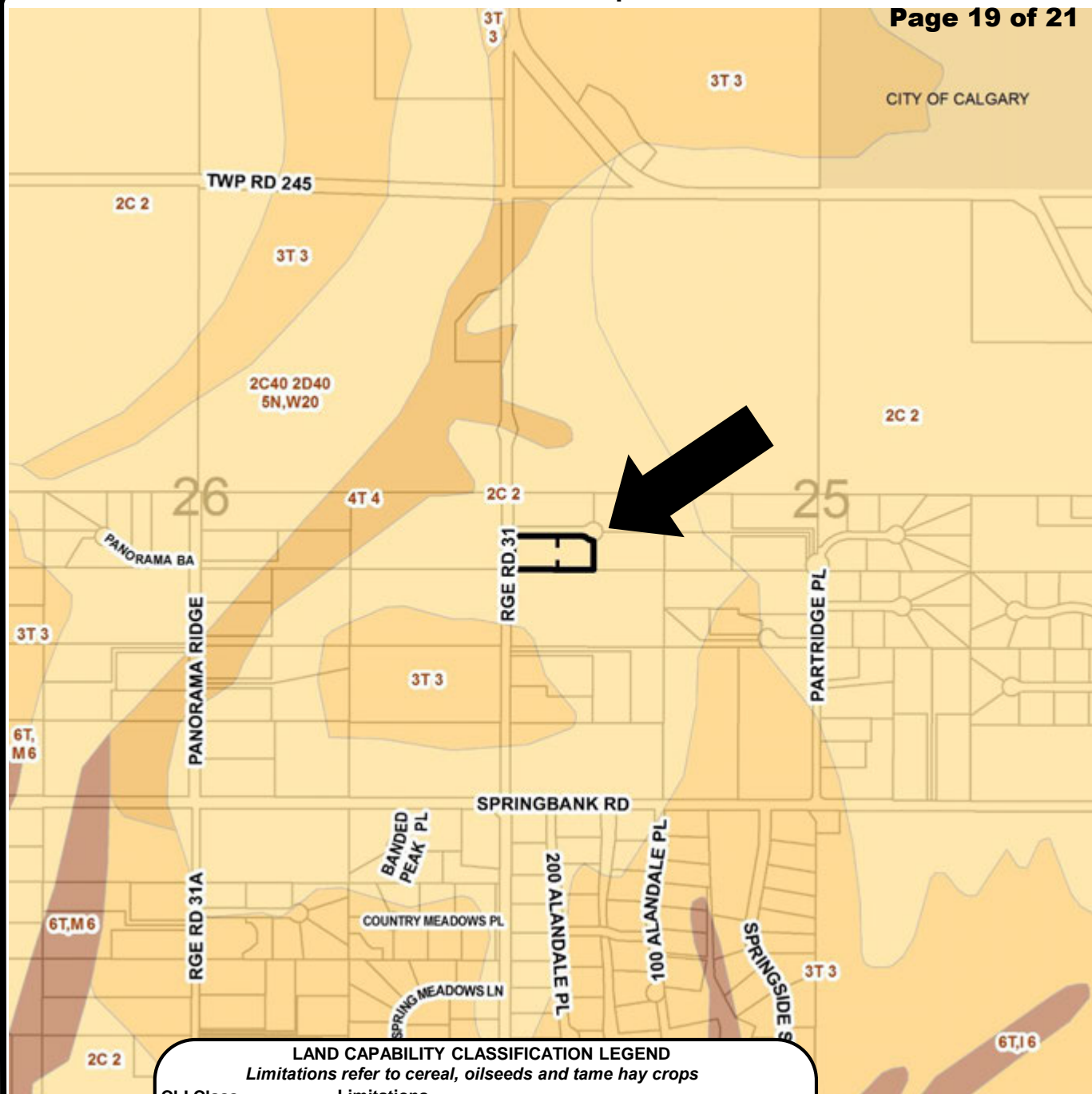
Division # 3

File: 04725027

AGENDA

Page 412 of 415





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:4 Plan:8911444
SW-25-24-03-W05M

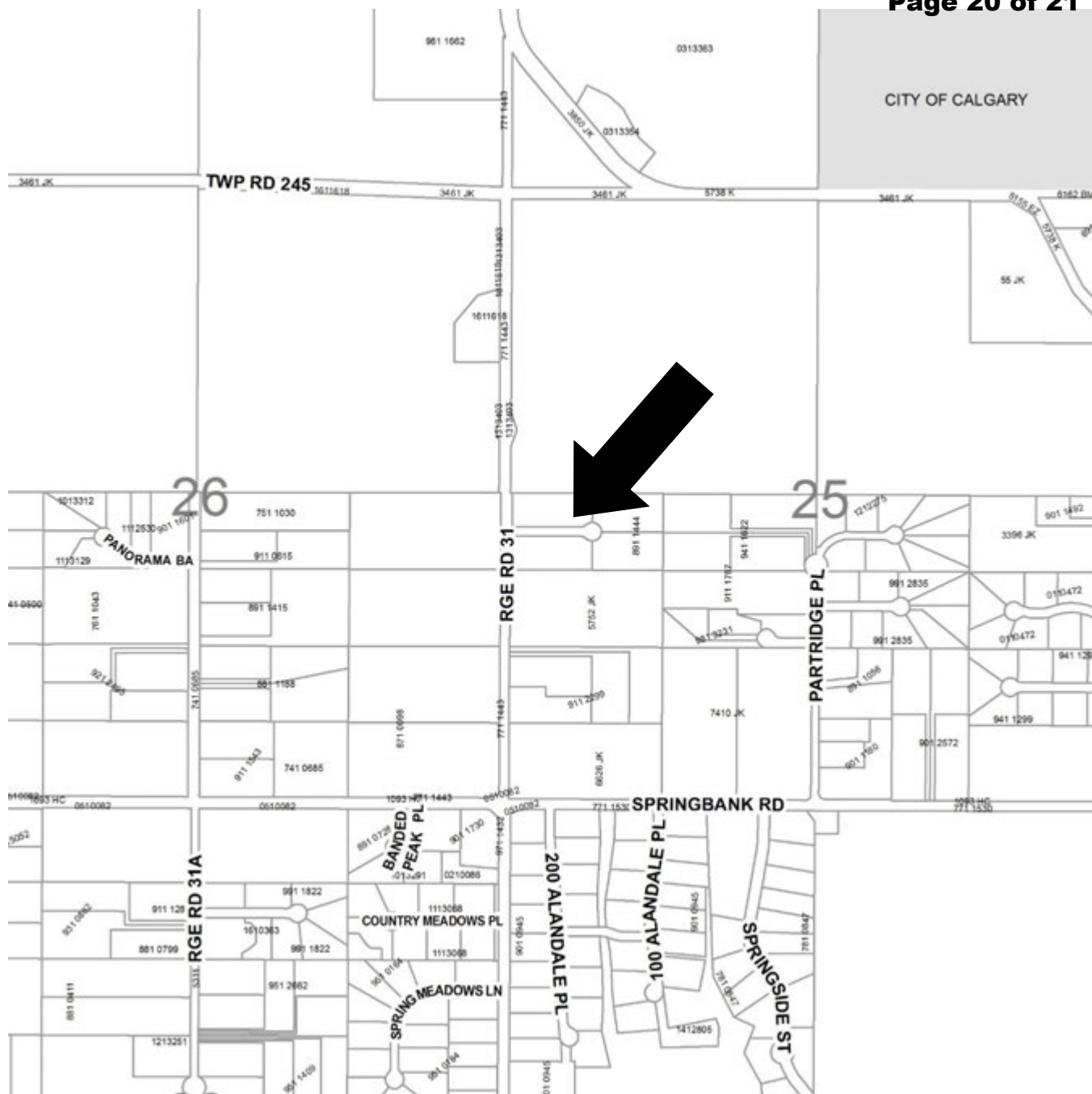
Date: Jan 10, 2017

Division # 3

File: 04725027

AGENDA

Page 413 of 415



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:4 Plan:8911444
SW-25-24-03-W05M

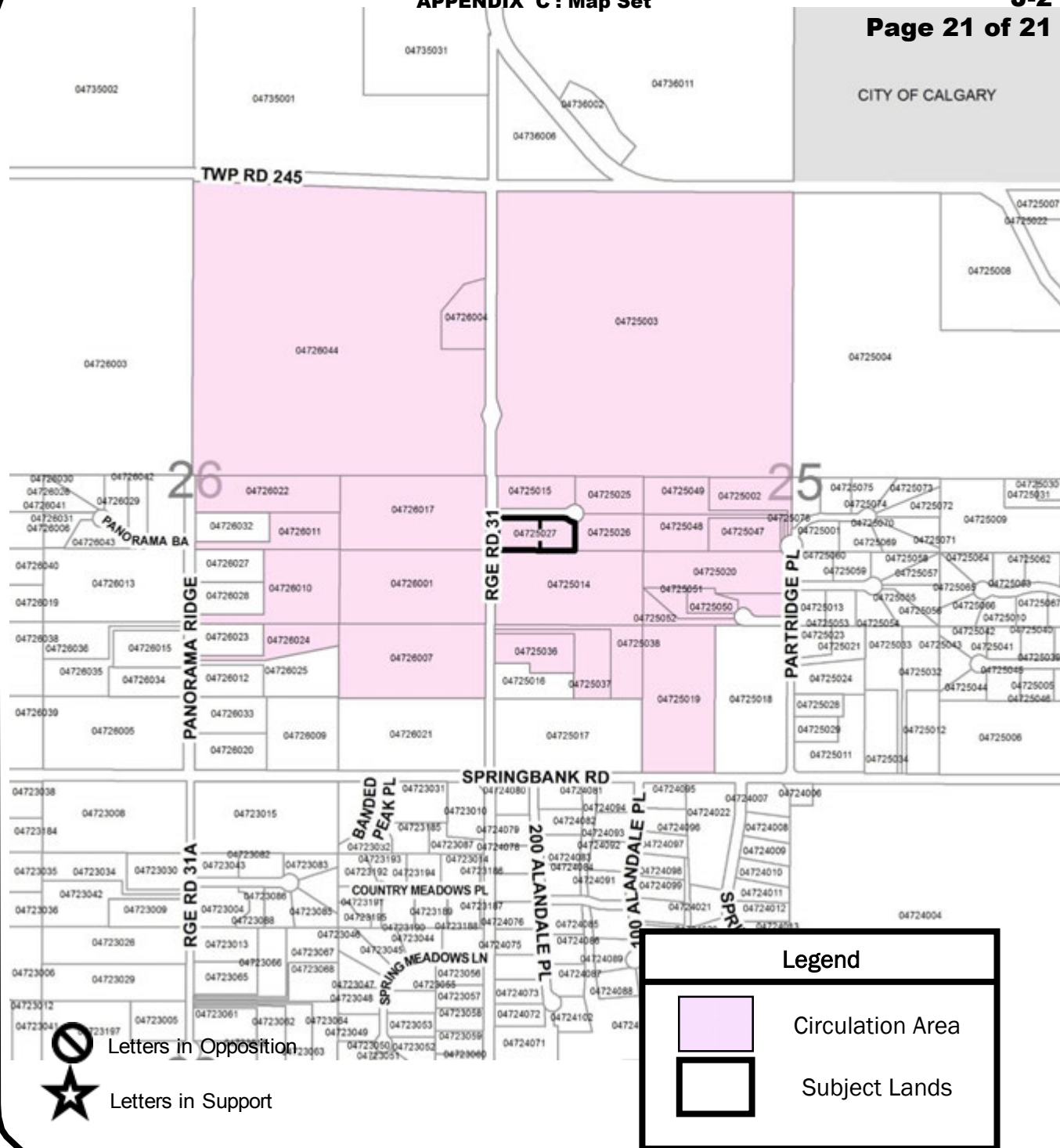
Date: Jan 10, 2017

Division # 3

File: 04725027

AGENDA

Page 414 of 415



LANDOWNER CIRCULATION AREA

Lot:4 Plan:8911444
SW-25-24-03-W05M



INTERGOVERNMENTAL AFFAIRS

TO: Council
DATE: September 25, 2018 **DIVISION:** All
FILE: N/A
SUBJECT: CMRB – Approval of an Interim Growth Plan and Interim Regional Evaluation Framework

¹ POLICY DIRECTION:

This report is to request that Rocky View County Council support the adoption of the Interim Growth Plan. In addition, that Rocky View County Council propose amendments to the Interim Regional Evaluation Framework with respect to approval procedures and support the adoption of the Interim Regional Evaluation Framework subject to the adoption of the County's amendments.

