

Special Council Meeting Agenda

November 15, 2018

9:00 a.m.



ROCKY VIEW COUNTY
Cultivating Communities
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A 0X2

PLEASE NOTE THAT THIS MEETING WILL BE HELD AT THE NEW COUNTY HALL:
262075 Rocky View Point, Rocky View County, AB

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

- None

B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: As per Section 606(2)(a) of the *Municipal Government Act*, the Special Council Meeting and the Public Hearings were advertised in the Rocky View Weekly on October 16, 2018 and October 23, 2018.

MORNING APPOINTMENTS 9:00 A.M.

1. Division 5 – File: PL20180023 (03329002) – Bylaw C-7817-2018 – Conceptual Scheme Item – Heatherglenn Industrial Business Park Conceptual Scheme

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

Staff Report

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2. Division 5 – File: PL20180022 (04227009) – Bylaw C-7818-2018 – Redesignation Item – Recreation Business District to Direct Control District
- Note: this item should be considered in conjunction with item C-1

Staff Report

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3. Division 8 – File: PL20180038 (06713016) – Bylaw C-7830-2018 – Redesignation Item – Residential Two District to Residential One District

Staff Report

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4. Division 8 – File: PL20180042 (06608003) – Bylaw C-7798-2018 –
Redesignation Item – Ranch and Farm District to Agricultural Holdings District

Staff Report

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5. Division 2 – File: PL20180075– Bylaw C-7826-2018 – Road closure to
consolidate a portion of Road shown on Plan 741 0359

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6. Division 2 – File: PL20180074– Bylaw C-7825-2018 – Road closure to
consolidate 2 portions of Road Adjacent to Mountain River Estates

Staff Report

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D GENERAL BUSINESS
- None

E BYLAWS
- None

F UNFINISHED BUSINESS
- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION
- None

J SUBDIVISION APPLICATIONS
- None

K COMMITTEE OF THE WHOLE/IN CAMERA
- None

ADJOURN THE MEETING

PLANNING SERVICES

TO:	Council	
DATE:	November 15, 2018	DIVISION: 5
TIME:	Morning Appointment	
FILE:	03329002	APPLICATION: PL20180023
SUBJECT:	Conceptual Scheme Item – Heatherglen Industrial Business Park Conceptual Scheme Note: This application should be considered in conjunction with land use redesignation application PL20180022.	

¹POLICY DIRECTION:

The application was evaluated against the County Plan, Janet ASP and the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), and was found to be compliant:

- The proposal meets the requirements for conceptual scheme submissions as outlined in policy 10.5 of the Janet ASP;
- The proposal is consistent with the overall intent of the Janet ASP, and with the Industrial and Heatherglen Land Use policies in section 10.0 of the ASP;
- The proposal is consistent with Open Space Policies in section 17.0 of the Janet ASP;
- The proposal is consistent with the associated land use application;
- The proposal is consistent with the policies of the IDP and County Plan; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision stage.

EXECUTIVE SUMMARY:

The purpose of this application is to consider the adoption of the proposed Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals. As directed by the Janet ASP, the conceptual scheme provides for a comprehensive overview of the proposed development, addressing matters such as development concept, transportation, servicing, community infrastructure, phasing, public consultation, implementation and development guidelines. This application is considered with a concurrent application: PL20180022.

The subject 64.88 hectare (160.32 acre) parcel is located within the Janet Business Area, at the northeast junction of Highway 560 and Range Road 285, 1.0 mile east of the city of Calgary. The property contains an existing 27-hole golf course with associated club house and amenities. On July 10, 2018, Council approved a subdivision application to separate the titles of the two portions of land so that the north portion, being the subject of this application, may be considered separately from the southern portion, which would be developed at a later date. The northern portion currently contains the northern nine holes and is physically separated from the rest of the golf course, now the lands to the south, by the Western Irrigation District canal. This report provides a summary of the key aspects of the proposed conceptual scheme, while the associated land use report provides an assessment against the relevant statutory plans.

Administration determined that the application meets policy.

¹ Administration Resources

Jessica Anderson, Planning & Development Services
 Gurbir Nijjar, Engineering Services



DATE APPLICATION RECEIVED: March 8, 2018

DATE APPLICATION DEEMED COMPLETE: March 8, 2018

PROPOSAL: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals on Block 11, Plan 9810626 within W-1/2-29-23-28-W04M.

LEGAL DESCRIPTION: Block 11, Plan 9810626 within W-1/2-29-23-28-W04M

GENERAL LOCATION: Located at the northeast junction of Hwy. 560 and Rge. Rd. 285, 1.0 mile east of the city of Calgary.

APPLICANT: Heatherglen Land Company Ltd.

OWNERS: Heatherglen Land Company Ltd.

EXISTING LAND USE DESIGNATION: Recreation Business District

PROPOSED LAND USE DESIGNATION: Direct Control District (PL20180022)

GROSS AREA: ± 64.88 hectares (± 160.32 acres)

SOILS (C.L.I. from A.R.C.): 1 1 – No significant limitations to crop production.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to ninety four (94) adjacent landowners, and no letters in opposition or support were received in response. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

July 10, 2018 Subdivision application PL20180037 was conditionally approved to separate the north and south portions of the existing golf course.

November 11, 2014 The Janet Area Structure Plan (C-7418-2014) was adopted by Council.

March 6, 1998 Plan 9810626 was registered creating two (2) lots including the subject ± 64.88 hectare (± 160.32 acre) parcel.

BACKGROUND:

The purpose of this application is to consider the adoption of the proposed Heatherglen Industrial Business Park Conceptual Scheme (see Appendix 'B') to provide a policy framework to guide future redesignation, subdivision, and development proposals. As directed by the Janet ASP, the Conceptual Scheme provides for a comprehensive overview of the proposed development, addressing matters such as development concept, transportation, servicing, community infrastructure, phasing, public consultation, implementation, and development guidelines. This application is considered with a concurrent redesignation application, PL20180022.

The subject 64.88 hectare (160.32 acre) parcel is located within the Janet Business Area, at the northeast junction of Highway 560 and Range Road 285, 1.0 mile east of the city of Calgary. The property contains the northern nine holes of a 27-hole golf course and is physically separated from the lands to the south by the Western Irrigation District canal. The subject land is accessed via an existing pedestrian bridge from the lands to the south, which is serviced by an existing paved approach from Range Road 285. The lands are currently un-serviced for water and wastewater.



The quarter section in which the subject land is located is composed of predominantly commercial and industrial land uses. Land to the north, west, and east of the site are designated for commercial, industrial, and business uses. Land to the south contains the southern 18 holes of the golf course, and south of that, the residential community of Prairie Schooner Estates and an agricultural parcel.

CONCEPTUAL SCHEME OVERVIEW:

The proposed Conceptual Scheme provides for a comprehensive overview of the proposed development, addressing matters such as development concept, transportation, servicing, community infrastructure, phasing, public consultation, implementation and development guidelines.

Local Plan Boundaries

The subject lands are identified in Map 9: Local Plans as requiring a local plan. The boundaries are identified at the quarter section level; however, policy 26.7 states that all local plan boundaries shall be determined in consultation with the County. It was noted that the adjacent lands to the north are planned as follows:

- Lands immediately north (Block 5, Plan 8810598) are designated Direct Control District 136 to accommodate industrial development;
- Lands at the north boundary of NW of 29 (remainder NW-29-23-28-W04M) are designated Industrial – Industrial Activity and have a subdivision application pending to create nine new industrial lots; and
- The two remaining parcels (Block 6, Plan 8810598 & Block 8, Plan 8810598) are owned by Alberta Environment and are associated with the WID Canal.

Therefore, it was determined that a local plan affecting the subject lands was appropriate in this case as Council has already set a development framework for the adjacent lands.

Proposed Land Use Concept

The proposed Heatherglen Industrial Business Park Conceptual Scheme would create a comprehensive development of 20 industrial lots, ranging in size from 2.0 acres to 5.50 acres in size. To accommodate the uses identified in the ASP, the associated land use application proposes to redesignate the subject site from Recreation Business District to Direct Control District. This is consistent with the surrounding industrial lands in the Janet area. As per the ASP, the proposed Direct Control District would accommodate industrial, commercial, and other business uses that are compatible with industrial uses.

Larger lots would also be permitted within the scope of this conceptual scheme, if necessary, to meet the needs of market demand. One Public Utility lot (PUL) that is approximately ± 0.70 hectares (± 1.80 acres) in size is proposed to be used for stormwater management and to provide a pathway connection to the existing pathway in the Western Irrigation District Canal lands to the south.

Open Space and Municipal Reserve

Map 6: Pathways and Trails indicates that there are no required pathways within the proposed development; however, it does show an existing trail system in the Western Irrigation District Canal lands to the south of the proposed business park lands. In addition, a trail system on the west side of Range Road 285 (a portion of which has already been completed through the Westview Industrial Park) is identified. The incomplete portion of this trail is located on Provincial crown land between the south limit of the Westview Industrial Park and the existing pathway in the Western Irrigation District Canal. Completing this portion of pathway would require an access agreement with the Province, and an agreement with Alta-Link as the alignment falls within their existing rights of way. The developer proposes to work collaboratively with the County to secure the necessary agreements at the subdivision stage and construct the pathway to realize this connection. The proposal also includes a



connection from the business park through the proposed PUL to the existing pathway within the canal system.

Given the nature of the proposed development, the need for open spaces providing recreational opportunities or school sites is not necessary, and therefore, it is proposed that the municipal reserve obligations be met by means of cash-in-lieu of reserve. Administration has no concerns with this approach.

Transportation and Access

With respect to transportation, the Applicant would be required to enter into a Development Agreement to construct a new internal road system to serve the proposed lots with a connection to Range Road 285. An emergency access to Range Road 285 is proposed via easement across private lands. A secondary access is also proposed to the north, which would provide a connection to future developments and provide for emergency access at that time. A temporary cul-de-sac would be constructed at the future subdivision stage to provide access to the proposed lots. Range Road 285 requires a 36 m right-of-way to facilitate future road widening in accordance with the requirements of the SE Industrial Growth Study; therefore, the developer would be required to dedicate 8.0 m for road widening along the entire western boundary of the subject lands at the subdivision stage. Further, the Applicant would be required to enter into a Development Agreement for any other off-site infrastructure upgrades required to accommodate the development as outlined in the final approved Traffic Impact Assessment, or as required by Rocky View County and Alberta Transportation at the future subdivision stage. If acquisition of any additional right-of-way is necessary to implement the TIA recommendations, this would be the responsibility of the Applicant.

The Transportation Off-Site Levy will be collected as a condition of the subdivision approval to separate the north and south portions of the golf course, which was approved on July 10, 2018.

Servicing

This Conceptual Scheme proposes a subdivision design and development concept based on limited servicing in accordance with the Janet ASP. County direction in the ASP policies identify that limited servicing has been the servicing strategy, and that the Janet area will continue to be a limited service industrial area, accommodating industrial, commercial, recreational, and country residential uses.

The Conceptual Scheme proposes to use sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP. Potable water would be provided by way of cisterns, which aligns with the policies of the Janet ASP. The Applicant indicated that a pressurized fire water distribution system would be provided, which uses a pump-house to draw water from the stormwater pond; this is similar to other developments in the area. To allow for future connectivity to the system, the Applicant would include a stubbed connection at the western boundary of the subject lands to facilitate future connection to adjacent business parks. As a condition of future subdivision, the Applicant would be required to enter into a Development Agreement for the construction of the infrastructure related to the central fire suppression system to support the proposed development.

Stormwater Management

A Storm Water Management Plan (SWMP) was submitted to support the application. Stormwater would be managed through the use of a communal stormwater management system that would be integrated into the south 18-hole golf course's irrigation system. The ultimate regional stormwater solution (i.e., the Co-operative Stormwater Management Initiative "CSMI") is not yet in place and there are no definitive timelines indicating when actual infrastructure would be available for use in Janet. Therefore, the proposal is to develop a single storm pond on the proposed PUL lot with an overland drainage conveyance system (roadside ditches) and a dual function pond. The north pond would serve to attenuate peak flows, contain sufficient storage for fire flow, and have a pump system to discharge captured runoff to a new pond, which would be located on the remaining golf course lands south of the Western Irrigation District Canal. The new pond, south of the Western Irrigation District



Canal, would be connected with an existing irrigation pond that has an existing diversion system to draw water from the canal. Together, the ponds would satisfy the irrigation demand of the existing golf course. Due to the nature of integration between the north industrial area's stormwater management system and the south golf course irrigation system, it is proposed that the Heatherglenn Golf Course would form a franchised utility. The franchised utility company would be responsible for the operation of the stormwater management system in both the north industrial area and south golf course area. Given the additional integration of the fire storage and pumping system (which would be in the same pump house as the stormwater pumping system) the franchised utility would also be responsible for the fire suppression system. The franchised utility would charge a fee to the lands being serviced by the infrastructure in accordance with the terms of a franchise utility agreement with Rocky View County. As a condition of future subdivision, the Applicant would be required to enter into a Development Agreement for the construction of all stormwater infrastructure required to support the proposed development as outlined in the final Stormwater Management Plan and County Servicing Standards.

The Stormwater Off-Site Levy will be collected as a condition of the subdivision approval to separate the north and south portions of the golf course, as approved on July 10, 2018.

Land Use District

The Applicant is proposing a Direct Control District to accommodate the proposed development. Provisions of the proposed district are discussed in detail in the related staff report for application PL20180023. The proposed district is consistent with the proposed Heatherglenn Industrial Business Park Conceptual Scheme and provides the appropriate regulations to implement the plan.

Community Infrastructure

Police services are expected to be provided by the Royal Canadian Mounted Police and supported by the Rocky View County Community Peace Officers. The plan area would be serviced by 911 Emergency Service. Crime prevention through environmental design features, such as lighting design, would be implemented at the Development Permit stage. Fire services in Janet area, as per the ASP, are from existing County emergency service facilities and, where appropriate, by contract from adjacent municipalities. The proposal is to provide a pressurized fire water distribution and hydrant system with connections to the existing system in Westview Industrial Park.

Phasing

The Heatherglenn Industrial Business Park Conceptual Scheme area only includes the north Heatherglenn lands to be developed in a single phase. The south Heatherglenn lands, being the golf-course, are part of the Janet ASP's Long Term Development areas. The long-term development of the south Heatherglenn lands will be addressed in accordance with the policies of the ASP and future conceptual scheme and redesignation applications.

Commercial, Office, and Industrial Design Guidelines

Development standards and architectural guidelines would be utilized at the Development Permit stage to ensure that all new site development would be compatible with adjacent land uses. Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines", would be prepared at the subdivision stage. These controls would address site layout, site essentials, and building design. The development standards and architectural guidelines would review the appropriateness and feasibility of green building techniques and energy efficient building design.