EXECUTIVE SUMMARY:

An Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF) have been prepared and submitted to the Calgary Metropolitan Region Board for consideration and approval at October 4th, 2018 Board meeting (Attachment A and B). All new *statutory plans* or regionally significant amendments to existing *statutory plans* adopted after January 1st 2018 must conform to the Interim Growth Plan. The IREF is the procedure to determine if a submitted *statutory plan* conforms to the Interim Growth Plan. Both the IGP and IREF will be in effect for a two to three year time frame while a comprehensive Regional Growth and Servicing Plan is completed.

The IGP will allow the County to move forward on its Area Structure Plan review with a degree of confidence in receiving regional approval but the process will require an emphasis on “collaboration for coordination.”

With respect to the IREF, Administration has no concerns with the criteria used to identify which *statutory plans* are to be reviewed by the CMRB and the review criteria. However, the procedural method by which a municipality's *statutory plans* are approved have not been fully addressed. Administration suggests that a *statutory plan*, which is found to be aligned and consistent with the Interim Growth Plan should, in principle, not be easily be refused by a vote of the Calgary Metropolitan Region Board.

BACKGROUND:

The Calgary Metropolitan Region Board (CMRB) was established on January 1, 2018 with the adoption of the CMRB Regulation (190/2017) by the Government of Alberta. The Regulation:

- identifies 10 member municipalities, including Rocky View County;
- requires the CMRB to adopt a *Regional Growth Plan* by January 1st 2021;
- requires all *statutory plans* adopted after January 1st 2018 to conform to the Regional Growth Plan;
- requires the CMRB to adopt a Regional Evaluation Framework to determine if new *statutory plans* conform to the Regional Growth Plan; and

¹ Administration Resources

Richard Barss, Intergovernmental Affairs Manager
Matthew Wilson, Planning Supervisor



- provides a voting mechanism whereby all decisions of the CMRB must be supported by not fewer than 2/3 of the representatives from participating municipalities that collectively have at least 2/3 of the population of the Calgary Metropolitan Region.

As the Regional Growth Plan will not be adopted until January 1st 2021, member municipalities chose to proceed with an Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF). The intent of the IGP is to provide certainty that *statutory plans* approved by the CMRB between January 1st, 2018 and the adoption of a *Regional Growth Plan* on January 1st, 2021) will remain in effect once the *Regional Growth Plan* is adopted.

An Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF) have been prepared and submitted to the CMRB Board for consideration on October 4th, 2018. If the Board approves the IGP and IREF they will be sent to the Minister of Municipal Affairs for approval. Administration has brought the IGP and IREF to Council for consideration and direction to the County representative on the Calgary Metropolitan Region Board.

INTERIM GROWTH PLAN

Development Types

The IGP identifies three development types, all requiring new or amended ASPs: (i) settlement areas, (ii) country residential areas, (iii) and employment areas. The IGP does not address or limit agriculture, first parcels out, and does not map development areas.

1. *Settlement Areas* - Settlement areas are an urban form of development and include hamlets.

There are three types:

- i. *Existing Settlement Areas* are urban areas, which can be infilled and intensified.
 - ii. *Expansion of Settlement Areas* are unplanned areas where new urban development contiguous to an existing settlement areas can occur. The definition allows for the growth of hamlets, subject to the policies of the IGP.
 - iii. *New Freestanding Settlement Areas* are new urban areas that are not contiguous to *existing settlement areas*. The definition allows for the new hamlets, subject to the policies of the IGP.
2. *Country Residential Areas* allows for traditional country residential development, cluster country residential development, and intensification and infill of existing country residential areas. All country residential development proposing 50 lots or greater must meet the region wide policies of the IGP.
 3. *Employment Areas* are “lands predominately providing for multi-lot employment development that may include but is not limited to: industrial, institutional, office, commercial, and retail uses.”

Requirement for an Area Structure Plan - All of the above development types must be planned for by a new ASP or amendments to an existing ASP with the exception of country residential development proposing less than 50 lots.

Collaboration to coordinate - The IGP states municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other member municipalities, where appropriate. As a minimum requirement, new ASPs or amendments to existing ASPs, within 1.6 km of a neighbouring municipal boundary shall demonstrate collaboration to coordinate through:

- i. Processes that may include; a structured engagement process, circulation and review of technical studies, joint planning, participation in mediation and / or



- ii. Instruments that may include; a joint ASP, a MOU, a statement of non-concern, applicable *statutory plan* policies, *statutory plan* amendments, or applicable intermunicipal agreement(s).

Discussion

The IGP meets Council's direction to "allow for growth and development, within the County, that is consistent with ... the County Plan" (May 8, 2018). Projects such as the Conrich Future Policy Area, and the Springbank and Bearspaw ASP review should be able to move forward with a degree of confidence in receiving regional approval but will require an emphasis on "collaboration for coordination." The policy on collaboration allows for flexibility in how collaboration is demonstrated. However, this may be a policy area where there are differing municipal opinions as to whether collaboration has occurred and could result in a CMRB challenge.

INTERIM REGIONAL EVALUATION FRAMEWORK

The IREF is the process by which *statutory plans* (primarily ASPs) will be evaluated to ensure they align with the IGP. Most new County ASPs or amendments to existing ASPs that are not housekeeping in nature will be referred to the CMRB approval.

Discussion

Administration has no concerns with the criteria used to identify which *statutory plans* are to be reviewed by the CMRB and the review criteria. However, the procedural method by which a municipality's *statutory plans* are approved have not been fully addressed in the IREF.

Review process - The CMRB Board has agreed to a review process for *statutory plans* that are regionally significant. Under the review process *statutory plans* submitted to the Board will be objectively evaluated by an administrative process for alignment with the Interim Growth Plan. Those *statutory plans* that are in alignment and consistent with the IGP will be recommended for approval by CMRB Administration. If one member municipality objects to the CMRB Administrative approval recommendation - the *statutory plan* must be brought to the CMRB Board for a vote.

Board decisions – The CMRB Regulation states that a decision of the CMRB Board must be supported by 2/3 of the member municipalities that collectively have at least 2/3 of the region's population.

Approval principle - Administration suggests that a *statutory plan*, which is found to be aligned and consistent with the Interim Growth Plan should, in principle, not be easily be refused by a vote of the Board.

This is not a principle held by all member municipalities. It has been proposed that if one member objects to a *statutory plan* that is consistent with the IGP - approval of that *statutory plan* would require 2/3 of the member municipalities with 2/3 of the region's population to vote to allow that *statutory plan* to be adopted. This is an unreasonable position with respect to a *statutory plan* that is consistent with the Interim Growth Plan.

Administration suggests, the following as an alternative procedure when a member municipality objects to a *statutory plan* recommended for approval and forces the *statutory plan* to come to the CMRB Board for decision:

- i. The objecting municipality must give reasons for their objection related to the Interim Growth Plan.
- ii. The objecting municipality must make the motion with respect to the *statutory plan* they have objected too. They can move to approve the Plan or refuse the Plan. A refusal motion would require 2/3 of the member municipalities with 2/3 of the region's population to vote to refuse.

**OPTIONS:**

- Option #1: Motion 1 THAT Rocky View County Council supports the adoption of the Interim Growth Plan.
- Motion 2 THAT Rocky View County Council propose amendments to the Interim Regional Evaluation Framework with respect to approval procedures and support the adoption of the Interim Regional Evaluation Framework subject to the adoption of the County's amendments.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

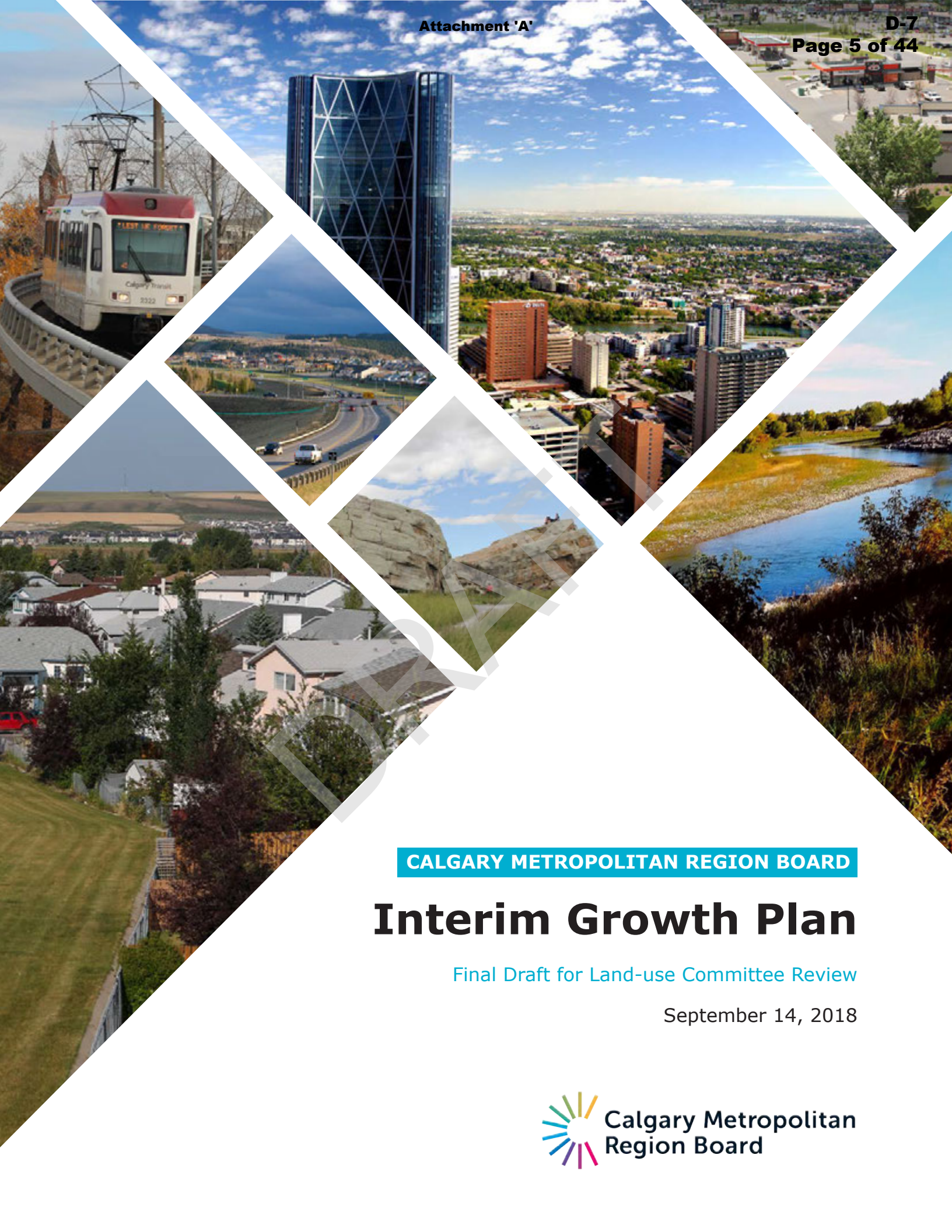
"Rick McDonald"

Interim County Manager

RB/rp

ATTACHMENTS:

- Attachment 'A' – Calgary Metropolitan Region Board – Interim Regional Growth Plan
Attachment 'B' – Calgary Metropolitan Region Board – Interim Regional Evaluation Framework



CALGARY METROPOLITAN REGION BOARD

Interim Growth Plan

Final Draft for Land-use Committee Review

September 14, 2018



Calgary Metropolitan
Region Board

ACKNOWLEDGEMENTS

The Interim Growth Plan was developed through a collaborative effort led by CMRB Administration. We would like to acknowledge the contributions made by members of the Land Use Committee, Technical Advisory Group, and consultants ISL Engineering and Land Services Ltd. and Urban Strategies Inc.

DRAFT

TABLE OF CONTENTS

| | |
|---|----|
| Overview of Interim Growth Plan Sections | 5 |
| 1 INTRODUCTION | 8 |
| 1.1 What is the Interim Growth Plan? | 8 |
| 1.2 About the Calgary Metropolitan Region and the Calgary Metropolitan Region Board | 8 |
| 1.3 Legislative Context and the CMRB Regulation | 8 |
| 1.4 The Purpose of the Interim Growth Plan | 9 |
| 1.5 How to Use and Read this Plan | 9 |
| 2 PRINCIPLES & OBJECTIVES | 11 |
| 3 POLICY AREAS | 12 |
| 3.1 Introduction and Context | 12 |
| 3.2 Region-wide Policies | 13 |
| 3.3 Flood Prone Areas | 13 |
| 3.4 Development Types | 14 |
| 3.5 Regional Corridors | 16 |
| 4 IMPLEMENTATION | 18 |
| 4.1 Statutory Plans | 18 |
| 4.2 Planning for Growth through Statutory Plans | 18 |
| 4.3 Interim Regional Evaluation Framework (IREF) | 18 |
| 4.4 Supporting Documentation for Statutory Plans | 19 |
| 4.5 Recommendations to Other Orders of Government | 19 |
| 4.6 2021 Growth Plan | 19 |
| 5 SCHEDULES | 20 |
| 6 GLOSSARY | 27 |



Overview of Interim Growth Plan

The Interim Growth Plan consists of the following sections:

1 Introduction

The introduction provides an overview of the Interim Growth Plan and its legislative context, and defines its purpose.