**CONCLUSION:**

The lands are located within the policy area of the County Plan, Janet Area Structure Plan (ASP) and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans. Administration reviewed the proposal and determined that the proposed conceptual scheme provides a framework for subsequent planning stages and is consistent with the relevant higher level plans.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7817-2018 be given first reading.
 Motion #2 THAT Bylaw C-7817-2018 be given second reading.
 Motion #3 THAT Bylaw C-7817-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7817-2018 be given third and final reading.
- Option # 2: THAT Application No. PL20180023 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Acting General Manager

Interim County Manager

JA/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7817-2018 and Schedule A
 APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments provided.
Calgary Catholic School District	No comments provided.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	<p>This will acknowledge receipt of your circulation of the above noted Conceptual Scheme proposed land use redesignation. The subsequent subdivision application must meet the requirements of Section 14 of the Subdivision and Development Regulation due to the proximity of Highway 560.</p> <p>Prior to consideration of the subdivision application, a traffic impact assessment will be required to identify the scope of improvements and timeframe for construction of improvements to the Highway 560 / Range Road 285 intersection. These improvements must either be in place as a condition of subdivision approval, or an agreement between Calgary and Rocky View to deliver the short-term improvements on behalf of area developers.</p>
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application proposes to re-designate the subject lands from Recreation Business District to Direction Control District as well as adopt the Heather Glen Industrial Business Park Conceptual Scheme.</p> <p>Based on the information provided, AHS provides the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. Water Supply & Wastewater

AGENCY	COMMENTS
	<p>The application indicates that “water will be trucked into the plan area and stored in cisterns on individual lots”. Please note that the Alberta Public Health Act specifies that:</p> <p><i>The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern</i></p> <ul style="list-style-type: none"> a. <i>is maintained in a clean and sanitary condition, and</i> b. <i>is not used for any other purpose</i>(AR 243/2003s14). <p>Private sewage disposal systems must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>2. Residential Interface</p> <p>It is noted within the application that, “there are no residential lands immediately adjacent to the subject lands. However, to the south, across the WH Canal, lies Prairie Schooner Estates”. AHS recommends that any development that has the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) should not be located in close proximity to residential or sensitive land use areas (e.g. child care facilities, schools, hospitals, adult care facilities, etc.). Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential receptors are adequately protected.</p> <p>3. Public Facilities</p> <p>If any future development on the subject lands includes plans to construct public facilities (e.g. food establishments, daycares, personal service establishments, etc.) AHS would like an opportunity to review and comment on these applications. Finalized building plans should be forwarded to Alberta Health Services, Environmental Public Health by the applicant for approval before the building permit is granted and construction/renovations take place. This will ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations.</p> <p>Health approval of some public facilities is also required after final construction, but before the facility is operational. For more information regarding health approval, applicants should contact Alberta Health Services, Environmental Public Health.</p> <p>Throughout all phases of development and operation, the</p>

AGENCY	COMMENTS
	<p>property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
<i>Public Utility</i>	
ATCO Gas	<p>ATCO has facilities noted on the attached drawing, where the approximate locations of existing gas main are marked in blue, and the approximate location of abandoned gas main are marked in orange.</p> <p>A main extension will be required to service the proposed industrial park. Please contact our office in Calgary at 403.245.7888 to make the application. We require at least nine (9) months to complete the distribution system design and to process a work order.</p> <p>For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO Gas website.</p> <p>ATCO Gas has no objection to this proposal providing the aforementioned requirements are met.</p>
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments provided.
FortisAlberta	No comments provided.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
<i>Other External Agencies</i>	
EnCana Corporation	No comments provided.
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary has no comments regarding Application #s</p>

AGENCY	COMMENTS
	<p>(PL20180022) To redesignate a portion of the subject lands from Recreation Business District to Direct Control District to accommodate a new limited service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.</p> <p>(PL20180023) To adopt the Heatherglenn Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals. To review the proposed Conceptual Scheme.</p>
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	Because this parcel falls within the Janet ASP, no agricultural concerns.
Ranch Lands Recreation District Board	The Chestermere-Conrich Rec Board have no issues and concerns with this application. Comments regarding reserves will be provided at Subdivision stage.
<i>Internal Departments</i>	
Municipal Lands	<p>The Municipal Lands office has reviewed the application(s) and offer the following comments/recommendations/concerns at this time.</p> <p>These comments/recommendations/concerns have been provided based on the application submitted and are subject to change to ensure alignment with standards, best practices, policies and procedures.</p> <p><u>PL20180022 Redesignation</u></p> <p>The Municipal Lands Office has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.</p> <p><u>PL20180023- Heatherglenn Industrial Business Park Conceptual Scheme</u></p> <p>With regards to the Janet ASP, and the Parks and Open Space Master Plan:</p> <p>Municipal Reserve (Parks and/or open space)</p> <p>A requirement for parks or open space has not been identified and is therefore not required within this development.</p> <p>It is recommended to take cash-in-lieu of reserve dedication for all reserves owing affecting the plan area.</p> <p>Active Transportation Network (Pathway, sidewalk and/or trails)</p> <p>It is recommended that provision for an active transportation network comprised of a minimum 2.5 metre asphalt pathway</p>

AGENCY	COMMENTS
	<p>inclusive of control structures and applicable clear zone landscaping be located under easement on private lots with respect to the final design of the internal road plan.</p> <p>Provisions for pedestrian crossings supporting the proposed internal pathway system to be considered at any future subdivision stage. This includes accommodation for a pedestrian crosswalk to be constructed at the time of signalization of the site access intersection to provide pedestrian connectivity to the existing regional pathway located along the western edge of RGE RD 285.</p> <p>Final design for the proposed 2.5 metre pathway located within the 4.0 metre wide maintenance access road around the proposed PUL stormwater management pond to be determined at any future subdivision stage.</p> <p>Connectivity to the established Canal Pathway shall be undertaken in concert with development of PUL maintenance road/pathway to ensure consistency of surfacing, grade and materials.</p> <p>Securing an agreement for the development of a formally constructed pathway tie to the Western Headworks Canal pathway from the plan area shall reside with the developer.</p> <ul style="list-style-type: none"> Maintenance and operation of any pathway within the plan area to be undertaken by the Lot Owners Association in accordance to applicable Maintenance Service Levels as determined by the County.
Development Authority	No comments provided.
GeoGraphics	No comments provided.
Building Services	No comments provided.
Enforcement Services	Enforcement has no concerns.
Emergency Services	<p>Having reviewed the comments, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the

AGENCY	COMMENTS
	<p>Rocky View County Servicing Standards.</p> <p>5. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the Alberta Building Code & NFPA 1141.</p> <ul style="list-style-type: none"> There are no further comments at this time.
Infrastructure and Operations – Engineering Services	<p>General</p> <ul style="list-style-type: none"> At Future Subdivision and/or Development Permit stage, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> Construction of a public internal road system (Industrial/Commercial Standard – 400.6) complete with cul-de-sacs and any necessary easement agreements, as shown on the Tentative Plan, in accordance with the County Servicing Standards; Construction of the necessary off-site improvements as identified in the final approved TIA; Construction of the pressurized central fire suppression system to the satisfaction of the County; Construction of stormwater management facilities in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan. Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; Installation of Street Lighting (Dark Sky); Installation of power, natural gas, and communication utilities; The applicant previously received subdivision approval (PL20180037) for the subdivision of the north and south portions of the golf course to facilitate the future development of the proposed business park (north portion); Required as part of the previous subdivision approval, the applicant is to pay their proportionate cost recovery payment to others for the previous improvements to Range Road 285 which amounted to \$205,000; As a condition of future subdivision, the applicant will be required to provide a construction management plan providing procedures for noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management,

AGENCY	COMMENTS
	<p>firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details;</p> <ul style="list-style-type: none"> • Sidewalk connection to RR 285? ASP shows a pathway connection along the Headworks Canal; • Franchise Utility – Stormwater. <p>Geotechnical</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided a Geotechnical Investigation, prepared by Lone Pine Geotechnical Ltd. dated January 29, 2018. The report provided the subsurface conditions of the subject lands and provided various recommendations for the development of the subject lands. The report concludes that the onsite soils are generally suitable to support the proposed development. ES has reviewed the report and has no further concerns at this time; • As a condition of future subdivision and as recommend in the Geotechnical Investigation, the applicant will be required to implement groundwater measurement program to determine the level of the seasonal groundwater table within the subject lands. <p>Transportation</p> <ul style="list-style-type: none"> • The applicant has submitted a Transportation Impact Assessment prepared by Bunt & Associates dated February 27, 2018. The TIA provides the impact of the proposed development on the adjacent road network and concludes that: <ul style="list-style-type: none"> ○ signalization is required at the site access onto RR 285 in the post development condition; ○ the east bound movement at Bluegrass Drive and RR 285 will fail due to the development of lands east of RR 285; ○ the intersection of RR 285 & Highway 560 will continue to fail as identified in the recent Functional Planning Study prepared by the City of Calgary; and ○ the twinning of RR 285 between Highway 560 and 61 Ave may be warranted in the 2035 horizon based on the buildout of the area and forecasted growth. ○ all studied intersections along RR 285 shall operate in an acceptable condition in the post development condition. <p>ES has reviewed and accepted the findings of the TIA however, at time of future subdivision, the applicant will be required to provide an update to the TIA to determine which specific improvements will be required to be implemented to support the proposed development</p> • The Janet ASP identifies Bluegrass Drive to extend

AGENCY	COMMENTS
	<p>eastwards across RR 285 as the Janet area continues to develop. Furthermore, a new business park north of the subject lands (Garden Business Park) recently received land use approval from the County. This business park took into consideration a N/S road connection to the future extension of Bluegrass Drive. The applicant has provided for a N/S road connection from the internal road network to Bluegrass Drive should it be extended east across RR 285. It is to be noted that the land required for this future roadways does not need to be dedicated at this time. Rather, a Road Acquisition Agreement is recommended to be taken at future subdivision stage so that the lands may be acquired in future for the construction of a road (30m width);</p> <ul style="list-style-type: none"> • The current proposal includes a 12.5m wide emergency access onto RR 285. Albeit this emergency access is warranted based on the development proposal, should a N/S connection to the future Bluegrass Drive be constructed, this emergency access will no longer be needed. ES recommends the emergency access be constructed on private lands and be protected with a temporary emergency access easement in favor of the County; • The City of Calgary, with the involvement of both AT and the County, have conducted a Functional Planning Study for an all directional interchange at the intersection of RR 285 & Glenmore Trail. The Study also includes an interim, at-grade intersectional improvement which will increase the current capacity for approx. ten years. The Study has been brought forward and accepted by both City & County Council and shall amend the previous Highway 560 Functional Planning Study conducted by AT in 2007. As time of future subdivision, the applicant will be required to update their TIA to provide a recommendation for an appropriate improvement at the intersection taking into consideration the findings Functional Planning Study and other development in the area (CARMEK and Garden Business Parks). Based on the recommendations of the TIA, the applicant will be required to implement the necessary improvements to the intersection as a condition of future subdivision to the satisfaction of the County, City and AT. Should improvements be implemented by others, the applicant will be required to provide their proportionate share of cost recovery as a condition of subdivision; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the internal Industrial/Commercial subdivision road network in accordance with the County Servicing Standards and the TIA. Furthermore, the applicant will be required to enter into a Development Agreement for any other offsite infrastructure upgrades required to accommodate the development as outlined in the final

AGENCY	COMMENTS
	<p>approved TIA or as required by Rocky View County and Alberta Transportation. If acquisition of any additional right of way is necessary to implement the TIA recommendations, this will be the responsibility of the applicant;</p> <ul style="list-style-type: none"> As part of the previous subdivision application, the applicant entered into road acquisition agreements with the County for the dedication of eight (8) meters along the entire western boundary of the subject lands to facilitate future road widening in accordance with the requirements of the SE Industrial Growth Study. As a condition of future subdivision, the applicant will be required to act on the road acquisition agreement and dedicate the full eight (8) meters along the entire western boundary of the proposed development; Required as part of the previous subdivision approval, the applicant is to provide payment of the Transportation Offsite Levy which amounted to \$820,000 (Base + Special Area #3 + Special Area #7 @ 56.6 acres).
	<p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> The applicant has proposed to utilize sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP. ES has no further concerns
	<p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> The applicant has proposed to utilize potable water cisterns to service the proposed lots aligning with the policies of the Janet ASP. ES has no further concerns. The applicant has indicated that a pressurized fire water distribution system will be provided which utilizes a pump house to draw water from the stormwater pond similar to other business parks within the Janet area. To allow for future connectivity to the system, the applicant has included a stubbed connection at the western boundary of the subject lands to facilitate future connection to adjacent business parks. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the infrastructure related to the central fire suppression system to support the proposed development
	<p>Storm Water Management</p> <ul style="list-style-type: none"> The applicant has provided a stormwater management plan prepared by Westoff Engineering Resources dated January 05, 2018. The concept consists of the use of a centralized stormwater pond within the business park which will be tied to a new pond on the existing golf course to the south. Stormwater would then be used to irrigate the golf course to manage stormwater from the proposed development. ES has reviewed the concept and has no further concerns; As a condition of future subdivision, the applicant will be

AGENCY	COMMENTS
	<p>required to create a utility corporation and enter into Franchise and Infrastructure Transfer Agreements with the County for the control, operation and maintenance of the stormwater utility system. Once the CSMI system and regional conveyance system within the Janet area are constructed and a permanent outfall from the proposed stormwater system be established, the County shall have the ability to act on the Transfer Agreement and take over control and ownership of the stormwater management systems;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of all storm water infrastructure required to support the proposed development as outlined in the final Stormwater Management Plan and County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of future subdivision; • ES has reviewed the proposed drainage improvements as identified in the Janet Master Drainage Plan and there does not appear to be the need for any further land dedications for future stormwater conveyance alignments from the subject lands. ES has no further requirements; • As a condition of future subdivision, the Applicant will be required to obtaining all AEP approvals and licensing for the storm water management infrastructure; • As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands; • Required as part of the previous subdivision approval, the applicant is to provide payment of the Stormwater Offsite Levy which amounted to \$310,000 (CSMI System). <p>Environmental</p> <ul style="list-style-type: none"> • The applicant provided an Environmental Screening report prepared by Westoff Engineering Resources dates December 2017. The report indicates that although the lands have been transformed through the development of the golf course, the site has the potential to support some wildlife use. The report also provides mitigation measures to reduce or eliminate the potential negative impacts of site redevelopment such as ESC measures, weed management, environmental protection planning and timing of construction activities to avoid damage or loss of individual wildlife. ES has reviewed the report and has no further concerns at this time;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As the Assessment provided was solely a desktop study, as a condition of future subdivision, the applicant will be required to conduct a field assessment at the appropriate time of year using acceptable soil and vegetation survey assessment in accordance with the Alberta Wetland Policy. Should any wetlands or areas of environmental significance be discovered, the applicant shall be responsible to obtain all necessary AEP approvals the disturbance to these areas prior to entering into any Development Agreement with the County.
Infrastructure and Operations - Maintenance	No comments provided.
Infrastructure and Operations - Capital Delivery	No comments provided.
Infrastructure and Operations - Operations	No comments provided.
Infrastructure and Operations – Solid Waste	No comments provided.