2 Principles and Objectives

The Principles and Objectives reflect the aspirations and priorities of the Calgary Metropolitan Region Board and its member municipalities and provide high-level guidance on *regionally significant* topics.

3 Policy Areas

The Interim Growth Plan provides region-wide policies and a set of policies for different development types and *regionally significant corridors*.

4 Implementation

The implementation section details how the Interim Growth Plan will be implemented by member municipalities, identifies recommendations to other orders of government, and recognizes that further work is necessary to complete the 2021 Growth Plan and meet the requirements of the *Calgary Metropolitan Region Board Regulation*.

5 Schedules

The six Interim Growth Plan Schedules delineate the regional context, identify and map land-use plans in place prior to the approval of this Plan, and map and identify *regionally significant corridors*. These schedules are considered to be an appendix to the Interim Growth Plan and may be updated at the discretion of the CMRB.

6 Glossary

Key terms italicized in text are defined to assist with clarity and interpretation of the Interim Growth Plan Principles, Objectives, and Policies.

PREAMBLE

The Calgary Metropolitan Region Board was formed in January 2018 when the Calgary Metropolitan Region Board Regulation ("CMRB Regulation") came into effect. The Calgary Metropolitan Region Board (CMRB, "the Board") is mandated to promote the long-term sustainability of the Calgary Metropolitan Region ("the Region"), ensure environmentally responsible land-use planning and growth management, coordinate regional infrastructure investment and service delivery, and promote the economic wellbeing and competitiveness of the Region. To fulfill its mandate, the Board is required to develop a long-term Growth Plan and Servicing Plan by January 2021.

Prior to the CMRB Regulation coming into effect, the ten member municipalities that make up the Board collectively decided to prepare an Interim Growth Plan to guide land-use, growth, and infrastructure planning on an interim basis,

prior to the development and approval of the long-term Growth Plan and Servicing Plan. The Interim Growth Plan provides guidance to municipalities, the development industry and other regional stakeholders, and enables all ten member municipalities to proceed with planning and *development* approvals, prior to the adoption of the Growth Plan and Servicing Plan.

Any *statutory plan* passed or amended by member municipalities after January 1, 2018 shall conform with the Interim Growth Plan, until such time as the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* that were in effect prior to January 1, 2018 remain in full force and in effect.



The Interim Growth Plan has been prepared through consultation and collaboration with member municipalities under the leadership of the Land-use Committee, Chief Administrative Officers and technical planning advisors from each member municipality. Through these discussions, important *regionally significant* issues have been identified. Some of these issues are complex, including resiliency, fiscally sustainable growth, and water security and management. The Interim Growth Plan recognizes these complex issues as important to the future of the Region and anticipates that these issues will be addressed in the forthcoming Growth Plan and Servicing Plan.

The benefits and challenges of growth extend beyond municipal boundaries and require collaboration and coordination between municipalities. Through the adoption and implementation of the Interim Growth Plan, the CMRB member municipalities, other orders of

government, service and infrastructure providers, and other regional stakeholders will work together as one metropolitan region to facilitate continued investment and development in the Region while the Board prepares the long-term Growth Plan and Servicing Plan. This Interim Growth Plan also provides guidance to inform the preparation and evaluation of *statutory plans* and amendments to existing *statutory plans* on an interim basis, and provides a foundation to plan for and manage growth on a regional scale.



1 INTRODUCTION

1.1 What is the Interim Growth Plan?

The Interim Growth Plan provides guidance on land-use, population and employment growth, and infrastructure planning related to matters of *regional significance* on an interim basis in the Region, prior to the approval and implementation of the long-term Growth and Servicing Plans. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved.

The Interim Growth Plan provides a foundation for the 2021 Growth Plan by mapping *regionally significant* features and establishing common definitions, and begins to address key requirements identified by the *CMRB Regulation*.

1.2 About the Calgary Metropolitan Region and the Calgary Metropolitan Region Board

The Calgary Metropolitan Region Board (CMRB) was officially established in January 2018 when the *Calgary Metropolitan Region Board Regulation* ("CMRB Regulation", *Alberta Regulation 190/2017*) came into effect. The CMRB is the first provincially mandated growth management board in the Calgary region. The Calgary Metropolitan Region consists of the 10 member municipalities mandated to develop a long-term plan for managed and sustainable growth.

Schedule 1: Regional Context maps the regional membership.

The Calgary Metropolitan Region consists of the following members:

- City of Airdrie
- City of Calgary
- City of Chestermere
- Town of Cochrane
- Municipal District of Foothills
- Town of High River
- Town of Okotoks
- Rocky View County
- Town of Strathmore
- Wheatland County (portion as described in the *CMRB Regulation*)

The CMRB acknowledges that the Region is on the traditional territories of the people of the Treaty 7 region in Southern Alberta. This includes the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), the Tsuut'ina First Nation, and the Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations). The Region is also home to Métis Nation of Alberta, Region III.

1.3 Legislative Context and the CMRB Regulation

The *CMRB Regulation* came into force and effect on January 1, 2018. The Regulation sets out the mandate of the Board and requires the Board prepare a Growth Plan and Servicing Plan by 2021. The Growth Plan and Servicing Plan need to align with the policies of the *South Saskatchewan Regional Plan* and its parent policy document, the *Alberta Land-use Framework* and their enacting legislation, the *Alberta Land Stewardship Act*. The *CMRB Regulation* and its parent legislation, the *Municipal Government Act* (MGA) thus also provide the legislative context and basis for the Interim Growth Plan.

1.4 The Purpose of the Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of *regional significance* related to population and employment growth, land-use, infrastructure, and services.

The purpose of this Plan is to:

1. Provide a framework to guide the development, evaluation, and approval of *statutory plans* and amendments to existing *statutory plans*;
2. Enable continued growth prior to the adoption of the Growth Plan and Servicing Plan;
3. Provide guidance to promote *development*, the *efficient use of land*, and efficient use of *regionally significant infrastructure*;
4. Recognize that the Region is made up of diverse communities;
5. Provide planning guidance for growth in both rural and urban contexts;
6. Identify matters of *regional significance* related to proposed *development* by addressing the following:
 - a. **Location** – What is the relationship and impact on the function of existing and planned *regionally significant corridors* and adjacent municipalities?
 - b. **Scale** – What is the scale of the proposed *development* and the potential impact on *regional infrastructure*?
 - c. **Type** – What type of *development* is proposed and what should the *statutory plan* address?
7. Provide an opportunity to review the application and performance of interim policies and use this information to guide the preparation of the Growth Plan.

1.5 How to Use and Read this Plan

Local Context

The Calgary Metropolitan Region is a large geographic area with diverse and distinct communities, employment activities, service levels, physical conditions, and natural landscapes. The Region will continue to grow through a variety of development types at different scales, depending on local context and location.

The CMRB recognizes the rich diversity of our membership. The Interim Growth Plan applies to a range of geographic scales and contexts. The Principles, Objectives, and Policies of this Plan provide important region-wide direction, but also need to be appropriately applied with regard for the local context and scale of each municipality.

Time Horizon

The *CMRB Regulation* came into force on January 1, 2018. All *statutory plans* approved prior to January 1, 2018 are *grandfathered* and are considered to be in full force and in effect.

Schedule 2: Approved Land-use Plans in Place in Section 5 indicates approved plans in place.

Following adoption by the CMRB and approval by the Province, the Interim Growth Plan will guide land-use planning and decision-making in the Calgary Metropolitan Region for new *statutory plans* and amendments to existing *statutory plans* brought forward after January 1, 2018.

The Interim Growth Plan provides the basis for the Interim Regional Evaluation Framework (IREF). New *statutory plans* and amendments to existing *statutory plans* shall conform with the Principles, Objectives, and Policies of this Plan. This Interim Growth Plan will be used to guide regional land-use decision-making until the Growth Plan and Servicing Plan are approved and come into effect.

Plan Interpretation, Defined Terms, and Meanings

1. **Federal and Provincial Policy and Regulation** – All federal and provincial policies and regulations shall apply. If there is a conflict between a federal or provincial policy or regulation and a policy of this Plan, the federal or provincial policy or regulation shall prevail.
2. **Statutory Plans** – New *Municipal Development Plans (MDPs)* and *Intermunicipal Development Plans (IDPs)* and amendments to existing *MDPs* and *IDPs* shall address and adhere to the Principles and Objectives of this Plan, the applicable region-wide policies, and the applicable development type and *regionally significant* corridor policies. *Statutory plans* that implement *MDPs* and *IDPs*, including *Area Structure Plans (ASPs)*, or an equivalent local plan approved by bylaw through a statutory process, and *Area Redevelopment Plans (ARPs)* shall address and adhere to the Principles, Objectives, and Policies of this Plan.
3. **Inconsistency** – If there is a conflict or an inconsistency between policies in the Interim Growth Plan and policies in a new *statutory plan* or in an amendment to an existing *statutory plan* approved after January 1, 2018 and prior to the Growth Plan and Servicing Plan coming into effect, policies in the Interim Growth Plan shall prevail.
4. **Municipal Plans** – Municipal plans, policies and bylaws that are not in conflict with the Interim Growth Plan, but are more prescriptive than the policies outlined in the Interim Growth Plan shall apply within the applicable member municipality.
5. **Applicability** – The Interim Growth Plan applies to the *statutory plans* and amendments thereto, as identified in Section 4.1 of this Plan and in accordance with the IREF submission and evaluation criteria.
6. **Defined Terms** – Italicized terms are defined terms in the glossary. When a term is defined and italicized in specific policies, the defined meaning applies to the term.
7. **Plan Language** – All instances of the words “shall” and “will” indicate a requirement. “Should” is a directive term that indicates a strongly preferred course of action. “May” is a discretionary term indicating that interpretation is dependent on the particular circumstances.
8. **Policy** – Where a policy contains a list of sub-policies, all are required to be addressed unless otherwise noted.

2 PRINCIPLES & OBJECTIVES

The Principles and Objectives of the Interim Growth Plan provide a foundation to guide population and employment growth, land-use, and infrastructure planning in the Calgary Metropolitan Region and provide high-level planning direction on *regionally significant* topics. The policies in Section 3 provide further direction on the planning and *development* of land and the accommodation of growth in the Calgary Metropolitan Region.

Member municipalities will work to ensure that new *statutory plans* and amendments to existing *statutory plans* address the following Principles and Objectives:

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

Objectives:

- a. Promote the integration of land-use and infrastructure planning
- b. Optimize the use of existing infrastructure when accommodating growth
- c. Encourage higher densities, greater intensity of use, the provision of *community nodes*, and the leveraging of transit service, where applicable
- d. Protect the function of *regionally significant* mobility and transmission corridors

Principle 2: Protect Water Quality and Promote Water Conservation

Objectives:

- a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation
- b. Promote water *conservation* practices
- c. Recognize the importance of *ecological systems* within the Region
- d. Prohibit new *development* in the *floodway*

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

Objectives:

- a. Promote the *efficient use of land* and cost-effective *development*
- b. Recognize and complement the Region's diverse community visions and desired scale of *development*
- c. Ensure *settlement areas* are planned and designed to encourage higher densities, appropriate to the local scale and context
- d. Plan for *community nodes* with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and *community services and facilities*, where and as appropriate to the local scale and context
- e. Ensure the provision or coordination of *community services and facilities*

3 POLICY AREAS

3.1 Introduction and Context

The CMRB is committed to working toward long-term sustainable growth in the Region. The CMRB and member municipalities will plan for long-term population and employment growth to promote the efficient and cost-effective use of land and infrastructure, promote water conservation, protect source water quality, and create strong and sustainable communities, in accordance with the Principles and Objectives in Section 2 of this Plan.

Region-wide Policies

Section 3.2 of this Plan provides overarching region-wide policies that apply across all development types and *regionally significant corridors*.

Flood Prone Areas

Section 3.3 of this Plan provides policies for planning and *development* in relation to provincially identified *floodways* and *flood fringe* areas.

Development Types

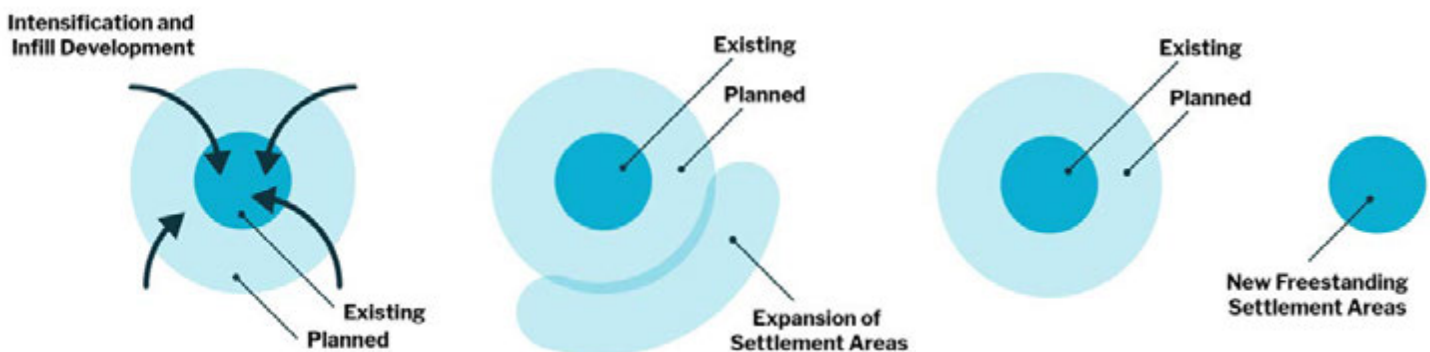
Section 3.4 of this Plan provides policies to guide planning and *development*, based on the following development types:

- *intensification and infill development* in existing *settlement areas*;
- *expansion of settlement areas*;
- *new freestanding settlement areas*;
- *country residential development*; and
- *employment areas*.

The development type policies provide guidance to implement the Principles and Objectives of the Interim Growth Plan on a *statutory plan* level, and will be used to inform the preparation of new *statutory plans* and amendments to existing *statutory plans*, as applicable.

Development in Relation to Regional Corridors

Section 3.5 of this Plan provides policies to guide planning and the preparation of new *statutory plans* and amendments to existing *statutory plans* for areas that contain or are adjacent to the following *regionally significant* corridor types: mobility corridors and transmission corridors, indicated on Schedules 3 to 6 of this Plan.



3.2 Region-wide Policies

The following section provides policy direction that shall be addressed in new *statutory plans* and amendments to existing *statutory plans*.

3.2.1 The Principles, Objectives, and Policies of this Plan will be considered and applied within the local context and scale of each local community.

3.2.2 Municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other member municipalities, where appropriate. As a minimum requirement, new *Area Structure Plans* (ASPs) or amendments to existing ASPs, within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between the member municipalities, shall demonstrate collaboration to coordinate through:

- a. processes that may include;
 - a structured engagement process,
 - circulation and review of technical studies,
 - joint planning,
 - participation in mediation or other dispute resolution protocols, and/or
- b. instruments that may include;
 - a joint *Area Structure Plan*,
 - a memorandum of understanding,
 - a statement of non-concern,
 - applicable *statutory plan* policies,
 - *statutory plan* amendments, or
 - applicable *intermunicipal agreement(s)*.

3.2.3 All *statutory plans* shall:

- a. protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water *conservation*, and incorporate effective stormwater management;
- b. adhere to the provincially identified wetland classification system and incorporate measures to minimize and mitigate impacts on wetlands;
- c. address the policies in Section 3.5 – Regional Corridors, if applicable; and
- d. provide mitigation measures and policies to address identified *adverse impacts* on existing or planned *regional infrastructure, regionally significant corridors, and community services and facilities*.

3.3 Flood Prone Areas

The Calgary Metropolitan Region is a flood prone region and experiences significant flood events. Many member municipalities have responded to this critical challenge through policy and new regulations, reflecting local context and flood prone conditions. Some of these policies and regulations may be more restrictive than the policies of the Interim Growth Plan. Further, the Province of Alberta will be releasing updated floodway mapping in the near future. Given the critical and complex nature of preparing a regional policy framework to address flood prone areas, the CMRB recognizes that the 2021 Growth Plan for the Region will require robust and substantive consideration of this matter.

3.3.1 *Statutory plans* and amendments to existing *statutory plans* shall not permit development in provincially identified *floodways* for the expansion of existing *settlement areas* and the creation of *new freestanding settlement areas*, new

country residential development areas, and new employment areas, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.

- 3.3.2** *Development* in provincially identified *flood fringe* areas shall include flood protection measures to mitigate risk at the 1:100 flood event level.

3.4 Development Types

3.4.1 Intensification and Infill Development

The following section provides planning and policy direction for *intensification and infill* in existing *settlement areas*. This form of *development* and type of growth provides an opportunity to increase population and employment *density* in existing *settlement areas*, with the aim to optimize existing infrastructure and services, and contribute to the creation of strong and sustainable communities.

Intensification and Infill Development Policies:

- 3.4.1.1** *Intensification and infill* in existing *settlement areas* in cities, towns, and villages shall be planned and developed to:
- a. achieve an *efficient use of land*;
 - b. achieve higher *density development* in the downtown or central core areas, in *transit station areas* and *transit corridors*, where appropriate;
 - c. accommodate residential and/or mixed-use *development* at a higher *density* than currently exists;
 - d. provide for a mix of uses, such as employment and *community services and facilities*, where appropriate;

- e. provide for a range of housing forms and options, where appropriate;
- f. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and
- g. connect to existing, planned and/or future local and/or regional transit and *active transportation* networks, where appropriate.

- 3.4.1.2** *Intensification and infill* in existing *settlement areas* in *hamlets* and other unincorporated urban communities within rural municipalities shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in central core areas;
- c. accommodate residential and/or mixed-use *development* at a higher *density* than currently exists;
- d. provide for a mix of uses including *community services and facilities*, where appropriate; and
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

3.4.2 Expansion of Settlement Areas

The *expansion of settlement areas* will be planned to make *efficient use of land* and efficient use of infrastructure, and contribute to the creation of strong and sustainable communities.

Expansion of Settlement Areas Policies:

- 3.4.2.1** The *expansion of settlement areas* shall be planned and developed in a *contiguous* pattern to:

- a. achieve an *efficient use of land*;
- b. provide for a mix of uses;
- c. provide access to *community node(s)*, planned at a scale appropriate to the *development*;
- d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and connect to municipally-owned or franchised water and wastewater services;
- e. provide access to *community services and facilities*, or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable *municipal agreements* with service providers at the appropriate time, where and when appropriate.

3.4.2.2 In addition to Policy 3.4.2.1, any proposed *expansion of settlement areas* with 500 or greater new dwelling units shall also address the following:

- a. provide employment uses, and *community services and facilities*;
- b. provide access to *community node(s)*, located in proximity to existing, planned, and/or future transit;
- c. connect to existing, planned, and/or future local and/or regional transit and *active transportation* networks; and
- d. provide for a range of housing forms and options.

3.4.2.3 Where it is not possible for a member municipality to plan for all components identified in Policy 3.4.2.1 b) and c) or Policy 3.4.2.2 a), b), and c), a member municipality shall provide a rationale to the satisfaction of the CMRB for all the components that are not achievable or appropriate in the local scale and context.

3.4.3 New Freestanding Settlement Areas

New residential *development* in the Region that is not *contiguous* will be planned in the form of new freestanding *settlement areas* and will contribute to the *efficient use of land*, the efficient use of *regional infrastructure*, and the creation of strong and sustainable communities. *New freestanding settlement areas* are subject to the following specific policies:

New Freestanding Settlement Areas Policies

3.4.3.1 *New freestanding settlement areas* shall be planned to:

- a. achieve an *efficient use of land*;
- b. provide for a mix of uses;
- c. incorporate a *community node*, planned at a scale appropriate to the *development*;
- d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services;
- e. provide access to existing or planned *community services and facilities*; or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable *municipal agreements* with service providers at the appropriate time.

3.4.3.2 In addition to Policy 3.4.3.1, *new freestanding settlement areas* with 500 or greater dwelling units shall also address the following:

- a. provide employment uses, and *community services and facilities*;
- b. incorporate *community node(s)* located in proximity to existing, planned and/or future local and/or regional transit;
- c. connect to existing, planned and/or future local and/or regional transit;
- d. provide for a range of housing forms and options; and
- e. protect *environmentally significant areas*.

3.4.3.3 Where it is not possible for a member municipality to plan for all components outlined in Policy 3.4.3.2 a), b), and c), a member municipality shall provide a rationale to the satisfaction of the CMRB for all the components that are not achievable or appropriate in the local scale and context.

3.4.4 Country Residential Development

New country residential development areas, *cluster country residential development*, and *intensification and infill* of existing *country residential* areas with 50 new dwelling units or greater shall be planned and developed in accordance with the Region-wide (Section 3.2), Flood Prone Areas (Section 3.3) and Regional Corridors (Section 3.5) policies.

3.4.5 Employment Areas

Planning for employment and job growth is an important component of long-term regional prosperity. Aligning employment growth and infrastructure will contribute to the economic competitiveness of the Region.

Employment Areas Policies:

3.4.5.1 *Employment areas* shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.

3.4.5.2 *Employment areas* should plan for connections to existing and/or planned transit, where appropriate.

3.5 Regional Corridors

The Calgary Metropolitan Region includes two *regionally significant corridor* types: mobility corridors and transmission corridors, indicated on Schedules 3 to 6 in Section 5 of this Plan.

3.5.1 Mobility Corridors

Regionally significant mobility corridors provide multi-modal transportation connections across the Region and between member municipalities.

- 3.5.1.1** Proposed *statutory plans* and amendments to existing *statutory plans* for lands within 1.6 kilometres of a *regionally significant* mobility corridor identified on Schedule 3 and/or Schedule 4 within the *statutory plan* area boundary shall:
- a.** identify the mobility corridor(s) on maps;
 - b.** demonstrate that the proposed land-use, built form, and *density* optimizes the proximity and adjacency to *regionally significant* mobility corridors; and
 - c.** provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant* mobility corridors.

3.5.2 Transmission Corridors

Regionally significant transmission corridors distribute water, wastewater, and energy services across the Region.

- 3.5.2.1** Proposed *statutory plans* and amendments to existing *statutory plans* with *regionally significant* transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or Schedule 6 within the *statutory plan* area boundary shall:
- a.** identify the transmission corridor rights-of-way or related infrastructure on maps;
 - b.** provide a rationale, servicing agreements, and supporting policies for crossing, accessing, and/or connecting to *regionally significant* transmission corridor rights-of-way or related infrastructure; and
 - c.** provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant* transmission corridor rights-of-way or related infrastructure.

4 IMPLEMENTATION

4.1 Statutory Plans

Established through the *Municipal Government Act* (MGA), *statutory plans* (e.g. *IDPs*, *MDPs*, *ASPs* and *ARPs*) are the intermunicipal and local planning mechanisms by which municipalities direct long-term growth through land-use policy. As such, municipalities will implement Interim Growth Plan Principles, Objectives, and Policies through future *statutory plans* and amendments to existing *statutory plans*. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* that were in effect prior to the establishment of the *Calgary Metropolitan Region Board Regulation* on January 1, 2018 are recognized as *grandfathered* and remain in full force and in effect.

When an amendment to an existing *statutory plan* is required to be brought forward, only the amendment shall be reviewed against the Principles, Objectives, and Policies of the Interim Growth Plan.

Intermunicipal Development Plans

IDPs are statutory planning tools for municipalities to implement the Interim Growth Plan and future Growth Plan. New *IDPs*, and amendments to existing *IDPs* will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.

Municipal Development Plans

MDPs are essential means of implementing the Interim Growth Plan and future Growth Plan. New *MDPs*, and amendments to existing *MDPs* will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.

Area Structure Plans and Area Redevelopment Plans

ASPs and *ARPs* are important sub-level statutory planning tools for municipalities to implement the Principles, Objectives, and Policies of the Interim Growth Plan.

4.2 Planning for Growth through Statutory Plans

Statutory plans establish a common planning system for the Region, allowing the CMRB to implement the Principles, Objectives, and Policies of the Interim Growth Plan.

4.2.1 The following development types shall be planned through *statutory plans* or amendments to existing *statutory plans* as defined by the MGA:

- *Employment Areas;*
- *Expansion of Settlement Areas;*
- *New Freestanding Settlement Areas;* and
- *Country Residential Development* proposing 50 new dwelling units or greater.

4.2.2 *Intensification and infill development* in existing *settlement areas* may require statutory planning at the discretion of the member municipality.