Circulation Period: March 22, 2018 to April 16, 2018



BYLAW C-7817-2018

A Bylaw of Rocky View County known as the Heatherglen Industrial Business Park Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7817-2018.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Heatherglen Industrial Business Park Conceptual Scheme, the Land Use Bylaw and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-7817-2018, being the “Heatherglen Industrial Business Park Conceptual Scheme”, affecting Block 11, Plan 9810626 within W-1/2-29-23-28-W04M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of, this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7817-2018 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: 5
File: 03329002/ PL20180023

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

Reeve

CAO or Designate

Date Bylaw Signed

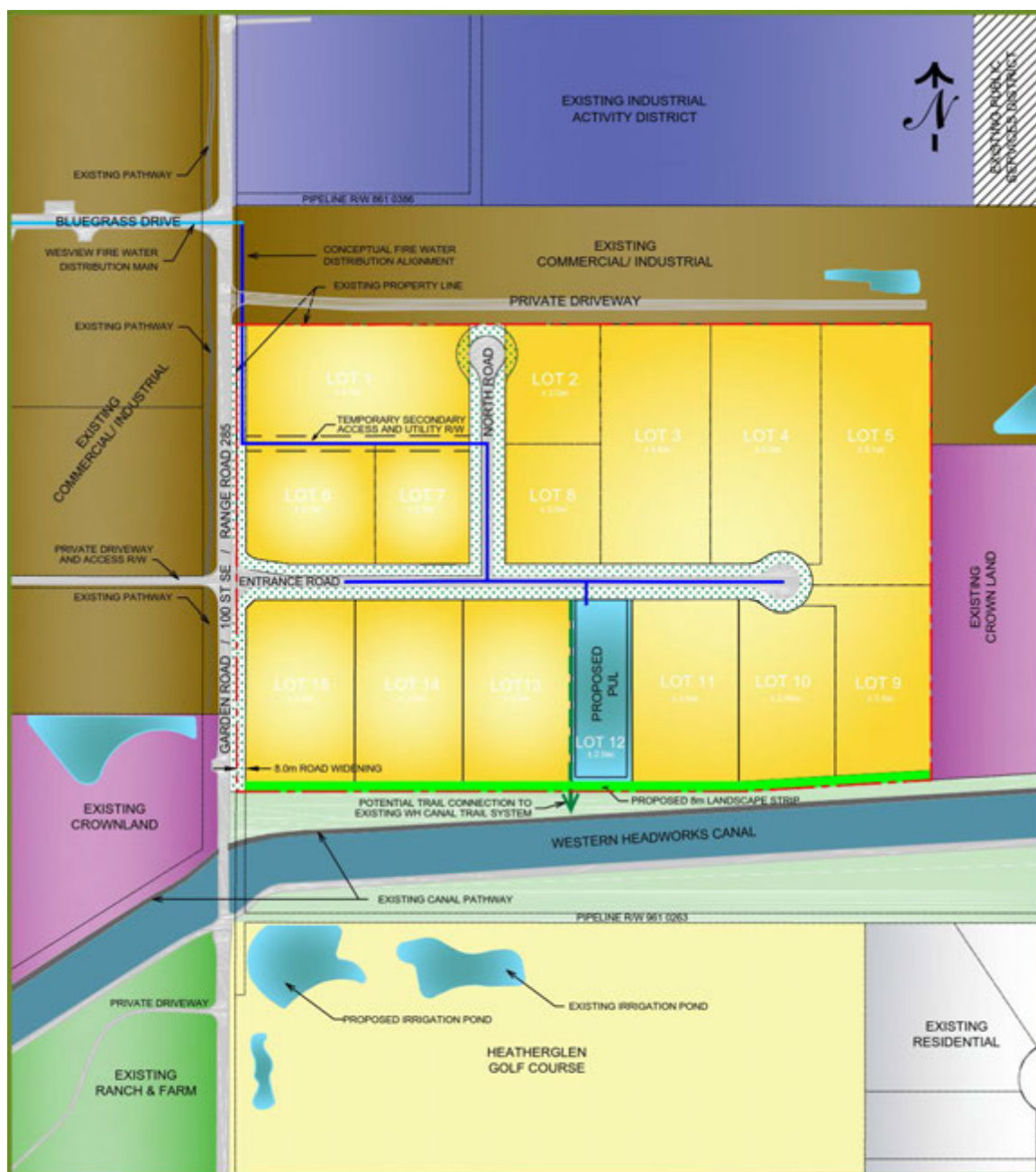


SCHEDULE 'A'
FORMING PART OF BYLAW C-7817-2018

A Conceptual Scheme affecting Block 11, Plan 9810626 within W-1/2-29-23-28-W04M, consisting of a total of ± 22.90 hectare (± 56.60 acres) of land, herein referred to as the Heatherglenn Industrial Business Park Conceptual Scheme.

HEATHERGLEN INDUSTRIAL BUSINESS PARK CONCEPTUAL SCHEME

OCTOBER, 2018



BYLAW C-####-2018, ADOPTED MONTH ##, 2018

ROCKY VIEW COUNTY

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1 INTRODUCTION

1.1 Location

The Heatherglen Golf course is located Rocky View County within the boundaries of the Janet Area Structure Plan ("ASP"). As per the terms of this Conceptual Scheme and the ASP, the north portion of the Heatherglen Golf course will be redeveloped into an industrial business park. The focus of this Conceptual Scheme is the north lands whose location is illustrate in Figure 1. The subject lands are legally described as Block 11, Plan 9810626 in the NW quarter section of 29-23-28-W4M. The lands are bounded to the north by private property, to the east by Crown Land, to the south by the Western Headworks Canal ("WH Canal"), and to the west by Range Road 285 (Garden Road).

Policy 1.1.1 *The policies of this Conceptual Scheme shall apply to all lands within the Conceptual Scheme plan boundary as shown bound in red on Figure 3.*

1.2 Existing Land Use

The existing land use for the subject lands is B-4 "Recreation Business District". In 1997 the lands were stripped and graded and developed into a 9-hole golf course and amalgamated into the previously existing 18-hole original Heatherglen Golf Course. The ASP Existing Land Use map identifies the subject lands as being "Recreational".

1.3 Development Intention & Proposed Land Use

The intention is to redevelop the north lands into a limited service industrial business park in accordance with a proposed new direct control bylaw and leave the south lands remaining as an 18-hole golf course with B-4 zoning. As per the ASP, "limited services" means that County water and wastewater services are not provided and there is no direction from the County to connect the area to County utility services. As such, the ASP outlines that servicing of the proposed development can be achieved through the provision of private sewage systems (i.e., pump out tanks or other acceptable methods) and private water systems (i.e., water cisterns or alternative systems) and communal stormwater management systems.

The north lands are intended to be developed into an attractive industrial business park for small to medium sized industries. The ASP Land Use Strategy Map identifies the north Heatherglen lands as being "Industrial". Further the ASP "Phasing Plan" map identifies the subject lands as being within Phase 1. Phase 1 lands are properties that may proceed with development, subject to the policies in the ASP. Section 10 of the ASP addresses Industrial development. Within this Section, specific reference is made to the Heatherglen Golf Course wherein it is noted that a change from recreational use to industrial or commercial use will be supported, subject to the policies of the ASP.

1.4 Purpose

The Conceptual Scheme provides a foundation for the redesignation, subdivision and development of the subject lands. This Conceptual Scheme has been prepared to act as a "Local Plan" as described the policies and objectives set forth in the ASP.

Heatherglen Industrial Business Park

Conceptual Scheme



FIGURE 1 : LOCATION PLAN

1.5 Conceptual Scheme Objectives

The Heatherglen Conceptual Scheme has the following objectives:

1. Summarize Existing Conditions of the subject lands.
2. Address the items the ASP denotes are to be provided within the context of a “Local Plan”.
3. To provide a policy framework that guides development and subdivision within the plan area and is consistent with the requirements of the ASP;
4. To identify a direct control land use district for the lands to allow for a new industrial business park in accordance with the provisions of the ASP;
5. To identify any constraints on the plan area and how these will be addressed in the proposed development;
6. To determine performance standards and development guidelines for industrial land uses within the Conceptual Scheme plan area; and
7. To address the servicing, transportation and open space requirements associated with the proposed development.
8. To address the County’s Commercial, Office and Industrial Design Guidelines as applicable.

2 POLICY FRAMEWORK

2.1 County Plan

The County Plan is a Municipal Development Plan that was adopted by the County in 2013. The Plan has as its vision statement *“Rocky View is an inviting, thriving and sustainable County that balances agriculture with diverse residential, recreational and business development opportunities”*.

2.2 Intermunicipal Development Plan

The 2012 Rocky View County / City of Calgary Intermunicipal Development Plan (“IDP”) identifies joint planning interests between the City of Calgary and Rocky View County, specifically with respect to key geographical areas and interface planning. The subject lands are not within any of the IDP’s Key Focus Areas. However, the IDP notes that development proposals should be evaluated against each municipality’s respective Municipal Development Plan (MDP), statutory, and non-statutory plans. In this case, the statutory plan is the Janet ASP, which as detailed in this Conceptual Scheme, the Heatherglen Industrial Business Park will adhere to. The IDP recognizes that Rocky View County has growth corridors and the IDP’s Growth Corridors/Areas Map identifies the Janet Industrial area as a County growth corridor.

2.3 Janet Area Structure Plan

The ASP was approved by Rocky View County on November 11, 2014 Bylaw C-7418-2014. The ASP identifies the subject lands have a future Industrial land use. The ASP directs that Local Plans be prepared to support subsequent applications for redesignation, subdivision, and development.

The ASP sets out the expectations that Local Plans will come in the form of Conceptual Schemes or Master Site Development Plans and it sets out the requirements for what the Local Plans are to address.

2.4 Land Use Bylaw

The Rocky View County Land Use Bylaw (LUB) C-4841-97 currently designates the subject lands area as Recreation Business District (B-4). The Purpose and Intent of this District is “to allow for a wide range of recreational business uses”. This is consistent with the current golf course use of the land.

3 CONCEPTUAL SCHEME AREA DESCRIPTION

3.1 Conceptual Scheme Boundary

The south Heatherglen lands are not identified as being within the Phase 1 industrial development lands in the Janet ASP (i.e., as per Map 5 in the ASP). Rather, the ASP identifies the south Heatherglen lands as being in the long-term development zone. Therefore, the south Heatherglen lands are not included in the Conceptual Scheme boundary. Map 9 in the ASP shows areas requiring a local plan (i.e., Conceptual Schemes). The Heatherglen north lands are included in Map 9 as being part of a future local plan area within the NW of section 29. Within the NW of 29, the parcel to the east is Crown Land (and not identified for future industrial land use in the ASP). The parcel immediately to the north, has already been approved for development via an existing Direct Control Bylaw (DC 136) that allows a wide range of industrial and associated uses. The next parcel to the north is currently in the process of a separate redesignation application process with the County. This leaves the north Heatherglen lands as the remaining industrial development parcel in the NW of 29. Therefore, the north Heatherglen lands form the boundary of the Conceptual Scheme.

3.2 Site Area

The subject site contains approximately 160 acres (64.5 ha). The parcel is currently under a single land title, but the north and south portions are physically divided into two parts as they are bisected by the WH Canal lands. The north portion of the subject lands, located north of the WH Canal, and which are the subject of this CSP, are approximately 22.9 ha (56.5 acres). The lands will be isolated through the subdivision process and development on the north 56.5 acres will be guided by this Conceptual Scheme.

3.3 Ownership

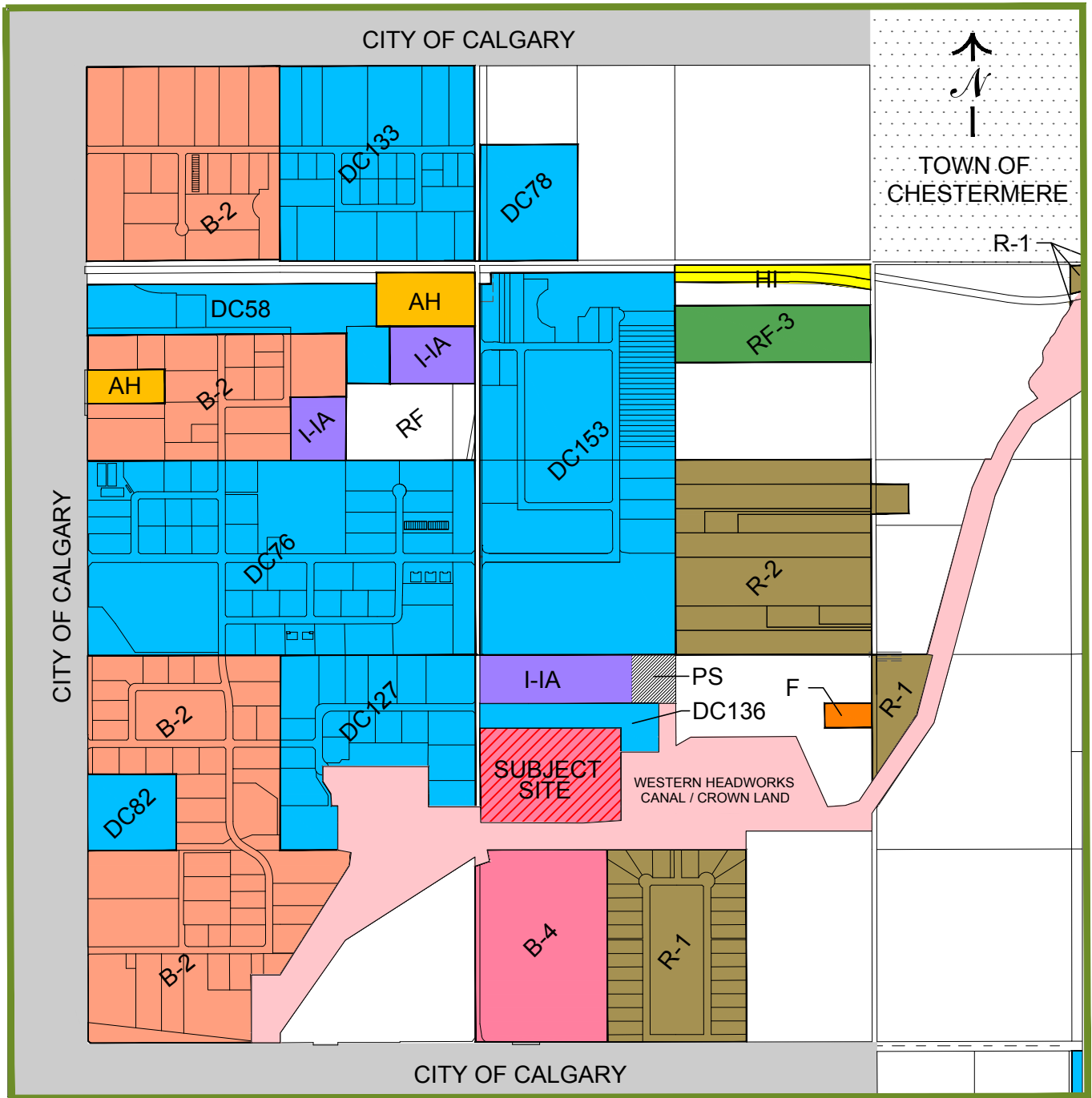
The subject lands are owned by the Heatherglen Land Company Ltd.

3.4 Local Land Use Context

The lands to the north of the Conceptual Scheme boundary are privately held and are currently designated in the County's Land Use Bylaw as Direct Control District DC136. The lands to the east are designated as RF and are Crown land. Directly south of the property is the WH Canal. Range Road 285 (Garden Road) lies on the west boundary. West of Range Road 285 is the Wesview Industrial Park which is zoned under Direct Control District DC127. The local land use context is further depicted in Figure 2 below.