4.3 Interim Regional Evaluation Framework (IREF)

The IREF only applies to new *statutory plans* and certain amendments to existing *statutory plans*. The CMRB uses IREF as the evaluation mechanism for the conformance of new *statutory plans* and certain amendments to existing *statutory plans* with the Interim Growth Plan. The IREF evaluation criteria are based on the Principles, Objectives, and Policies of the Interim Growth Plan.

4.4 Supporting Documentation for Statutory Plans

Supporting documents influence how infrastructure, such as transportation and municipal servicing, is planned, and may also impact the implementation of Interim Growth Plan policies.

- 4.4.1** Municipalities shall submit to the CMRB materials identified in Section 5 of the IREF, as amended.

4.5 Recommendations to Other Orders of Government

Water security and certainty of access to a supply of potable water is critical to the future growth and development of all member municipalities in the Calgary Metropolitan Region. The Region is experiencing critical water servicing challenges as a result of the current water supply system and legislative and regulatory interpretation. Implementation of a regional water solution is part of an effective growth management strategy, providing certainty to investors and municipalities and creating a competitive and thriving Calgary Metropolitan Region. Therefore, a regional water solution is required to address challenges as part of developing the Growth Plan and Servicing Plan.

Consistent with CMRB's mandate to develop policies regarding the coordination of *regional infrastructure* investment and service delivery, and to address water supply needs, the Board makes the following recommendation to the Minister:

- 4.5.1** That CMRB and the Government of Alberta (Municipal Affairs, Environment and Parks, and Infrastructure) shall work collaboratively to define a regional water solution that addresses the water servicing needs of all member municipalities and facilitates the implementation of a regional water solution.

4.6 2021 Growth Plan

The Interim Growth Plan has made progress on addressing key Growth Plan requirements. This work provides a foundation to complete the 2021 Growth Plan and meet all of the requirements of the *CMRB Regulation*.

Moving forward, the CMRB will prepare a comprehensive Growth Plan in accordance with the objectives and contents as established by the *CMRB Regulation*, and within the timeline set by the Government of Alberta. The Board may also direct that the 2021 Growth Plan further advance policies addressed in the Interim Growth Plan or any other matter relating to the physical, social or economic development of the CMR.

In preparation of the 2021 Growth Plan and Servicing Plan, the CMRB will engage with other stakeholders, including Treaty 7 Nations, smaller non-member municipalities within the Region, and other jurisdictional bodies (e.g, Western Irrigation District), where appropriate.

5 SCHEDULES

Schedule 1: Regional Context

Schedule 2: Approved Land-use Plans in Place

Schedule 3: Mobility Corridors – Transportation and Trade

- Level 1 Provincial Highways (National Highways: 1, 2, 9 and 201¹)
- Level 2 Provincial Highways: the remaining provincial 1-216 series
- Level 3 Provincial Highways: the provincial 500-986 series highways
- Trade Corridors: Existing and Proposed High Load Corridors, CANAMEX, and Goods Movement
- Rail and Intermodal Facilities
- Airports with NAV CANADA Towers (YYC and YBW)

Schedule 4: Mobility Corridors – Transit and Active Transportation

- Existing, Planned and Potential Future Higher-Order Transit [Light Rail Transit (LRT) and Bus Rapid Transit (BRT)]
- Existing and Planned Intermunicipal Transit
- Active Transportation Network (The Great Trail² and other recognized interregional trails)

Schedule 5: Transmission Corridors – Water and Wastewater

- Intermunicipal water transmission lines
- Intermunicipal wastewater transmission lines
- Western Irrigation District (WID) canals

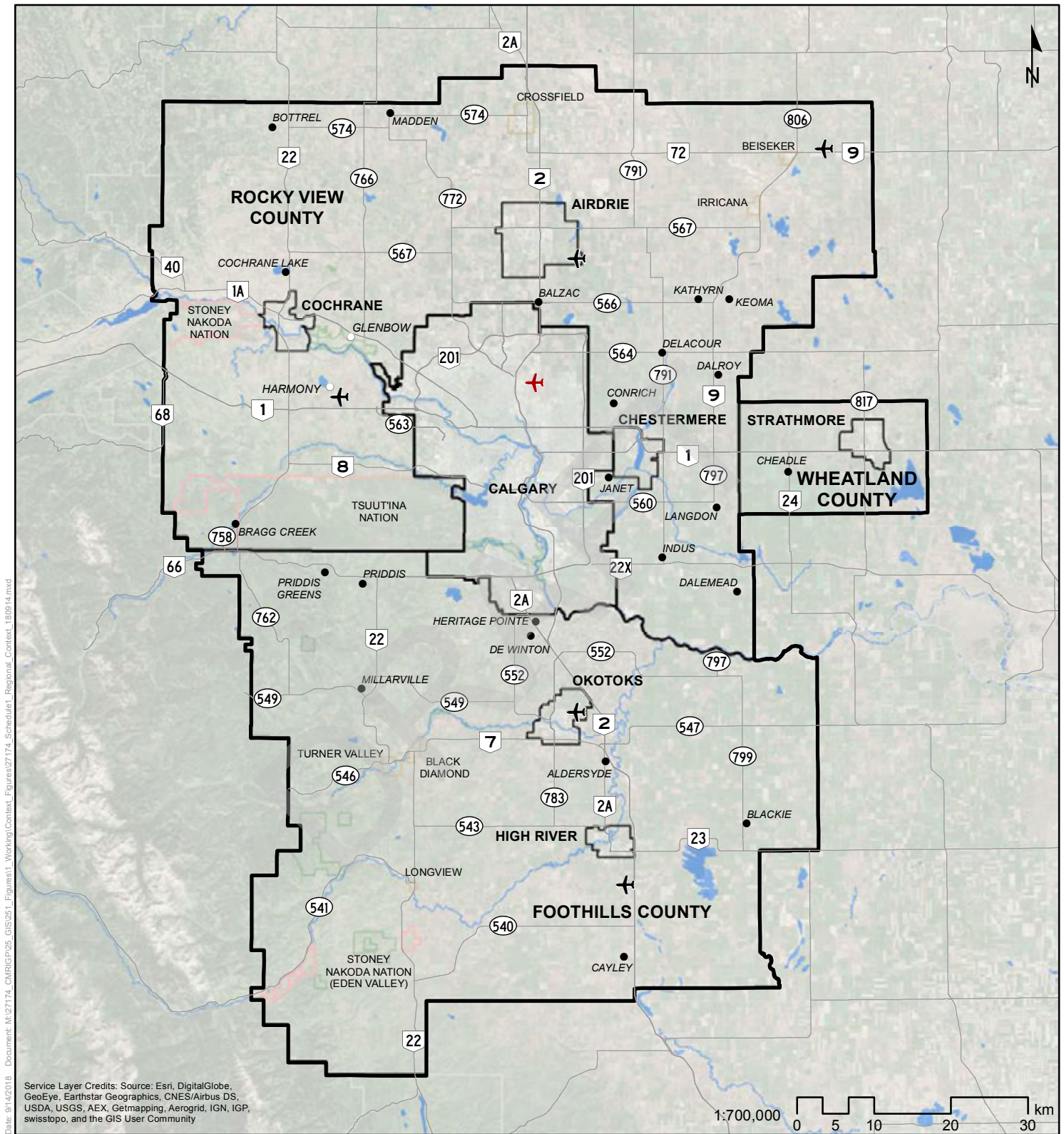
Schedule 6: Transmission Corridors - Energy

- Electricity transmission lines
- Oil and gas pipelines

¹ Highway 201, also known as Stoney Trail, is located within Calgary's Transportation/Utility Corridor.

² Formerly known as the Trans Canada Trail

Schedule 1: Regional Context



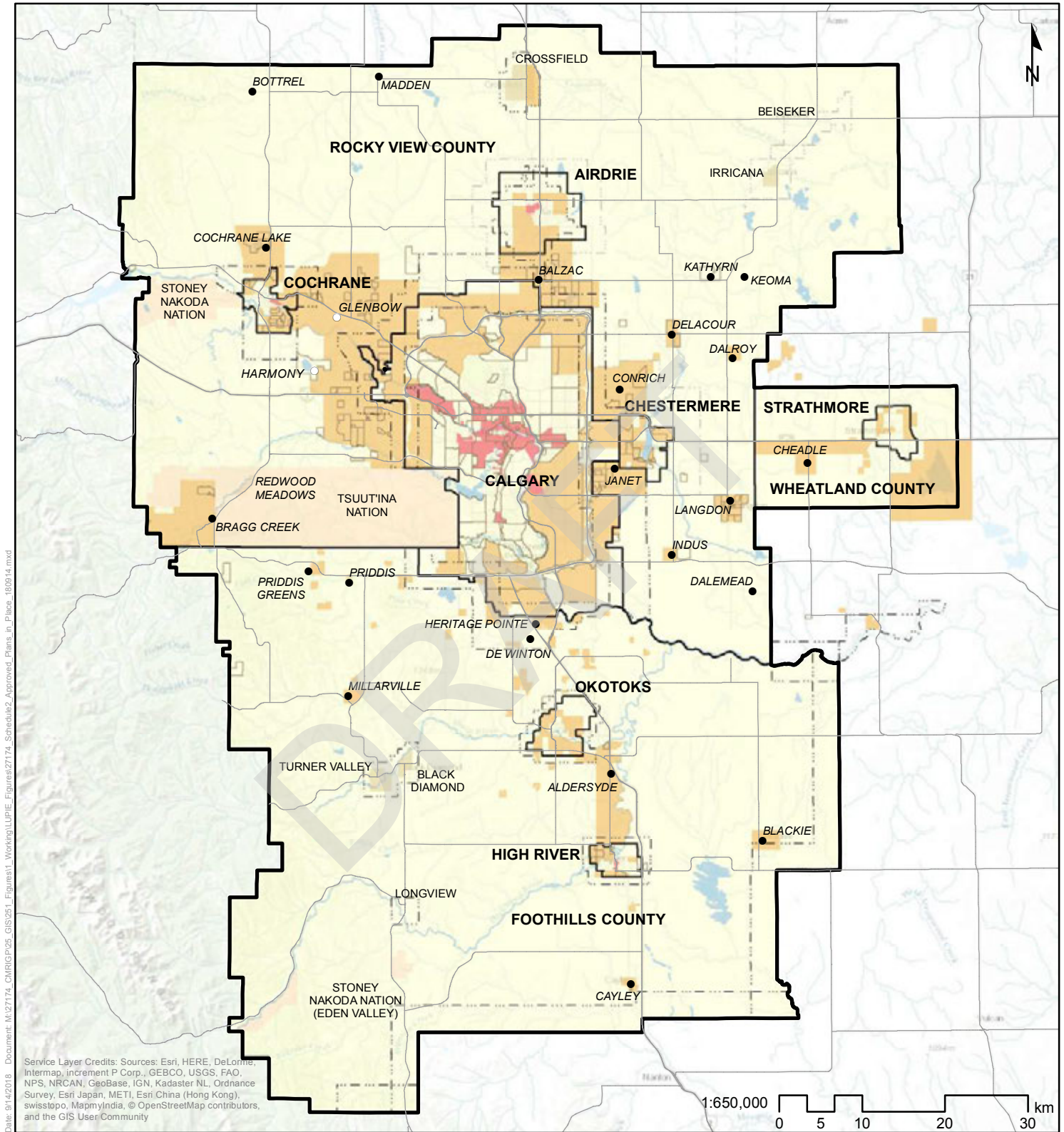
- | | | |
|--------------------|----------------------------------|-----------------------------------|
| International | CMRB Member | First Nation Reserve |
| Other | Non-Member | Provincial Park or Protected Area |
| Provincial Highway | Hamlet | Hydrology |
| CMRB Boundary | Unincorporated Urban Community † | |

Calgary Metropolitan Region
Interim Growth Plan

Current as of Sep-14/18

† While designated as full service hamlets in Rocky View County's County Plan, Harmony and Glenbow Ranch are not recognized as hamlets by Alberta Municipal Affairs.

Schedule 2: Approved Land Use Plans in Place

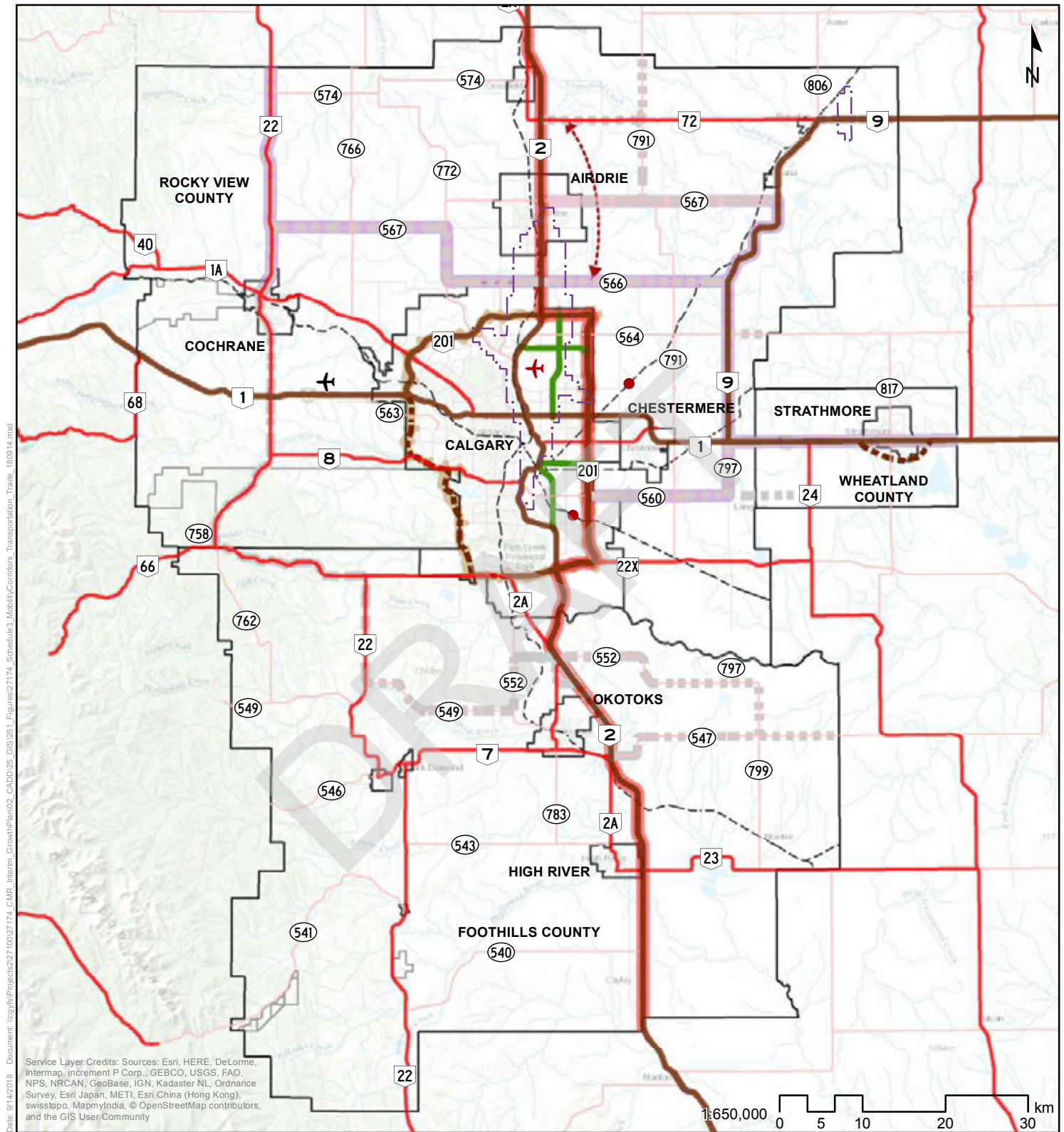


- | | |
|--------------------------------|----------------------------------|
| CMRB Boundary | Non-Statutory Plan |
| CMRB Member | Area Structure Plan |
| Non-Member | Area Redevelopment Plan |
| First Nation Reserve | Municipal Development Plan |
| Hamlet | Intermunicipal Development Plan |
| Unincorporated Urban Community | Intermunicipal Notification Zone |

Calgary Metropolitan Region
Interim Growth Plan

Current as of Sep-14/18

Schedule 3: Mobility Corridors – Transportation and Trade



- Intermodal Facility
- ✈ International Airport
- ✈ Springbank Airport
- ✈ Airport Vicinity Protection Area
- Transportation Utility Corridor

- Transportation**
- Rail
 - Level 1 Highway
 - Level 2 Highway
 - Level 3 Highway
 - Future Level 1 Highway
 - ↔ Conceptual Bypass

- Trade Corridors**
- CANAMEX
 - Existing High Load †
 - Proposed High Load †
 - Proposed Oversize/Overweight ‡ *
 - Goods Movement

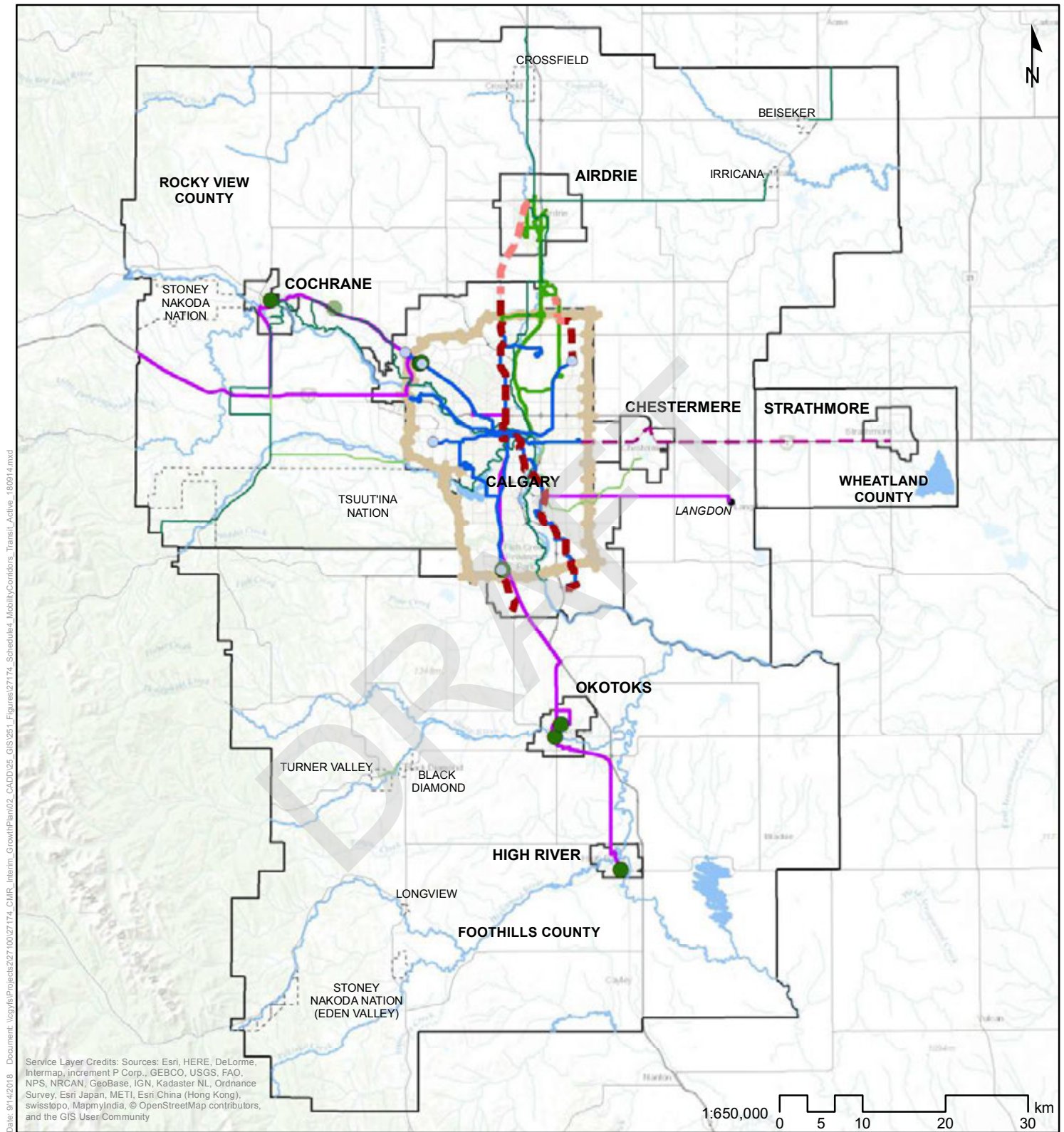
**Calgary Metropolitan Region
Interim Growth Plan**



Current as of Sep-14/18

† Per AT's 2015 High Load Corridor on Provincial Highways map. ‡ Per AT's 2018 High Load Corridor and Proposed Oversize / Overweight Corridor on Provincial Highways map.
* Foothills County indicates it has not yet accepted or agreed to AT's proposal to use its 274 and 306 Avenues, and Highway 552 east of Highway 2 as Oversize/Overweight Corridors.

Schedule 4: Mobility Corridors – Transit and Active Transportation



- Park and Ride
- Future Park and Ride
- LRT Terminus Station/ Intermunicipal Connection
- Transportation Utility Corridor
- Active Transportation Corridors**
 - The Great Trail †
 - Regional Pathway

Higher Order Transit (HOT) Corridors

- Existing HOT ‡
- Planned HOT ‡
- Potential Future HOT ‡

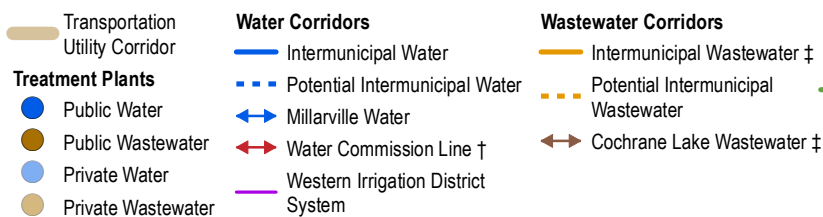
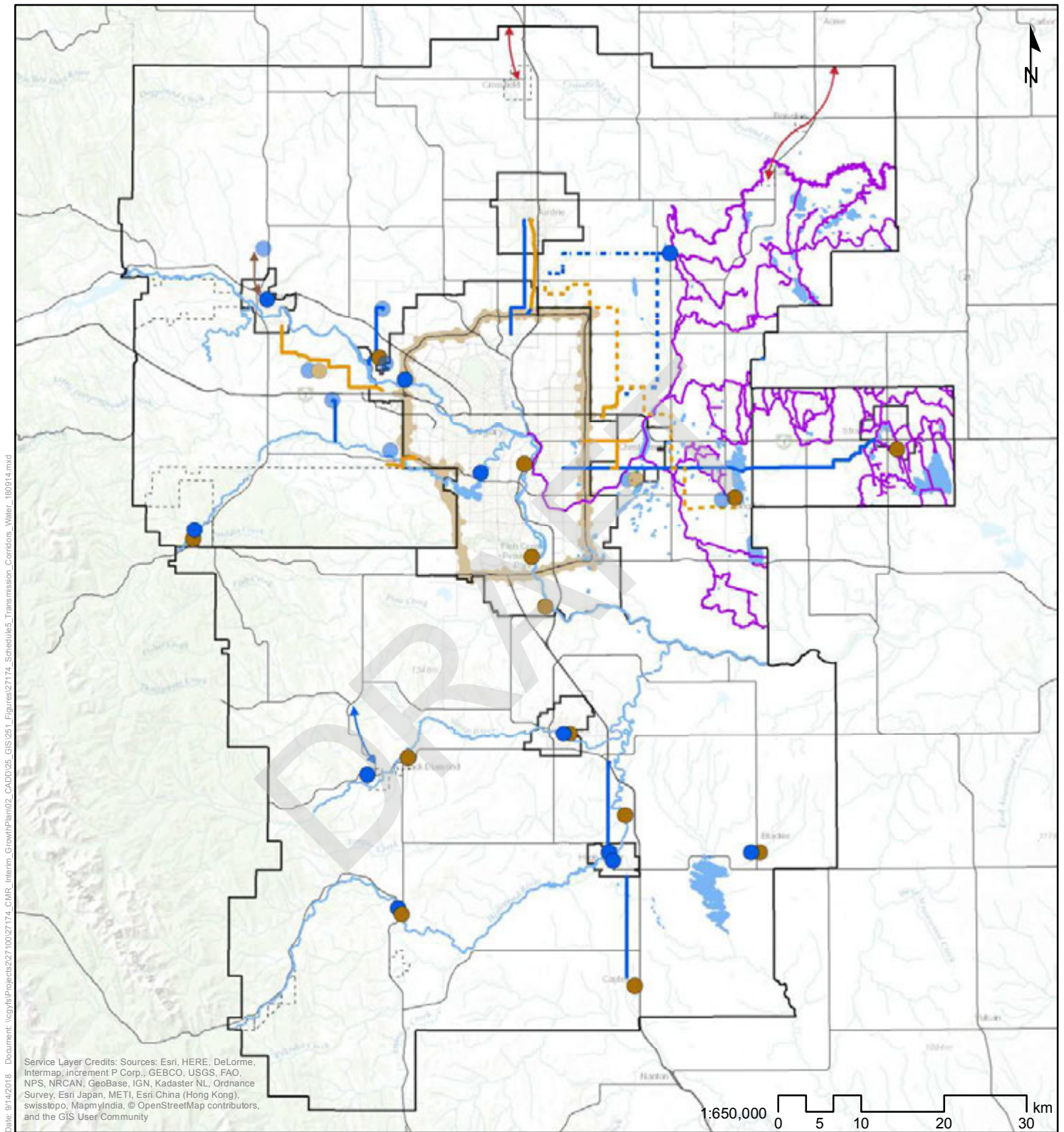
Intermunicipal Transit Corridors

- Public Intermunicipal Transit
- Private Intermunicipal Transit
- Future Intermunicipal Transit

**Calgary Metropolitan Region
Interim Growth Plan****Current as of Sep-14/18**

† Formerly the Trans Canada Trail. ‡ Higher order transit (HOT) includes light rail transit (LRT) and bus rapid transit (BRT).