Heatherglen Industrial Business Park

Conceptual Scheme

**LEGEND**

B-2	GENERAL BUSINESS DISTRICT
DC	DIRECT CONTROL DISTRICT
RF#	RANCH AND FARM DISTRICT

R	RESIDENTIAL ONE, TWO AND THREE DISTRICT
B-4	RECREATION BUSINESS DISTRICT
I-IA	INDUSTRIAL ACTIVITY DISTRICT

F	FARMSTEAD DISTRICT
B-AS	AGRICULTURAL SERVICES BUSINESS DISTRICT
RF	RANCH AND FARM DISTRICT

FIGURE 2: LAND USE CONTEXT

3.5 Land Form

The underlying topography of the site is gently undulating prairie which was modified in 1997 when these lands were stripped and graded to form the 9 golf holes that currently exist on the north lands. The site is currently broken down into cart paths, tee boxes, greens, fairways, rough and there are several aesthetic water features and plantings interspersed throughout. The current land form is presented in Figure 3 below.

3.6 Geotechnical Considerations

A Geotechnical Investigation was completed by LonePine Geotechnical Ltd. Based on a review of published geological maps and information, this area of Rocky View County consists of glacial clay and silt deposits (till) of the Crossfield, Balzac, and Lochend formations, underlain by bedrock of the Paskapoo Formation. Surficial pond sediments are also known to be present in the area. Sedimentary bedrock of the Paskapoo Formation consists interbedded sandstone, siltstone, and shale formed during the Paleogene Period through the cementation of ancient soil particles deposited millions of years ago.

Based on the boreholes the geotechnical investigation revealed the general soil profile encountered in the boreholes was topsoil overlying clay and/or clay till. Groundwater readings showed the water levels to range from 1.2 to 2.7 m (1.8 m average) below existing ground. The report recommended that the soil and groundwater conditions encountered during the geotechnical investigation are typical for this area of Rocky View County and will be suitable for the proposed industrial business park.

Policy 3.6.1 *For the individual lots, site specific geotechnical investigation should be provided at the Development Permit stage.*

3.7 Existing Access

The subject lands are currently accessed from Range Road 285 via Heatherglenn's main entrance on the land south of the WH Canal. There is a bridge across the WH Canal that allows golf carts and small vehicles access to the northern 9 holes. Heatherglenn has an existing agreement in place with the Alberta department of environmental protection that allowed for the construction of the bridge and the continued and ongoing use of it. There is also a water pipe attached to the underside of the bridge used to convey irrigation water from the south course to the north course.

Range Road 285 is a two-lane rural cross section road that was upgraded in 2010 as part of the development of the Wesview Business Park. This rural cross-section road is located along the west boundary of the subject lands and it connects Glenmore Trail to the south and to 61st Ave SE, Piegan Trail SE, and Hwy 1A to the north.

3.8 Environmental Considerations

Westhoff Engineering Resources, Inc. conducted an Environmental Screening report for the subject lands in December of 2017. The report noted that the site was stripped and graded in 1997 as part of the development of the golf course. The report noted no wetlands currently exist on the site and that no rare plant species or rare ecological communities are anticipated given that the lands are maintained as a manicured golf course.

In summary the report made the following recommendation;

"The predicted impacts of the proposed development were determined with reference to the concept plan provided by Sedulous Engineering on November 2, 2017. Predicted environmental impacts include loss of soils, removal of planted vegetation, and potential for damage and disturbance of wildlife.

Mitigation measures are recommended to reduce or eliminate the potential negative impacts of Site redevelopment. These measures are erosion and sediment controls, weed management, environmental protection planning and timing construction to avoid damage or loss of individual wildlife."

Policy 3.8.1 *The Developer shall adhere to the mitigation measures recommended in the December 2017 Westhoff Engineering Resources, Inc. Environmental Screening report for the subject lands. At the time of stripping and grading, the Developer shall have a qualified professional prepare a Construction Management Plan and Erosion and Sediment Control Plan that describes how these mitigation measures will be implemented.*

Heatherglen Industrial Business Park

Conceptual Scheme



FIGURE 3: LAND FORM

3.9 Vegetation

This subject land currently consists of manicured golf turf and scattered deciduous and coniferous (poplar and spruce) trees that were planted as golf course features.

3.10 Existing Structures & Historical Resources

There are no existing structures on the subject lands. A Historical Resources Act Approval dated March 29, 2018 has been granted by Alberta Culture and Tourism to the HeatherGlen Land Company. The approval requires that a person who discovers any historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery.

Policy 3.10.1 *Should any historical resources be encountered during construction, Alberta Culture and Tourism shall be contacted immediately and the encounter shall be reported to the contacts identified in the ministry document "Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources".*

3.11 Existing Petroleum Facilities

Existing pipeline right of ways are illustrated on Figure 5. There are no Emergency Planning Zones established around sour gas facilities in the area and there are no petroleum facilities with an Emergency Planning Zone within 1.5 km of the site.

4 DEVELOPMENT CONCEPT

4.1 Limited Service Developments

Figure 4 below shows the locations and names of the limited service industrial business parks within the Phase 1 lands of the ASP. Emcor Business Park is a new development and it offers full services including the supply of water and sewer to each lot. The remaining existing industrial business parks have all been re-designated, subdivided, and are either built-out or nearing buildout. Therefore, there is a declining supply of limited service development parcels remaining in the ASP area.

4.2 Development Concept

Based on the Developer's intentions, the guidance set out in the ASP, market considerations and site characteristics, a conceptual layout for the 56.5 acre development has been prepared and is included below as Figure 5.

The vision for this development is that it will eventually house a variety of users. Market research has indicated a need for smaller parcels to allow for smaller scale industrial uses with associated commercial, institutional, and other business uses that are compatible with industrial use.

Heatherglen Industrial Business Park

Conceptual Scheme

**LEGEND**

- PRIVATE LANDS/ RANCH & FARM
- DIRECT CONTROL DISTRICT

- AGRICULTURAL HOLDING DISTRICT
- GENERAL BUSINESS DISTRICT/ I-IA
- HAMLET INDUSTRIAL DISTRICT

- PUBLIC SERVICES DISTRICT
- CROWN LAND
- CITY OF CALGARY CITY LIMITS

FIGURE 4: SITE CONTEXT ADJACENT INDUSTRIAL / COMMERCIAL / BUSINESS DEVELOPMENTS

Heatherglen Industrial Business Park

Conceptual Scheme

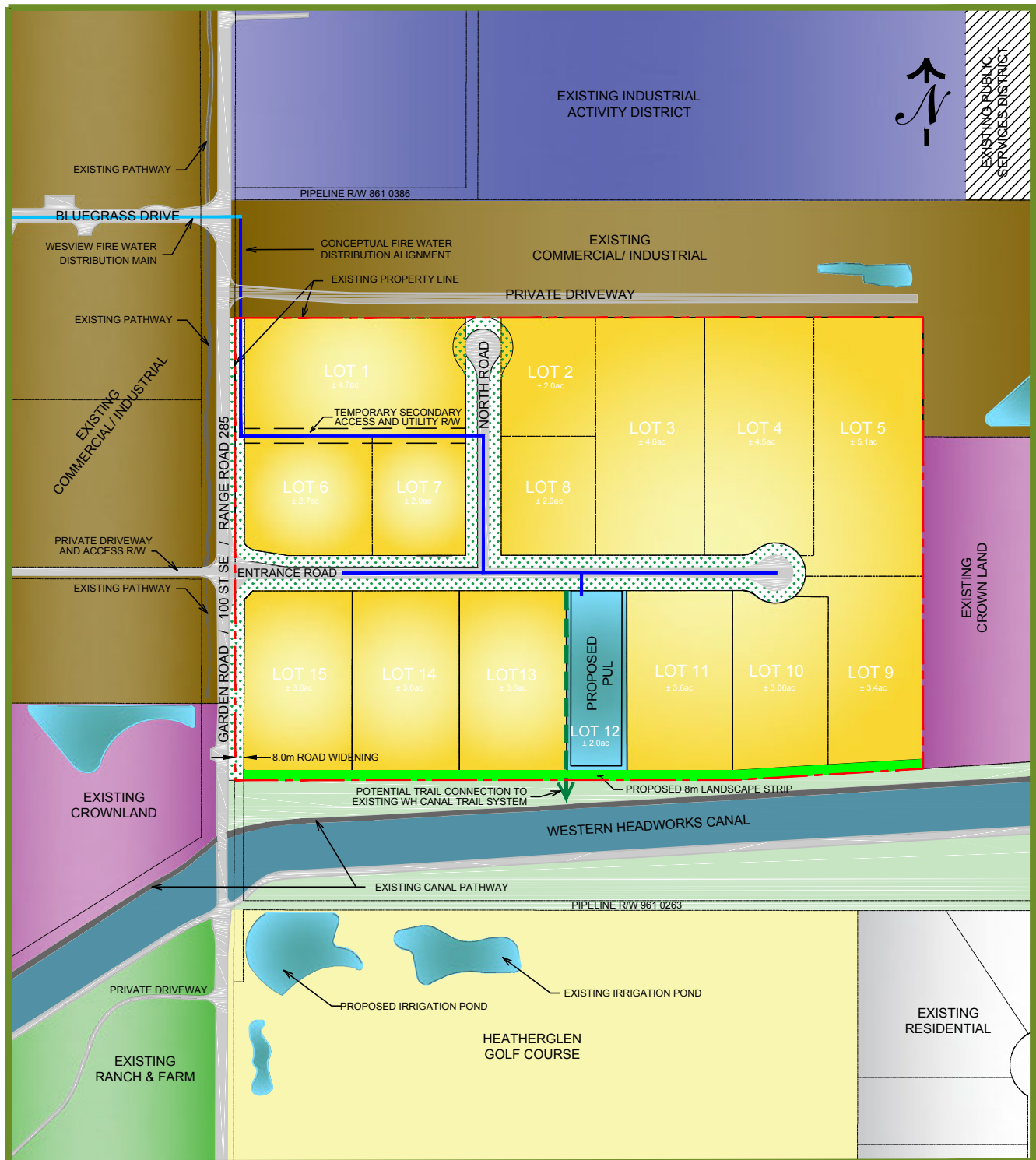


FIGURE 5: CONCEPTUAL SITE PLAN

4.3 Land Use

The ASP identifies the subject lands as Phase 1 “Industrial”. Section 10 of the ASP indicates that the Janet area is part of a Regional Business Centre in accordance with the County Plan. The ASP further notes that:

“The Janet area is identified in the County Plan (Map 1: Managing Growth), as a Regional Business Centre. The area will develop over time into an attractive location for more general industrial development catering to uses that do not require municipal-owned utility servicing. The development will benefit from its geographic location; in particular, its proximity to Stoney and Glenmore Trails. This area is expected to be especially attractive for small-to medium sized industries within the transportation, construction, and manufacturing sectors.

The industrial policies support the development of a Regional Business Centre that provides local and regional employment opportunities, increases the County’s business assessment base, and contributes to the long-term financial sustainability of the County.”

Section 10 of the ASP also contains appropriate business area land use policies. It identifies that the following broad land use sectors are areas of growth potential for Janet:

- *“transportation, warehousing and distribution / wholesale trade, particularly rail and trucking transportation and support industries, as well as logistics services such as freight or packaging / value-added services and distribution;*
- *professional, scientific and technical services, particularly engineering, consulting, and business services; and*
- *oil and gas servicing industries.”*

ASP policies 10.3 and 10.4 propose the following uses *“distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area” and “Commercial, institutional, and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area”.*

While Policy 10.9 (which specifically addresses the redevelopment of Heatherglen), states that *“A change from recreational use to industrial or commercial use on the lands currently occupied by the Heather Glen Golf Course will be supported subject to the policies of this Plan”.*

To accommodate the uses planned in the ASP, this Conceptual Scheme proposes to redesignate the subject site from Recreation Business District (B-4) to Direct Control District (DC). This is consistent with the surrounding industrial lands in Janet. As per the ASP, the DC Bylaw will be written to accommodate industrial, commercial and other business uses that are compatible with industrial uses.

According to the County’s Land Use Bylaw C-4841-97 (updated July 2017), Section 67, the purpose of the Direct Control District (DC) *“is to provide for developments that due to their unique*

characteristics, unusual site constraints or innovative ideas, require specific regulations unavailable in other land use districts.” The Land Use Bylaw also notes that DC districts are not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same land uses. In this case, to accommodate the uses proposed in the ASP for Janet (including both industrial and commercial uses) a DC Bylaw is required as there is no standard land use that provides for all of the uses proposed. The use of a DC bylaw is also consistent with the adjacent business parks on Garden Road in the Janet ASP area.

Policy 4.3.1 Developments shall be in accordance with the uses listed in the approved Direct Control District, which conforms with both the Land Use Bylaw and Janet ASP..

4.4 Subdivision Layout

The proposed subdivision layout illustrated in Figure 5 results in maximum efficiency and desired rectangular lots for industrial users. The layout results in 15 industrial lots ranging from ± 0.8 hectares (2 acres) to ± 2.2 hectares (5.50 acres) in size. Larger lots will also be permitted within the scope of this Conceptual Scheme if necessary to meet the needs of market demand. The precise number of lots and lot sizes will be determined by market demand at the subdivision stage. One Public Utility Lot (PUL) totalling ± 0.8 hectares (2 acres) is proposed to be utilized for storm water management and to provide a pathway connection to the existing pathway in the WH Canal lands to the south. The final size of the PUL lot will be determined at the subdivision stage. The estimated Conceptual Scheme land use statistics are summarized in **Table 1**.

Table 1 – Land Use Statistics

Land Use	Hectares +/-	Acres +/-	Percent
Industrial/Commercial	19.61	48.5	85.7
Public Utility Lots	0.81	2.0	3.5
Industrial Road Allowance	2.14	5.3	9.4
Road Widening	0.32	0.78	1.4
Total	22.9	56.5	100

*Areas are preliminary and are subject to confirmation at the subdivision stage

The Conceptual Scheme proposes to provide an internal road to provide access to the proposed lots as illustrated in Figure 5. The internal road will be dedicated as a public road and will be designed and constructed to meet the requirements of the County's Servicing Standards.

The Conceptual Scheme also allows for the dedication of an 8.0m strip of land along the easterly edge of the site for the widening of Range Road 285 in accordance with the County's Long-Range Transportation Network.

Policy 4.4.1 *The subdivision of the Conceptual Scheme area should proceed in general accordance with the parcel configuration and road alignments illustrated in Figure 5 and the requirements of the County Land Use Bylaw.*

Policy 4.4.2 *The minimum lot size for the industrial/business parcels shall be 0.8 hectares (2 acres)*

4.5 Open Space and Municipal Reserve

Pursuant to Section 666 of the Municipal Government Act, the Rocky View County Council as the Approving Authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide up to ten (10) percent of the parcel as:

- i) land for municipal reserve, school reserve or municipal and school reserve,
- ii) money in place of municipal reserve, school reserve or municipal and school reserve, or
- iii) a combination of land or money.