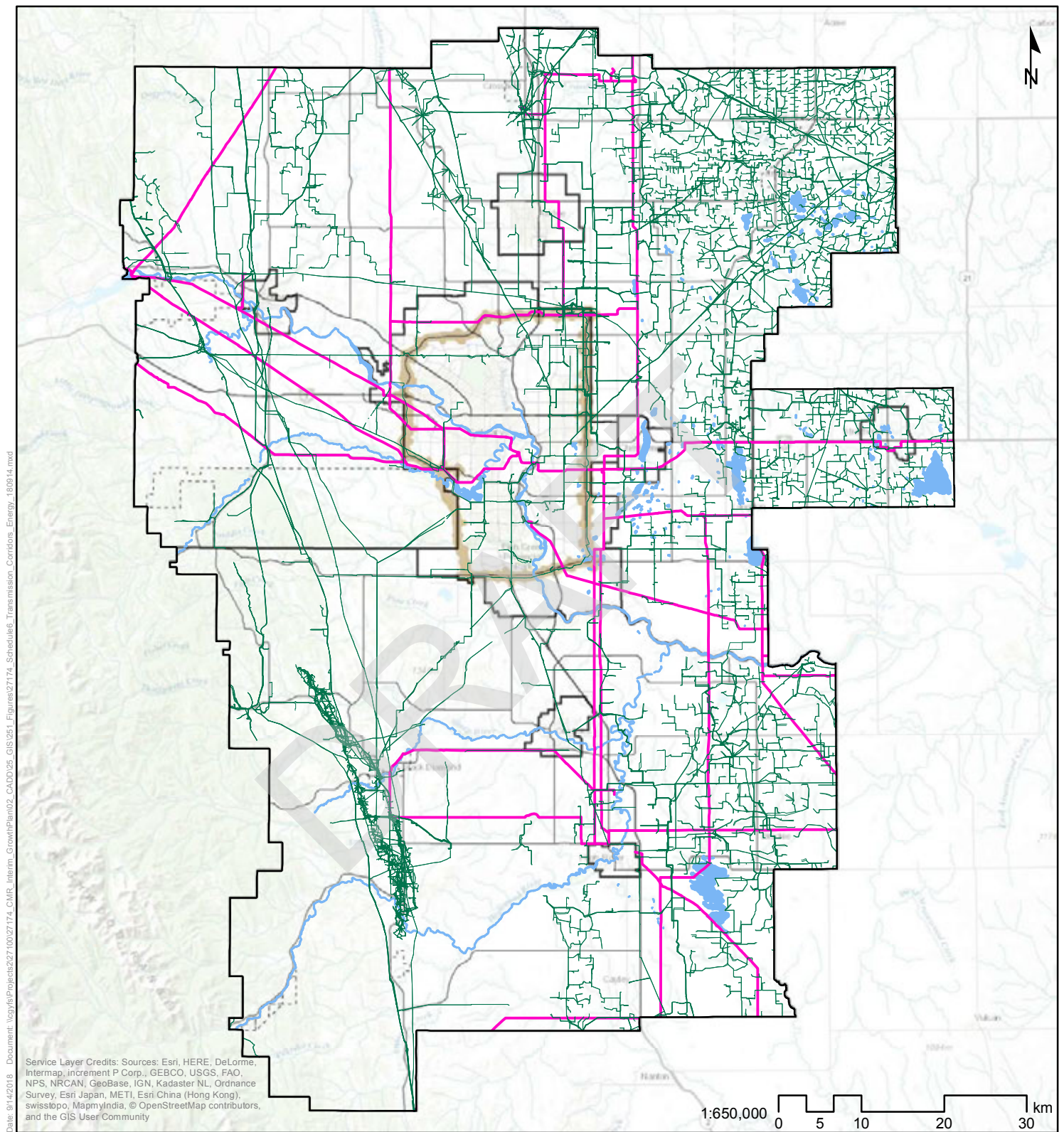
Schedule 5: Transmission Corridors – Water

Calgary Metropolitan Region
Interim Growth Plan

Current as of Sep-14/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake is conceptual.

Schedule 6: Transmission Corridors – Energy



**Calgary Metropolitan Region
Interim Growth Plan**

— Transportation Utility Corridor

Energy Corridors

— Power Transmission Line

— Pipeline



Current as of Sep-14/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake not yet confirmed.

6 GLOSSARY

Terms in the glossary are terms used in the Principles, Objectives, and Policies of the Interim Growth Plan. The definitions provide support to guide the implementation and interpretation of this Plan and may vary from local planning definitions. Where applicable, definitions are based on the *Municipal Government Act* and other provincial legislation.

Area Structure Plan (ASP) – A *statutory plan* adopted by a municipality by bylaw, in accordance with the *Municipal Government Act*, to provide a framework for the subsequent subdivision and *development* of a defined area of land.

Area Redevelopment Plan (ARP) – A *statutory plan* adopted by a municipality by by-law, in accordance with the *Municipal Government Act*, to provide a framework for the future *redevelopment* of a defined area of land.

Active Transportation – Human-powered travel, including but not limited to: walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at comparable speeds.

Adverse Impact – Resulting in a significant negative consequence on the overall level, capacity, and provision of existing and/or planned *regional infrastructure*.

Cluster Country Residential – A rural settlement form based on *conservation* design principles and the protection of open space.

Communal Services – Water and sanitary waste services serving a residential and/or employment area developed to a standard acceptable to Alberta Environment and Parks, or the approval authority having jurisdiction.

Community Services and Facilities – Public facilities and services that support the needs of a community and which may include: schools and educational facilities; daycares; libraries; recreation centres; emergency services as necessary, such as police stations, emergency medical services and fire halls; social services; medical and/or health care centres; parks; and playgrounds.

Community Node – A central area within a settlement area containing a mix of uses such as employment uses, *community services and facilities*, and housing, appropriate to the scale and size of the community, and to local community needs.

Conservation – As per the 2008 Alberta Land-use Framework, conservation is the responsible preservation, management, and care of our land and of our natural and cultural resources.

Contiguous – Adjacent to an existing built-up area or to a planned area approved for *development* through a *statutory plan*, or conceptual scheme.

Country Residential – A rural settlement form in which the land-use is mainly residential and characterized by dispersed, low *density development* with lot sizes generally 1 acre or greater. Country residential areas may include a variety of lot sizes, while maintaining a rural character, incorporating landscape considerations in their design, and offering passive and active recreational and cultural opportunities. Country residential households are often responsible for providing on-site water and private sewage systems.

Density – The relative number of an attribute, such as people, dwellings, or jobs per unit of area, such as a gross developable hectare or an acre of land.

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

Ecological Systems – A coherent system of natural and semi-natural landscape elements.

Efficient Use of Land – A pattern of land-use that minimizes over time the amount of land required for development of the built environment and may include, as appropriate to the local context, walkable neighbourhoods, a mix of land uses (residential, retail, workplace and institutional), multi-modal transportation access, and efficient and cost-effective servicing.

Employment Areas – Lands predominately providing for multi-lot employment *development* that may include but is not limited to: industrial, institutional, office, commercial, and retail uses.

Environmentally Significant Areas – As per the Alberta Parks Website, environmentally significant areas are: important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. Environmentally significant areas contain rare or unique elements or that include elements that may require special management consideration due to their *conservation* needs.

Floodway – As per the Alberta Environment and Parks Flood Hazard Identification Program (2014), the floodway is the portion of the flood hazard area where flows are deepest, fastest, and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

Grandfathered – The exemption of municipal *statutory plans* that were approved prior to January 1, 2018 from the application of the Principles, Objectives, and Policies of this Plan. January 1, 2018 is the effective date to identify *statutory plans* subject to grandfathering, as determined by the Minister of Municipal Affairs and reflected in the *Calgary Metropolitan Region Board Regulation AR 190/2017*.

Hamlet – An unincorporated urban community with a generally accepted name and boundary. *Hamlets* are designated by Counties and Municipal Districts and each designation must specify the hamlet's name and boundaries. Only those unincorporated urban communities recognized by Alberta Municipal Affairs as *hamlets* are recognized as *hamlets* by the Calgary Metropolitan Region Board.

Intensification and Infill – *Development* at a higher *density*, as appropriate to the local context, than currently exists in existing *country residential areas*, *settlement areas*, and *employment areas* through: *redevelopment*; *development* of underutilized lots within previously developed areas; subdivision; or the expansion or conversion of existing buildings.

Intermunicipal Agreement – An agreement between two or more municipalities.

Intermunicipal Development Plan (IDP) – A *statutory plan* adopted by two or more municipalities by bylaw in accordance with the MGA.

Municipal Agreement – As per the *Municipal Government Act*, a municipal agreement is an agreement entered into by a participating municipality.

Municipal Development Plan (MDP) – A *statutory plan* adopted by a municipality by bylaw, in accordance with the MGA.

Planned Area – An area subject to a previously adopted statutory or non-statutory plan below the MDP or IDP level. This includes plans adopted before the January 1, 2018 effective date of the *Calgary Metropolitan Region Board Regulation AR 190/2017*.

Redevelopment – The creation of new units, uses, or lots on previously developed land.

Regional Infrastructure – Physical infrastructure and facilities developed by one or more levels of government and/or regional service commissions or irrigation districts to provide services to citizens and businesses, and to support growth and the function of a regional economy. This includes, for example, highways, intermunicipal bus and light rail transit systems, provincial interchanges, regional water, wastewater and stormwater systems, power systems, hospitals, post-secondary institutions, etc.

Regionally Significant – Of a scale and significance such that it may benefit or impact two or more municipal members of the Region by virtue of: adjacency, land-use, infrastructure, and/or servicing requirements. A resource, service, development or opportunity may be *regionally significant* where:

- i. it can reasonably be assumed to benefit or impact the wider regional membership, and
- ii. impact to it by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.

Proximity to *regionally significant corridors* and reliance on *regional infrastructure* may affect the *regional significance* of a proposed development.

Regionally Significant Corridors – Human-made features within the Calgary Metropolitan Region that may extend beyond a single municipality and consist of designated rights-of-way or routes for moving people and goods and for distributing water, wastewater and energy services.

Statutory Plan – As defined by the MGA, a plan adopted by a municipality by bylaw, in accordance with the MGA, including *IDPs*, *MDPs*, *ASPs*, and *ARPs*.

Settlement Areas – All lands located within the limits of *planned areas* in cities, towns, villages, *hamlets*, and other unincorporated urban communities. *Settlement areas* do not include country residential areas.