The ASP indicates that where development of private land does not allow for a component of the parks, trail, and pathway system shown in ASP Map 6, consideration should be given to providing park space, trails, pathways or amenities through the use of money in place of reserve land. The ASP's Map 6 illustrates that there are no required pathways within the Conceptual Scheme Area. However, it does illustrate there is an existing trail system in the WH Canal lands to the south. It also identifies a trail system on the west side of Range Road 285 (a portion of which has already been completed through the Wesview Industrial Park). The incomplete portion of this trail is located on Provincial crown land between the south limit of the Wesview Industrial Park and the existing pathway in the WH Canal. Completing this portion of pathway will require an access agreement with the Province and an agreement with Alta-Link as the alignment falls under their aerial facilities (i.e., within Transmission Line R/W 3209 JK). If the County can enter these agreements, at the future subdivision stage, the Developer will construct the pathway connection on the west side of Range Road 285 for the County (*to a standard equivalent with the existing pathway through Wesview*). The Concept Site Plan (Figure 5) also includes a trail connection within the proposed PUL to provide a connection from the proposed Business park to the existing pathway in the WH Canal to the south.

Given the nature of the proposed development, the need for open spaces providing recreation opportunities is not there, and therefore, the Conceptual Scheme proposes that the municipal reserve obligations be met by means of cash in lieu of reserve.

Policy 4.5.1 *Municipal Reserves for the Conceptual Scheme area shall be provided as cash in lieu of Reserves in accordance with the provisions of the Municipal Government Act.*

Policy 4.5.2 *A pathway connection shall be accommodated in the Conceptual Scheme as described below that provides a connection to the regional pathway that parallels the WH Canal.*

1. A 2.5m wide pathway shall be accommodated as part of the 4 m wide maintenance access road on the west side of the proposed stormwater management pond within the proposed Public Utility Lot.
2. At the future subdivision stage, as part of the Development Agreement, if the County is able to secure agreements with the Province and Alta-Link, the developer will construct the pathway connection on the west side of Range Road 285 from

it's current terminus on the south side of Wesview Industrial Park to the existing Pathway in the WH Canal.

Policy 4.5.3 *A Lot Owners Association shall be incorporated to manage and maintain the pathway system within the Heatherglen Industrial Business Park in accordance with the requirements of the County.*

5 TRANSPORTATION

5.1 Transportation Context

Access to the industrial and business lands north of Highway 560 (Glenmore Trail) is mainly provided from 84th Street SE and Range Road 285. Range Road 285 is identified as a network road in the County's transportation off-site levy bylaw. Range Road 285 is a 2-lane north-south rural cross section road. It connects to Highway 560 to the south and connects to 61st Avenue SE, Peigan Trail SE, and Highway 1A (17th Avenue SE) to the north. Highway 560, Peigan Trail SE, and 17th Avenue SE all have connection with the Province's Southeast Stoney Trail system. County policy attempts to ensure that development does not unnecessarily increase the number of access points onto their network roads.

The Janet ASP identifies Range Road 285 as having an ultimate 4-lane classification. In the County this typically requires a 36 m right-of-way. The County uses the off-site transportation levy to collect funds to pay for the cost of new or expanded roads required for or impacted by Subdivision and Development.¹ The levy collects funds to be put toward both road construction and land acquisition. For Range Road 285 to be constructed to its ultimate 4-lane classification in the future, land acquisition will be required on the east and west sides of Range Road 285. To help assist with protecting the ultimate classification of Range Road 285, the Developer will dedicate 8 m of road widening along the entire western boundary the conceptual scheme area as illustrated in Figure 5 above.

Policy 5.1.1 *Lots will not have direct access to Range Road 285.*

Policy 5.1.2 *Dedication of right-of-way for road widening purposes will be provided by the Developer as a condition of subdivision approval.*

5.2 Internal Industrial Roadways & Access

Other than having frontage onto Range Road 285, the subject lands are land locked to the north and east and have the WH Canal to the South. Therefore, to provide secondary access to the proposed development, a secondary access built to County standard is proposed as illustrated in Figure 5.

The site has been designed to efficiently accommodate industrial traffic including large tractor-trailer vehicles and fire apparatus. The internal roadway system will be dedicated as a public

¹ Rocky View County Bylaw C-7356-2017 "Transportation Off-Site Levy Bylaw".

roadway with the appropriate right-of-way and will be designed in accordance with the Rocky View Servicing Standards. A typical road section is illustrated in the Figure 7 below. All driveway approaches will be the responsibility of each individual purchaser of the lots and will be deferred to the development permit stage.

Policy 5.2.1 *All driveway approaches shall be deferred to the Development Permit stage.*

Policy 5.2.2 *The internal access roads should generally follow the conceptual layout shown in Figure 5 and shall be dedicated as public road right-of-way as a condition of subdivision approval.*

Policy 5.2.3 *The subdivision plan shall include Industrial / Commercial roadway standards in accordance with the County Servicing Standards.*

5.3 Transportation Impact Assessment

A transportation impact assessment (TIA) was prepared in support of the proposed Conceptual Scheme by Bunt & Associates. The main objectives of this transportation assessment, was to assess expected site generated traffic volumes for the proposed business park based on anticipated traffic distributions. This included an analysis of Range Road 285 and its intersections with 61st Avenue SE, Bluegrass Drive SE, and the proposed site access. Based on this analysis, the TIA identified the transportation improvements required to support the proposed development. Of note, the TIA did not analyse the intersection of Range Road 285 and Highway 560. This is due to the fact that the intersection is already being studied as part of a Functional Planning Study ("FPS") the County is engaged in with the City of Calgary and Alberta Transportation. The FPS will identify the final improvements required for the interchange and it will also include analysis related to interim at-grade improvements. Once the FPS has been finalized and adopted by County Council, an updated TIA will be required to review if the trips from the Heatherglen Business Park can be accommodated by the interim and ultimate improvements recommended in the FPS. This updated TIA will be a condition of future subdivision.

With regards to Range Road 285, the proposed site intersection, and the intersections north of the site, the TIA notes that for background conditions (i.e., traffic conditions regardless of the redevelopment of the North Heatherglen lands):

- All study intersections are expected to operate within acceptable capacity parameters under existing traffic conditions.
- All study intersections are expected to operate within acceptable capacity parameters at the 2020 background horizon.
- The intersection of Bluegrass Drive & Range Road 285 is expected to operate at capacity by the 2035 horizon due to background traffic (i.e., in its ultimate 4-lane configuration). As a result, signalization of the intersection is required at this intersection for the 2035 horizon. With the introduction of signalization, the intersection of Bluegrass Drive and Range Road 285 is expected to operate within capacity parameters at the 2035 background horizon.

- The background road link analysis suggests that twinning of Range Road 285 is expected to be required by the 2035 horizon due to background traffic. This conclusion aligns with the future treatment of Range Road 285 identified within the Janet ASP.
- With the increase of vehicle activity along Range Road 285 due to the new and proposed developments in Janet lands, the operation of the existing bridge crossing the irrigation canal south of the proposed development was considered. The bridge has an existing pavement width of 7.5m which accommodates the existing 2-lane cross-section of Range Road 285. The existing bridge can also accommodate the scenario of 2 standard sized (2.6m wide) trucks passing each other while traveling opposite directions over the bridge. Considering this, no bridge operation issues are expected to arise during the time that Range Road 285 remains a 2-lane roadway. However, when Range Road 285 is twinned in the future to accommodate the ultimate 4-lane roadway, the existing bridge will not be wide enough to accommodate 4-lanes and will therefore require improvements at that time to match the future 4-lane cross-section of Range Road 285.

Regarding proposed conditions, the TIA notes (i.e., including the proposed redevelopment of the North Heatherglen lands):

- Signalization of the site access intersection is recommended for the 2020 post development scenario. With this improvement, the site access intersection is expected to operate within capacity parameters in the 2020 post development scenario (with the inclusion of a traffic signal). All other study intersections are expected to operate within acceptable capacity parameters at the 2020 post development horizon.
- With the inclusion of the upgrades required for the above noted background conditions, all study intersections are expected to operate within acceptable capacity parameters in the 2035 post development scenario.
- The background road link analysis confirmed that twinning of Garden Road should be considered by the 2035 horizon due to background traffic. The post development road link analysis outlined in the above table indicates that no further roadway improvements beyond twinning should be warranted due to the addition of the proposed site traffic.

A copy of the traffic impact assessment has been submitted to the County under separate cover.

Policy 5.3.1 *The Developer shall provide an updated Traffic Impact Assessment at the subdivision stage.*

Policy 5.3.2 *The proposed site intersection with Range Road 285 shall include a traffic signal at the developer's cost as a condition of subdivision.*

6 LIMITED SERVICING

This Conceptual Scheme proposes a subdivision design and development concept based on limited servicing in accordance with the Janet ASP. County direction in the ASP policies identify that limited servicing has been the servicing strategy, and that the Janet area will continue to be a limited service industrial area, accommodating industrial, commercial, recreational, and country residential uses.

Policy 6.0.1 *The Heatherglen Industrial Business park will develop through the provision of limited services in accordance with the policies of the Janet ASP.*

6.1 Stormwater Management

A Storm Water Management Plan (SWMP) prepared by Westhoff Engineering Resources, Inc., for the proposed Heatherglen Industrial Business park. The report has been submitted to Rocky View County under separate cover. The purpose of SWMP is to show how storm water runoff from the proposed development will be managed through the use of a communal stormwater management system that will integrated into the south 18-hole golf course's irrigation system.

The storm water management study by Westhoff Engineering Resources, Inc., recognizes that the ultimate regional solution (i.e., the Co-operative Stormwater Management Initiative "CSMI") is yet to be put into place and that there are no definitive timelines indicating when actual infrastructure will be available for use in Janet. Therefore, the proposed storm water management plan recognized that a portion of the existing Heatherglen Golf Course will be redeveloped into an industrial park and will become a development with individual lots and a single storm pond (in the area north of the WH Canal). The stormwater management system for the Heatherglen Industrial Business Park is proposed to be based on an overland drainage conveyance system (roadside ditches) and a dual function pond. That is, the north pond will serve to attenuate peak flows, contain sufficient storage for fire flow, and have a pump system to discharge captured runoff to a new pond to be located on the remaining golf course lands south of the WH Canal. The new pond south of the WH Canal will be connected with an existing irrigation pond which has an existing diversion system to draw water from the canal. Together, they will satisfy the irrigation demand of the existing golf course.

The analysis of runoff, sizing of ponds, and pump rates is based on the application of two computerized stormwater modelling systems. The first modelling system was used to size the pond within the industrial park and for which a sensitivity analysis was undertaken to optimize the size and pumping rate. Secondly, the pond on the existing golf course is optimized in terms of its location being in the north west of the south golf course. The second modelling system was used to optimize storage/irrigation systems operation and performance with supply from runoff and diversion from the WH Canal for irrigation of the remaining south golf course. The results of this continuous simulation approach determined the frequency of inundation of the golf course. The analyses by the models show that the ponds harmonized with the irrigation demand and supplemental water from the WH Canal are capable to provide the standard protection for the 1:100 year runoff event for the proposed industrial park. The Best Management Practice approach includes an optimized system at the existing golf course by expanding the existing irrigation storage capacity. The infrequent inundation of the existing golf course is acceptable by Heatherglen Golf Course and it is understood that the associated areas will require the registration of a drainage easement.

Due to the nature of integration between the north industrial area's stormwater management system and the south golf course irrigation system, it is proposed that the Heatherglen Golf Course will form a franchised utility. The franchised utility company will be responsible for the operation of the stormwater management system in both the north industrial area and south golf course area. Given the additional integration of the fire storage and pumping system (which would be in the same pump house as the stormwater pumping system) the franchised utility would also be responsible for the

fire suppression system. The franchised utility will charge a fee to the lands being serviced by the infrastructure in accordance with the terms of a franchise utility agreement with Rocky View County.

Policy 6.1.1 *The County shall require a detailed Stormwater Management Plan at the subdivision stage.*

Policy 6.1.2 *The storm water management system within the Plan area shall be in general accordance with the SWMP supporting the Conceptual Scheme and as prepared by Westhoff Engineering Resources Inc. However, the precise configuration of the stormwater management infrastructure (including the Public Utility Lot) will be determined at the subdivision stage based on the recommendations of a detailed Stormwater Management plan prepared to the satisfaction of the County.*

Policy 6.1.3 *The detailed SWMP shall show the design, function and operation of overland drainage system components, pumping system components, fire suppression pumping details, emergency spillway, and will stipulate minimum elevations for first opening to buildings to mitigate potential damage due to flooding to the satisfaction of the County.*

Policy 6.1.4 *A franchised utility shall be incorporated to manage and maintain the stormwater management infrastructure, which includes the Public Utility Lot, the fire suppression system and the conveyance system in accordance with the requirements of the County.*

Policy 6.1.5 *A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of stormwater and fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities, and associated infrastructure, and c) Franchise Agreement and franchised utility provider information; d) Transition and transfer of stormwater approvals/registrations.*

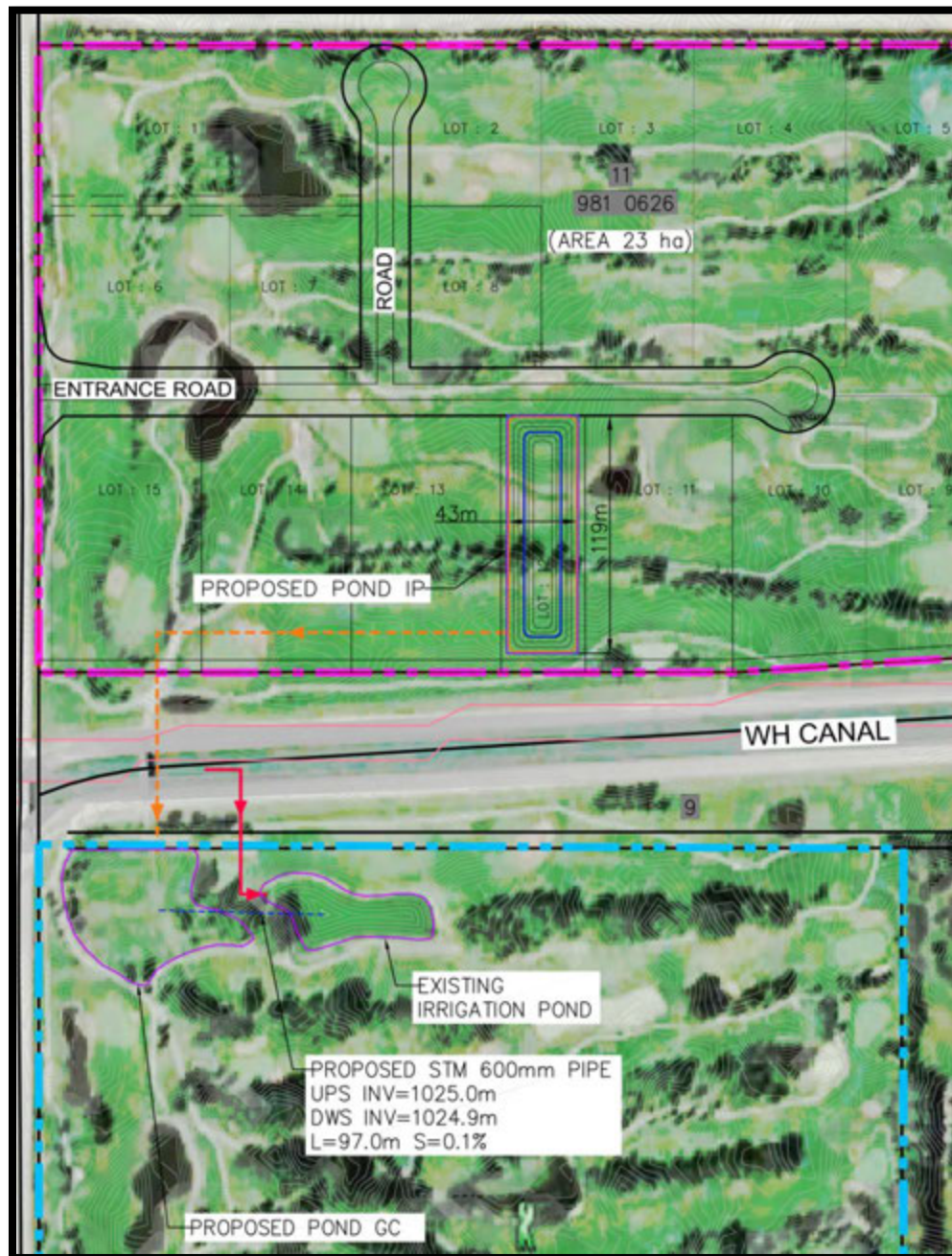
Policy 6.1.6 *An access agreement and right of way in the name of Rocky View County shall be registered on the title of the remaining golf course lands for the purposes of remedying any breach by the franchised utility in the construction, operation or maintenance of the stormwater and fire suppression system.*

6.2 Wastewater

Wastewater will be contained on individual lots and transported off-site for disposal. The Alberta Health Services also notes that private sewage disposal systems (including pump-out tanks) must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice.

Policy 6.2.1 *In accordance with the ASP, development in the Plan area shall be serviced by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.*

Figure 6 – STORMWATER MANAGEMENT CONCEPT PLAN



NOTES:
SUBDIVISION PLAN PROVIDED BY SEDULOUS .

LEGEND:

- PROPOSED INDUSTRIAL PARK
- SOUTH GOLF COURSE
- POND IP RELEASE BY PUMP
- WATER INTAKE FROM WH CANAL
- EXISTING CONTOUR @ 0.1 INTERVAL

Client: SCOTT ATKINSON			
Project: HEATHERGLEN INDUSTRIAL PARK			
Title: STORMWATER MANAGEMENT STORMWATER MANAGEMENT PLAN			
Date: 15-02-2018	Project No: WER117-68	Scale:	Drawing No: FIG02
Consultant: Westhoff Engineering Resources, Inc. Land & Water Resources Management Consultants			

6.3 Water Supply

Water will be trucked into the plan area and stored in cisterns on individual lots. Alberta Health Services (AHS) references the Alberta Public Health Act specifies that: The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern a. is maintained in a clean and sanitary condition, and b. is not used for any other purpose (AR 243/2003s14).

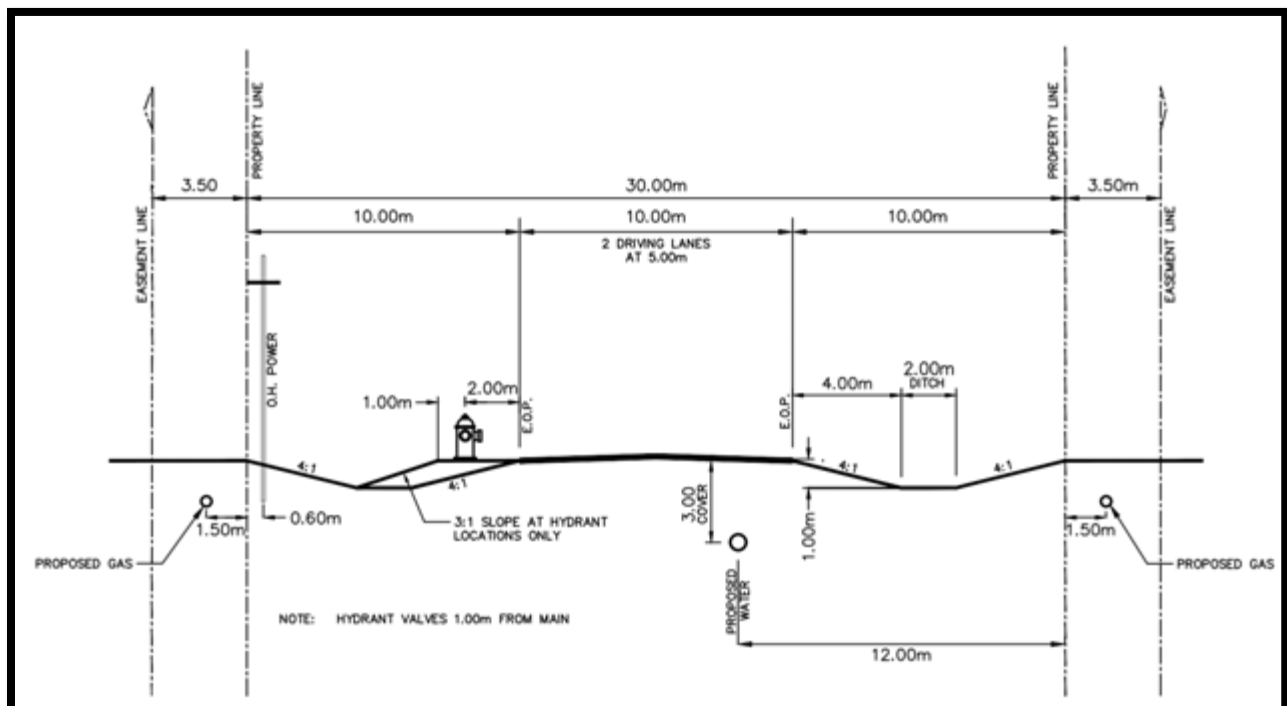
Policy 6.3.1 *In accordance with the ASP, development in the Plan area shall be serviced by water cisterns or alternative systems consistent with County policy and Provincial regulation. Water wells located on individual subdivision lots will not be supported.*

6.4 Shallow Utilities

Electrical, telephone and natural gas utilities will be extended into the plan area. Electrical and telephone servicing will be provided via overhead joint utility poles. The alignments of the utilities are conceptually illustrated on **Figure 7**.

Policy 6.4.1 *Electrical, telephone and natural gas utilities shall be provided within the plan to all lots at the sole expense of the Developer and to the satisfaction of the utility providers and the County.*

Figure 7 – TYPICAL ROAD SECTION



6.5 Site Grading

Proposed road grades and drainage will take into consideration the existing topography to attempt to minimize grading requirements over the plan area.

Policy 6.5.1 *Prior to stripping and grading of the land a grading plan and an erosion and sediment control (ESC) report and plan shall be submitted to the satisfaction of the County.*

Policy 6.5.2 *The County may issue a Stripping and Grading Permit provided the following conditions have been met:*

- i. A grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County.*
- ii. The Owner shall furnish securities in an amount satisfactory to the County.*
- iii. No topsoil shall be removed from the plan area without prior approval by the County.*
- iv. A storm water management plan that is satisfactory to the County.*

7 COMMUNITY INFRASTRUCTURE

7.1 Protective Services

Police services are expected to be provided by the Royal Canadian Mounted Police and supported by the Rocky View County Community Peace Officers. The plan area will be serviced by 911 Emergency Service. Crime prevention through environmental design features such as lighting design will be implemented at the Development Permit stage.

7.2 Fire Services & Fire Suppression System

Fire services in Janet area, as per the ASP are from existing County emergency service facilities and where appropriate, by contract from adjacent municipalities. The Conceptual Scheme is proposing to provide a pressurized fire water distribution and hydrant system.

Similar to the other industrial parks in Janet, the Heatherglen fire suppression system will be linked with the storm water management system creating the ability to use water stored in the stormwater pond for firefighting. Fire hydrants will be installed as part of a pressurized fire water distribution system that will be connected via a pumphouse to the stormwater pond. The hydrants and fire water mains will be designed and built in accordance with County's Servicing Standards. The fire water mains in the road will provide an opportunity for individual lots to tie-in at the Development Permit stage. Roads will be designed to provide safe and efficient access for emergency service vehicles (including a secondary emergency access onto Range Road 285). Water mains and hydrants will be located within the road right-of-way in general accordance with the horizontal alignments illustrated in Figure 7.

The ASP suggests that Conceptual Schemes should consider opportunities and locations that allow for shared infrastructure between local plan areas. As part of the Wesview Industrial Park fire water distribution system, a 300mm future connection stub was placed on the east side of Range Road 285

at the intersection with Bluegrass Drive. The Wesview fire water distribution system is also connected at its west end to the fire water distribution system in the Boychuk Industrial Park.

As per the guidance in the ASP, it is proposed that a connection from the Heatherglen fire water distribution system be made through Range Road 285 to the existing stub east of Wesview. Similar to the connection between the Wesview and Boychuk systems, the connection between the two systems should be valve controlled whereby the valve would normally be closed. This allows the systems to operate independently (as they have been designed) but it would allow the valve to be opened to interconnect the systems should one of the systems be malfunctioning or be under maintenance.

Firefighting and related building requirements for the individual lots will be determined at the Development Permit stage in accordance with the Alberta Building Code and the County's Fire Hydrant Suppression Bylaw.

Policy 7.2.1 *All fire hydrants and fire water mains shall be designed and constructed at the subdivision stage a part of a Development Agreement process in conformance with the County's Servicing Standards and as approved by the County's Fire Chief.*

Policy 7.2.2 *The fire water distribution suppression system may provide for a connection to the fire water distribution system in the Wesview Industrial Park.*

Policy 7.2.3 *All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and they shall be in compliance with the Alberta Building Code.*

Policy 7.2.4 *Individual services to the lots will be constructed at the Development Permit stage if a service is required for the individual lot's proposed use.*

Policy 7.2.5 *A franchised utility shall be incorporated to manage and maintain the fire suppression system in accordance with the requirements of the County.*

Policy 7.2.6 *A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of the fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities, infrastructure, and associated lands; c) Franchise Agreement and franchised utility provider information.*

7.3 Emergency Medical Service Response (EMS)

The Plan area will be serviced by 911 Emergency Services with an emergency locator system set up for each individual property. EMS response is expected from EMS Stations situated in the City of Calgary.

7.4 Emergency Response Plan

Given the business industrial nature of anticipated development, the preparation and implementation of an Emergency Response Plan is an important consideration to ensure an appropriate strategy is followed in the event of an emergency.

Policy 7.4.1 *An Emergency Response Plan shall be submitted by the Developer to the satisfaction of the County at subdivision stage.*

Policy 7.4.2 *Individual Emergency Response and Evacuation Plans shall be submitted for individual lots, as applicable, to the satisfaction of the County at the Development Permit stage.*

8 PHASING

The Heatherglen Industrial Business Park Conceptual Scheme area only includes north Heatherglen lands as described above and as illustrated in Figure 3. As per the ASP, the south Heatherglen lands are part of the Janet area's Long Term Development phase. In that regard, the long-term development of the south Heatherglen lands will be addressed in accordance with the policies of the ASP.

Policy 8.0.1 *The proposed north Heatherglen lands will be developed as a single phase.*

9 PUBLIC CONSULTATION

Public consultation for the proposed development will be held during the development of the Conceptual Scheme. A minimum of one public open houses will be held during the planning process, depending on the feedback and need for additional consultation, a second public open house will be held. The public open house is intended to collect input from all directly and indirectly affected landowners within and adjacent to the Conceptual Scheme Plan area. The first public open house will take place once the internal Municipal review of the draft Conceptual Scheme has been completed. Timing and necessity for the second open house will be determined following the first open house has concluded.

10 PLAN IMPLEMENTATION

This Conceptual Scheme puts forward policies and objectives for the development of an industrial business park on lands legally described as a Block 11 Plan 9810626 in the NW 29-23-28 W4M. The Heatherglen Industrial Business Park, will provide a high-quality development that is consistent with the Janet ASP and meets the existing and future needs of the local community and regional industrial and business markets.

Redesignation and subdivision of the Conceptual Scheme plan area shall be guided by the policies and objectives set out within this document, and implemented through a redesignation and subdivision approval process by the County.

Policy 10.0.1 *Redesignation, subdivision and development of lands within the Conceptual Scheme planning area shall be guided by the policies contained herein and implemented through the Land Use Bylaw, conditions of Subdivision Approval and the conditions of the Development Permits for the individual lots.*

10.1 Public Utility Lot

The north stormwater pond will be located within a Public Utility Lot and will be properly managed as per the approved Stormwater Management Plan.

Policy 10.1.1 *The exact location, size, and location of the Public Utility Lot shall be determined at the subdivision stage when the detailed engineering drawings are completed.*

10.2 Construction Management Plan

The County's Servicing Standards and the Westhoff Engineering Resources, Inc Environmental Screening report should both be referenced when the construction management plan is prepared. The construction management plan should also address weed management. The intention of weed management is to prevent the spread of noxious and restricted weeds pre-development, post-development and throughout all phases of site construction.

Policy 10.2.1 *The Developer shall submit a Construction Management Plan at the subdivision stage to address any construction issues, such as noise and construction access to the Plan area.*

Policy 10.2.2 *The Construction Management Plan shall address weed management in accordance with County requirements that provides a plan to control, impede and remove weed growth during construction and grading.*

10.3 Commercial, Office and Industrial Design Guidelines

Development standards and architectural guidelines will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses. Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" will be prepared at the subdivision stage. These controls, as per the above noted County Policy, will need to address site layout, site essentials, and building design. The development standards and architectural guidelines will review the appropriateness and feasibility of green building techniques and energy efficient building design.

Policy 10.3.1 *Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" shall be detailed and registered on title at the subdivision Stage by the Developer.*

Policy 10.3.2 *Architectural Controls should be implemented at the Development Permit stage.*

10.4 Performance Standards

The performance standards described below are intended to provide benchmarks for the management of potential nuisances that may result from industrial development within the plan area. The County will ensure that future subdivision and development applications within the plan area meet or exceed the performance standards determined by this Conceptual Scheme.

10.4.1 Odorous Matter

No use or operation on sites in the plan area shall cause or create the emission of odorous matter or vapour beyond the building or site that contains the use or operation in accordance with Alberta Environment guidelines.

10.4.2 Toxic Matter

No use or operation on sites in the plan area shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage, clean-up, and disposal of any toxic or hazardous materials or waste shall be in accordance with Alberta Environment guidelines, as

well as a Chemical Management Plan and/or Emergency Management and Response Plan required by the County Land Use Bylaw.

10.4.3 Solid Waste Management

Construction debris during construction of the subdivision will be management in accordance with a construction management plan. All garbage and waste material accumulated on the individual lots once they are developed shall be stored in weatherproof and animal-proof containers and kept either within buildings or at the rear or side of buildings. All containers shall be screened from view by all adjacent properties and public thoroughfares.

The City of Calgary East Calgary Landfill is the nearest landfill. The County's Solid Waste & Recycling services website shows information on County Garbage & Recycling Centres and Special Collection Programs.

The Developer, individual lot owners, and/or a Lot Owner's Association will contract solid waste management as required by development within the Conceptual Scheme area to a qualified waste management service provider. The Developer will consider the management and disposal of solid waste generated through all stages of construction including up to building occupancy.

Policy 10.4.3.1 *A Solid Waste Management Plan shall be provided by the Developer at the at the subdivision stage in accordance with the County Solid Waste Master Plan it shall identify how the Developer will manage solid waste during construction and how the responsibility of solid waste will be transferred to the individual lot owner's and/or a Lot Owner's Association via the development's architectural controls.*

Policy 10.4.3.2 *A qualified waste management provider, to be contracted by the individual lot owners, and/or a Lot Owner's Association will provide solid waste management services within the plan area.*

10.4.4 Fire and Explosion Hazards

Any use or operation which stores, manufactures or utilizes materials or products which may be hazardous due to their corrosive, poisonous, flammable, reactive or explosive nature shall comply with provincial fire codes and the requirements of the Rocky View County Fire Services. Fire protection measures, such as fire hydrants, shall also be provided to the satisfaction of the Rocky View Fire Chief and addressed in each individual development permit application.

10.5 Development Guidelines

The Development Guidelines described below are intended to provide procedures for the development of uses within the plan area. The County will ensure that future developments meet or exceed the development guidelines established by this Conceptual Scheme.

10.5.1 Access, Parking and Loading

Entrances shall be designed to accommodate the turning movement of tractor-trailers and shall be positioned to allow for safe and adequate site distances. Parking and loading facilities shall be in accordance with the applicable requirements of the County Land Use Bylaw. Loading and

vehicle servicing areas shall be integrated into the site and building architecture. Parking areas for employees and visitors shall be provided for in clearly defined areas.

10.5.2 Signage

The size and placement of all signage shall be considered an integral part of site development and complement the overall character of the development. Unnecessary and unsightly signage that overpowers both individual buildings and their surroundings shall not be permitted. Signs shall be built of durable permanent quality materials.

10.5.3 Lighting

The County supports a night friendly lighting policy. All outdoor lighting shall be located, oriented and shielded to prevent light from being directed at adjoining properties, skyward, interfering with the use and enjoyment of neighbouring lands or disrupting the effectiveness of any traffic control devices. Similarly, all uses shall demonstrate adequate lighting that meets the provisions of an approved Crime Prevention Through Environmental Design (CPTED) strategy submitted as part of a development permit application.

10.5.4 Outside Storage

All outside storage shall be screened from neighbouring sites and public streets with appropriate berming, vegetation, and/or fencing. Outside storage shall not be located within any required setback.

10.5.5 Outside Display Areas

Outside display areas shall be permitted provided they are not located within a required front, rear or side yard setbacks and are limited to merchandise related to industrial uses on-site.

10.5.6 Fencing

On-site fencing is permitted when it is being used to provide visual screening to the WH Canal Pathway, to provide security, or to provide screening outside storage areas, garbage enclosures or pieces of equipment.

10.5.7 Landscaping

At the subdivision stage the Developer shall provide Landscaping Plan for the proposed PUL and the south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands. The south interface should include a landscaped buffer in the rear yard setback area, the buffer should include coniferous tree plantings and should be protected with an 8.0 m wide easement.

In addition, landscape plans for each individual lot shall be submitted at the Development Permit stage. Individual landscape plans will identify the location and extent of landscaped areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas. Individual landscape plans should also consider the following:

- The site area shall be landscaped in accordance with the Land Use Bylaw

- Tree species and other foliage shall be appropriate for dry prairie conditions. Natural prairie grass landscaping is preferred over high water consumptive non-native grass species. Where non-native grasses are used, low water species shall be required. All plant species shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.

Policy 10.5.7.1 *As a condition of subdivision, a landscaping plan shall be prepared to the satisfaction of the County. This plan must illustrate the treatment on the proposed PUL and south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands.*

Policy 10.5.7.2 *A landscape easement shall be provided to allow for the protection of landscaping area on the south interface. The landscape easement will be in the rear yard and / or side setback area and may count toward the minimum 10% landscaping required in the Land Use Bylaw for applicable individual lots.*

10.5.8 Residential Interface

There are no residential lands immediately adjacent to the subject lands. However, to the south, across the WH Canal, lies Prairie Schooner Estates. As noted above, at the subdivision stage a Landscape Plan will be provided by the Developer to address south interface the area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands.

11 LIST OF SUPPORTING TECHNICAL STUDIES

“Environmental Screening Report for the Heatherglen Golf Course”, Westhoff Engineering Resources, Inc., December 7, 2017.

“Geotechnical Investigation Heatherglen Redevelopment NW 29-23-28-W4M, Rocky View County, Alberta”, LonePine Geotechnical Ltd, January 29, 2018.

“Stormwater Management Plan for the Heatherglen Industrial Park, Westhoff Engineering Resources, Inc., August, 2018.

“HeatherGlen Business Park Traffic Impact Assessment” Bunt & Associates Engineering (Alberta) Ltd, August 2018.

12 PLAN SUMMARY

The Conceptual Scheme complies with the intent and policies of the County Plan, the Intermunicipal Development Plan and the Janet ASP, fits within the overall context of the area and does not unduly compromise the development of adjacent lands.

The following is a summary of policies that are contained in the Conceptual Scheme:

Policy 1.1.1 *The policies of this Conceptual Scheme shall apply to all lands within the Conceptual Scheme plan boundary as shown in bound in red on Figure 3.*

Policy 3.6.1 *For the individual lots, site specific geotechnical investigation should be provided at the Development Permit stage.*

Policy 3.8.1 *The Developer shall adhere to the mitigation measures recommended in the December 2017 Westhoff Engineering Resources, Inc. Environmental Screening report for the subject lands. At the time of stripping and grading, the Developer shall have a qualified professional prepare a Construction Management Plan and Erosion and Sediment Control Plan that describes how these mitigation measures will be implemented.*

Policy 3.10.1 *Should any historical resources be encountered during construction, Alberta Culture and Tourism shall be contacted immediately.*

Policy 4.3.1 *Developments shall be in accordance with the uses listed in the approved Direct Control District, which conforms with both the Land Use Bylaw and Janet ASP.*

Policy 4.4.1 *The subdivision of the Conceptual Scheme area should proceed in general accordance with the parcel configuration and road alignments illustrated in Figure 5 and the requirements of the County Land Use Bylaw.*

Policy 4.4.2 *The minimum lot size for the industrial/business parcels shall be 0.8 hectares (2 acres)*

Policy 4.5.1 *Municipal Reserves for the Conceptual Scheme area shall be provided as cash in lieu of Reserves in accordance with the provisions of the Municipal Government Act.*

Policy 4.5.2 *A pathway connection shall be accommodated in the Conceptual Scheme as described below that provides a connection to the regional pathway that parallels the WH Canal.*

1. *A 2.5m wide pathway shall be accommodated as part of the 4 m wide maintenance access road on the west side of the proposed stormwater management pond within the proposed Public Utility Lot.*
2. *At the future subdivision stage, as part of the Development Agreement, if the County is able to secure agreements with the Province and Alta-Link, the developer will construct the pathway connection on the west side of Range Road 285 from it's current terminus on the south side of Wesview Industrial Park to the existing Pathway in the WH Canal.*

Policy 4.5.3 A Lot Owners Association shall be incorporated to manage and maintain the pathway system within the Heatherglen Industrial Business Park in accordance with the requirements of the County.

Policy 5.1.1 Lots will not have direct access to Range Road 285.

Policy 5.1.2 Dedication of right-of-way for road widening purposes will be provided by the Developer as a condition of subdivision approval.

Policy 5.2.1 All driveway approaches shall be deferred to the Development Permit stage.

Policy 5.2.2 The internal access roads should generally follow the conceptual layout shown in Figure 5 and shall be dedicated as public road right-of-way as a condition of subdivision approval.

Policy 5.2.3 The subdivision plan shall include Industrial / Commercial roadway standards in accordance with the County Servicing Standards.

Policy 5.3.1 The Developer shall provide an updated Traffic Impact Assessment at the subdivision stage.

Policy 5.3.2 The proposed site intersection with Range Road 285 shall include a traffic signal at the developer's cost as a condition of subdivision.

Policy 6.0.1 The Heatherglen Industrial Business park will develop through the provision of limited services in accordance with the policies of the Janet ASP.

Policy 6.1.1 The County shall require a detailed Stormwater Management Plan at the subdivision stage.

Policy 6.1.2 The storm water management system within the Plan area shall be in general accordance with the SWMP supporting the Conceptual Scheme and as prepared by Westhoff Engineering Resources Inc. However, the precise configuration of the stormwater management infrastructure (including the Public Utility Lot) will be determined at the subdivision stage based on the recommendations of a detailed Stormwater Management plan prepared to the satisfaction of the County.

Policy 6.1.3 The detailed SWMP shall show the design, function and operation of overland drainage system components, pumping system components, fire suppression pumping details, emergency spillway, and will stipulate minimum elevations for first opening to buildings to mitigate potential damage due to flooding to the satisfaction of the County.

Policy 6.1.4 A franchised utility shall be incorporated to manage and maintain the stormwater management infrastructure, which includes the Public Utility Lot, the fire suppression system and the conveyance system in accordance with the requirements of the County.

Policy 6.1.5 A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of stormwater and fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities,

and associated infrastructure, and c) Franchise Agreement and franchised utility provider information; d) Transition and transfer of stormwater approvals/registrations.

Policy 6.1.6 An access agreement and right of way in the name of Rocky View County shall be registered on the title of the remaining golf course lands for the purposes of remedying any breach by the franchised utility in the construction, operation or maintenance of the stormwater and fire suppression system.

Policy 6.2.1 In accordance with the ASP, development in the Plan area shall be serviced by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

Policy 6.3.1 In accordance with the ASP, development in the Plan area shall be serviced by water cisterns or alternative systems consistent with County policy and Provincial Regulation. Water wells located on individual subdivision lots will not be supported.

Policy 6.4.1 Electrical, telephone and natural gas utilities shall be provided within the plan to all lots at the sole expense of the Developer and to the satisfaction of the utility providers and the County.

Policy 6.5.1 Prior to stripping and grading of the land a grading plan and an erosion and sediment control (ESC) report and plan shall be submitted to the satisfaction of the County.

Policy 6.5.2 The County may issue a Stripping and Grading Permit provided the following conditions have been met:

- i. A grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County.
- ii. The Owner shall furnish securities in an amount satisfactory to the County.
- iii. No topsoil shall be removed from the plan area without prior approval by the County.
- iv. A storm water management plan that is satisfactory to the County.

Policy 7.2.1 All fire hydrants and fire water mains shall be designed and constructed at the subdivision stage a part of a Development Agreement process in conformance with the County's Servicing Standards and as approved by the County's Fire Chief.

Policy 7.2.2 The fire water distribution suppression system may provide for a connection to the fire water distribution system in the Wesview Industrial Park.

Policy 7.2.3 All industrial and commercial buildings should provide fire suppression systems, as appropriate at the Development Permit stage, and they shall be in compliance with the Alberta Building Code.

Policy 7.2.4 Individual services to the lots will be constructed at the Development Permit stage if a service is required for the individual lot's proposed use.

Policy 7.2.5 A franchised utility shall be incorporated to manage and maintain the fire suppression system in accordance with the requirements of the County.

Policy 7.2.6 A Site Servicing Franchise Agreement shall be entered into that reflects the operational details of the fire suppressing servicing infrastructure. This Agreement shall include provisions related to: a) Ownership of the facilities; b) Turnover strategy for facilities, infrastructure, and associated lands; c) Franchise Agreement and franchised utility provider information.

Policy 7.4.1 An Emergency Response Plan shall be submitted by the Developer to the satisfaction of the County at subdivision stage.

Policy 7.4.2 Individual Emergency Response and Evacuation Plans shall be submitted for individual lots, as applicable, to the satisfaction of the County at the Development Permit stage.

Policy 8.0.1 The proposed north Heatherglen lands will be developed as a single phase.

Policy 10.0.1 Redesignation, subdivision and development of lands within the Conceptual Scheme planning area shall be guided by the policies contained herein and implemented through the Land Use Bylaw, conditions of Subdivision Approval and the conditions of the Development Permits for the individual lots.

Policy 10.1.1 The exact location, size, and location of the Public Utility Lot shall be determined at the subdivision stage when the detailed engineering drawings are completed.

Policy 10.2.1 The Developer shall submit a Construction Management Plan at the subdivision stage to address any construction issues, such as noise and construction access to the Plan area.

Policy 10.2.2 The Construction Management Plan shall address weed management in accordance with County requirements that provides a plan to control, impede and remove weed growth during construction and grading.

Policy 10.3.1 Architectural Controls and Restrictive Covenants, reflecting the County's "Commercial, Office and Industrial Design Guidelines" shall be detailed and registered on title at the subdivision Stage by the Developer.

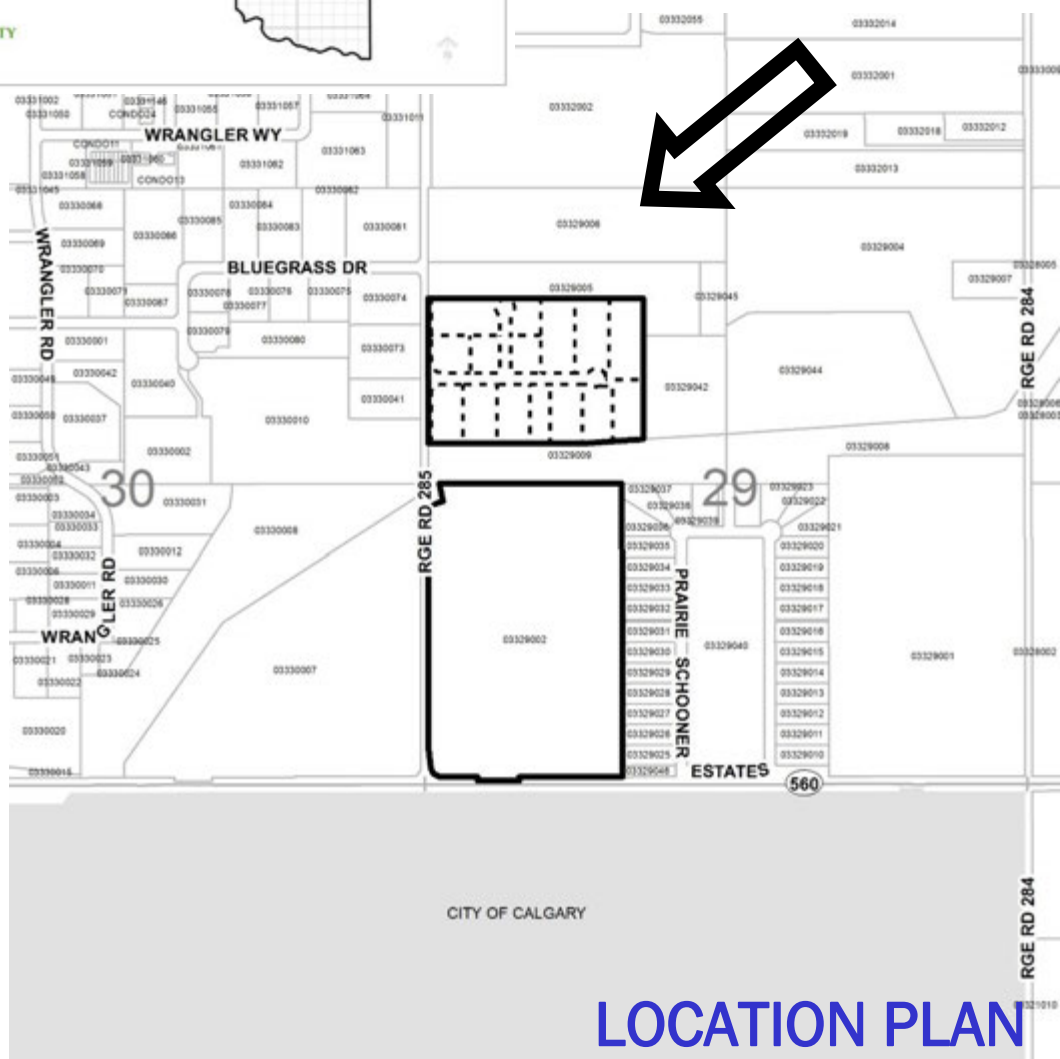
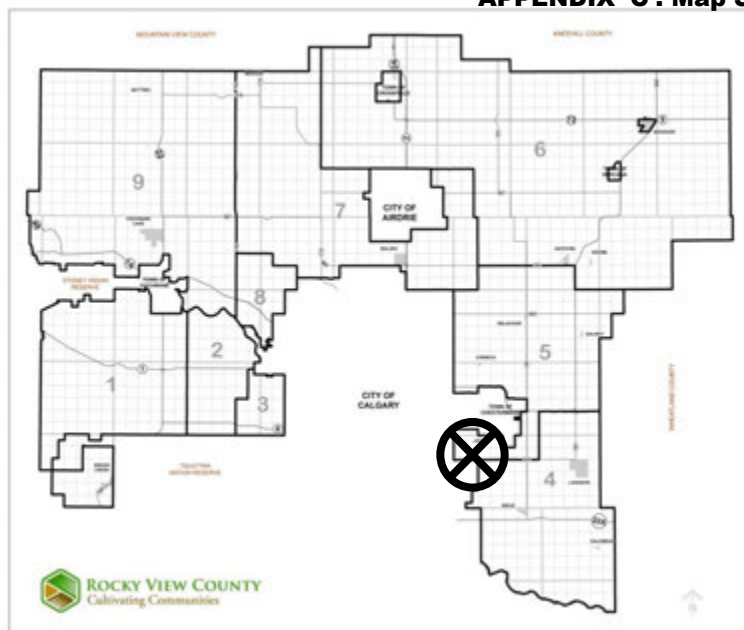
Policy 10.3.2 Architectural Controls should be implemented at the Development Permit stage.

Policy 10.4.3.1 A Solid Waste Management Plan shall be provided by the Developer at the at the subdivision stage in accordance with the County Solid Waste Master Plan it shall identify how the Developer will manage solid waste during construction and how the responsibility of solid waste will be transferred to the individual lot owner's and/or a Lot Owner's Association via the development's architectural controls.

Policy 10.4.3.2 A qualified waste management provider, to be contracted by the individual lot owners, and/or a Lot Owner's Association will provide solid waste management services within the plan area.

Policy 10.5.7.1 As a condition of subdivision, a landscaping plan shall be prepared to the satisfaction of the County. This plan must illustrate the treatment on the proposed PUL and south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglenn south golf course lands.

Policy 10.5.7.2 A landscape easement shall be provided to allow for the protection of landscaping area on the south interface. The landscape easement will be in the rear yard and / or side setback area and will count toward the minimum 10% landscaping required in the land use bylaw for applicable individual lots. A landscaped strip will also be required at the front of the property facing the new internal subdivision road.



Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

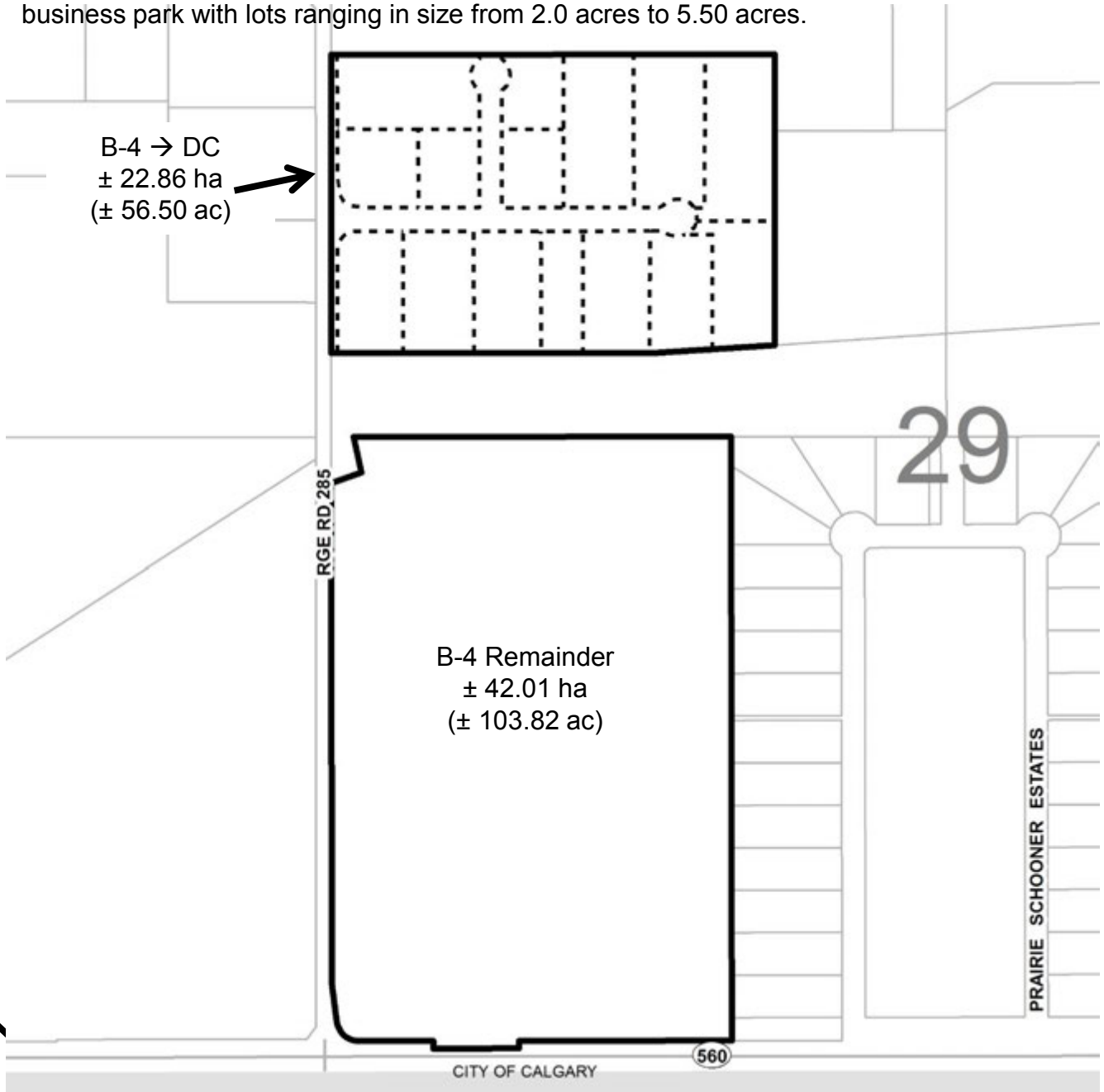
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AGENDA

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New Conceptual Scheme Proposal: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals.

Development Proposal: To redesignate a portion of the subject lands from Recreation Business District to Direct Control District to accommodate a new limited-service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.



DEVELOPMENT PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

File: 03329002

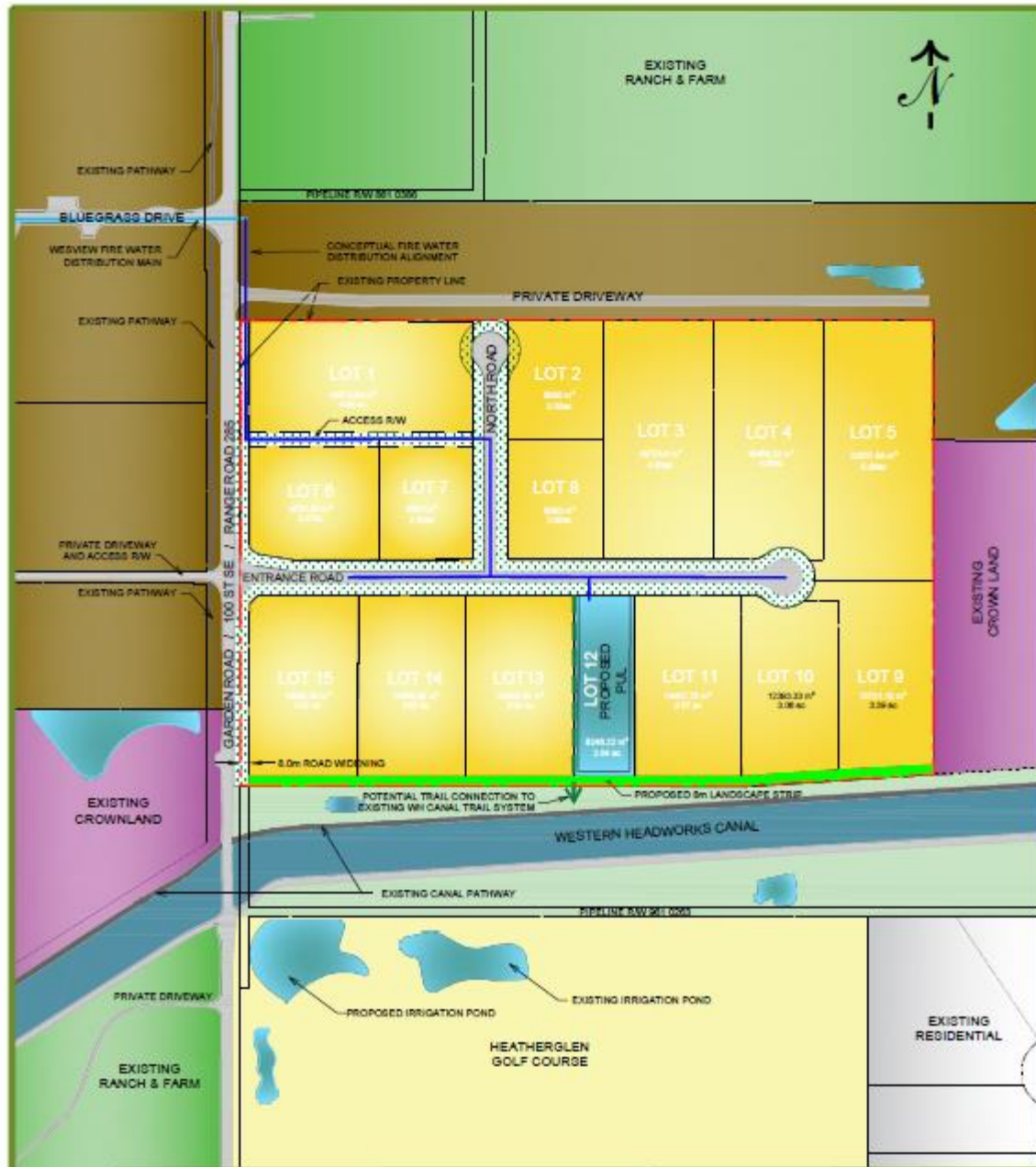
AGENDA

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New Conceptual Scheme Proposal: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals.

Heatherglen Industrial Business Park

Conceptual Scheme



HEATHERGLEN INDUSTRIAL BUSINESS PARK CONCEPTUAL SCHEME PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

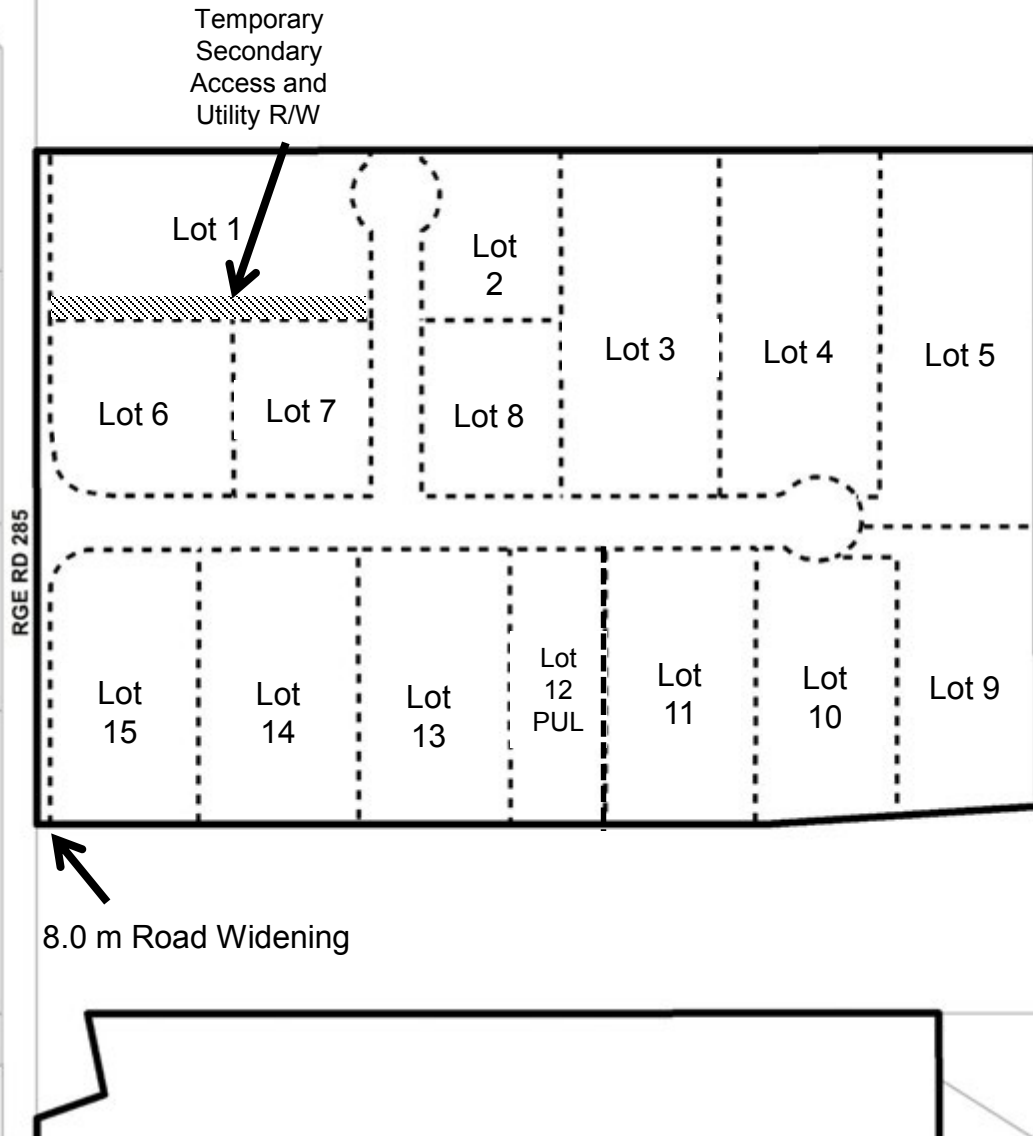
Date: October 2018

Division # 5

File: 03329002**AGENDA**

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Development Proposal: To redesignate a portion of the subject lands from Business District to Direct Control District to accommodate a new limited-service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.



DEVELOPMENT PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