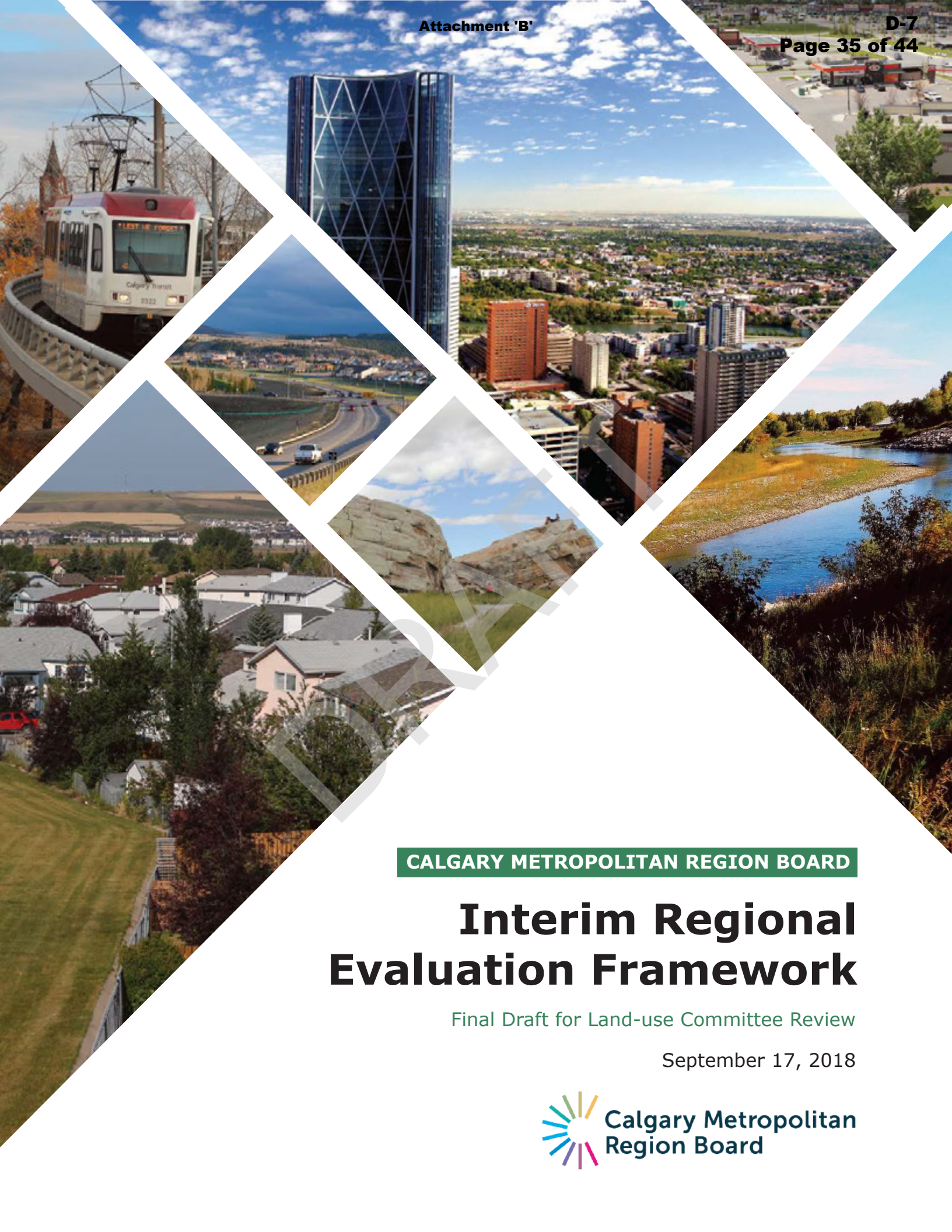
Expansion of Settlement Areas – Areas proposed for new residential and/or mixed-use growth and *development* that are located outside of but are *contiguous* to existing *settlement areas*. These areas were not identified for residential and/or mixed-use *development* in previously approved *statutory plans*.

New Freestanding Settlement Areas – Areas proposed for new residential and/or mixed-use growth and *development* that are not *contiguous* to existing *settlement areas*. These areas were not identified for residential and/or mixed-use *development* in previously approved *statutory plans*.

Transit Station Areas – Areas serviced by transit infrastructure and service, within approximately 500 metres of a transit station.

Transit Corridors – Existing or planned dedicated right-of-way for transit vehicles (buses or trains) or a right-of-way for numerous different modes. Higher-order transit refers to transit that is high-speed, frequent, reliable, and comfortable. This may include heavy rail, light rail, and commuter transit service.





CALGARY METROPOLITAN REGION BOARD

Interim Regional Evaluation Framework

Final Draft for Land-use Committee Review

September 17, 2018

1 INTRODUCTION

The Calgary Metropolitan Region Board (the “Board”) has been directed to implement the Calgary Metropolitan Region Interim Growth Plan (“the IGP”) subsequent to its adoption by the Government of Alberta. The Interim Regional Evaluation Framework (“the IREF”) provides the Board with the authority to evaluate and approve member municipal new *statutory plans* and amendments to existing *statutory plans* to ensure alignment with the Principles, Objectives, and Policies of the Calgary Metropolitan Region Interim Growth Plan.

2 PURPOSE

The purpose of the IREF is to provide member municipalities with criteria to determine when new municipal *statutory plans* and amendments to existing *statutory plans* shall be submitted to the Board for approval and procedures for submission. Further, the IREF establishes evaluation criteria and procedures for the Board to follow in the review and approval of local *statutory plans* and amendments of regional significance to ensure they are consistent with the long-term regional interests identified in the IGP.

3 DEFINITIONS

In addition to the definitions contained in the Regulation, words defined in IGP shall be given the same meaning for the purposes of the IREF.

4 SUBMISSION CRITERIA

4.1 A Municipality shall refer to the Board:

- a) All new Municipal Development Plans (MDPs), Intermunicipal Development Plans (IDPs);
- b) All new Area Redevelopment Plans (ARPs), Area Structure Plans (ASPs) proposing employment areas and/or 50 or more new dwelling units;
- c) All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units.
- d) Amendments and new *statutory plans* less than 50 new dwelling units and located within 1.6 km of an adjacent municipality or a notification area, unless contained within an IDP.

4.2 Notwithstanding Section 4.1, municipalities do not need to submit proposed *statutory plans* and/or amendments to existing *statutory plans* in the following circumstances:

- 4.2.1** Housekeeping amendments to correct or update clerical, technical, grammatical, and/or typographical errors and omissions that do not materially affect the *statutory plan* and/ or amendment in principle or substance in accordance with the Municipal Government Act ("MGA").
- 4.2.2** Amendments to existing *statutory plans* that are not substantive in effect, such as:
- a. Minor amendments to maps;
 - b. Minor text amendments;
 - c. Small scale land use conversions; or
 - d. Amendments that the member municipality in their discretion has determined to not be regionally significant.

5 Submission Requirements

5.1 The submission of a new *statutory plan* or amendment to an existing *statutory plan* referred by a municipality to the Board shall include:

- a) The proposed *statutory plan* or amendment bylaw;
- b) Sufficient documentation to explain the *statutory plan* or amendment;
- c) Sufficient information to ensure that the new *statutory plan* or existing *statutory plan* amendment can be evaluated pursuant to the evaluation criteria in Section 6.0 below, including applicable technical studies and other supporting documents;
- d) The corresponding GIS data set including, at minimum, the boundary of the new *statutory plan*, its land-use concept, and its transportation and servicing concepts, including land-use statistics and residential density; and
- e) A copy of the most recent amended *statutory plan* without the proposed amendment.

6 Evaluation Criteria

- 6.1 **When evaluating a new *statutory plan* or amendment to an existing *statutory plan*, the Board must consider whether approval and full implementation of the *statutory plan* or amendment to an existing *statutory plan* would result in development that is consistent with the Principles, Objectives, and Policies of the IGP using the following evaluation criteria.**

| 3.2 Region-wide Policies | <i>Statutory plan</i> or <i>statutory plan</i> amendment response |
|--|---|
| 3.2.1 Principles, Objectives, and Policies | Did the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment address the Principles, Objectives, and Policies of the IGP? |
| 3.2.2 Demonstrate collaboration to coordinate with other member municipalities | <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> <input type="checkbox"/> where appropriate; <input type="checkbox"/> within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and <input type="checkbox"/> Is the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable? |
| 3.2.3 Water, wetlands and stormwater | <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management; <input type="checkbox"/> Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; <input type="checkbox"/> Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and <input type="checkbox"/> Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities? |

| 3.3 Flood Prone Areas | <i>Statutory plan or statutory plan amendment response</i> |
|---|---|
| 3.3.1 Development in floodways | <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Expansion of settlement areas; <input type="checkbox"/> New freestanding communities; <input type="checkbox"/> New country residential development areas; and <input type="checkbox"/> New employment areas? |
| 3.3.2 Flood protection in flood fringe areas | <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands that will result in development in a provincially identified flood fringe area? If so, does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Include flood protection measures to mitigate risk at the 1:100 flood event level? |
| 3.4.1 Intensification and Infill Development | <i>Statutory plan or statutory plan amendment response</i> |
| 3.4.1.1 Intensification and infill in existing settlement areas in cities, towns, and villages | <p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment apply to lands within a city, town or village? If so, does the <i>proposed statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Achieve an efficient use of land; <input type="checkbox"/> Achieve higher density development in the downtown or central core areas, in transit station areas and transit corridors, where appropriate; <input type="checkbox"/> Accommodate residential and/or mixed-use development at a higher density than currently exists; <input type="checkbox"/> Provide for a mix of uses, such as employment, community services and facilities, where appropriate; <input type="checkbox"/> Provide for a range of housing forms and options, where appropriate; <input type="checkbox"/> Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and <input type="checkbox"/> Connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate? |

3.4.1.2 Intensification and infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality? If so, does the *statutory plan* or existing *statutory plan* amendment:

- ☐ Achieve an efficient use of land;
- ☐ Achieve higher density development in central core areas;
- ☐ Accommodate residential and/or mixed-use development at a higher density than currently exists;
- ☐ Provide for a mix of uses including community services and facilities, where appropriate; and
- ☐ Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers?

3.4.2 Expansion of Settlement Areas

Statutory plan or statutory plan amendment response

3.4.2.1 Expansion of settlement areas in a contiguous pattern

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the *statutory plan* or existing *statutory plan* amendment:

- ☐ Plan for and result in development in a contiguous pattern;
- ☐ Achieve an efficient use of land;
- ☐ Provide for a mix of uses;
- ☐ Provide access to a community node(s), planned at a scale appropriate to the development;
- ☐ Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally-owned, or franchised water and wastewater services; and
- ☐ Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?

3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the *statutory plan* or existing *statutory plan* amendment:

- ☐ Comply with all components of Policy 3.4.2.1 of the IGP (above);
- ☐ Provide employment uses, and community services and facilities;
- ☐ Provide access to community node(s) located in proximity to existing, planned and/or future transit;
- ☐ Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and
- ☐ Provide for a range of housing forms and options?

3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2

Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Provide rationale for Policy 3.4.2.1 b) of the IGP to address why it is not achievable or appropriate in the local scale and context;
 - ☐ Provide rationale for Policy 3.4.2.1 c) of the IGP to address why it is not achievable or appropriate in the local scale and context;
 - ☐ Provide rationale for Policy 3.4.2.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context;
 - ☐ Provide rationale for Policy 3.4.2.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; and
 - ☐ Provide rationale for Policy 3.4.2.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context?
-

3.4.3 New Freestanding Settlement Areas***Statutory plan or statutory plan amendment response*****3.4.3.1** New freestanding settlement areas

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that are not contiguous to existing built or planned settlement areas? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Achieve an efficient use of land;
- ☐ Provide for a mix of uses;
- ☐ Incorporate a community node, planned at a scale appropriate to the development;
- ☐ Make efficient and cost-effective use of existing, and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services; and
- ☐ Provide access to existing or planned community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at an appropriate time?

3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Comply with all components of Policy 3.4.3.1 of the IGP (above);
- ☐ Provide employment uses, and community services and facilities;
- ☐ Incorporate community node(s) located in proximity to existing, planned and/or future local and/ or regional transit;
- ☐ Connect to existing, planned and/or future local and/or regional transit;
- ☐ Provide for a range of housing forms and options; and
- ☐ Protect environmentally significant areas?

3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2

Did the applicant municipality provide rationale for a new freestanding settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Provide rationale for Policy 3.4.3.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context;
- ☐ Provide rationale for Policy 3.4.3.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; and
- ☐ Provide rationale for Policy 3.4.3.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context?

3.4.4 Country Residential Development

Statutory plan or statutory plan amendment response

3.4.4 Country Residential Development

Does a proposal for new country residential areas, cluster country residential development, or infill and intensification of an existing country residential area result in development of 50 new dwelling units or greater? If so, does the proposed development:

- ☐ Comply with all applicable components of Region-wide Policies 3.2.1, 3.2.2, and 3.2.3 of the IGP;
- ☐ Comply with Flood Prone Areas Policy 3.3.1 and 3.3.2 of the IGP, if applicable; and
- ☐ Comply with Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable?

3.4.5 Employment Areas

Statutory plan or statutory plan amendment response

3.4.5.1 New employment areas

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that will result in development of a new employment area? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Make efficient and cost-effective use of existing and planned infrastructure and services?

3.4.5.2 Connections to transit stations and corridors

Does the proposed *statutory plan* or existing *statutory plan* amendment for development that will result in a new employment area:

- ☐ Plan for connections to existing and/or planned transit where appropriate?

3.5 Regional Corridors**Statutory plan or statutory plan amendment response****3.5.1.1** Mobility corridors

Is the proposed *statutory plan* or existing *statutory plan* amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Identify the mobility corridor on maps;
- ☐ Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and
- ☐ Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors?

3.5.2.1 Transmission Corridors

Does the proposed *statutory plan* or *statutory plan* amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the *statutory plan* area boundary? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- ☐ Identify the transmission corridor rights-of-way or related infrastructure on maps;
- ☐ Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and
- ☐ Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure?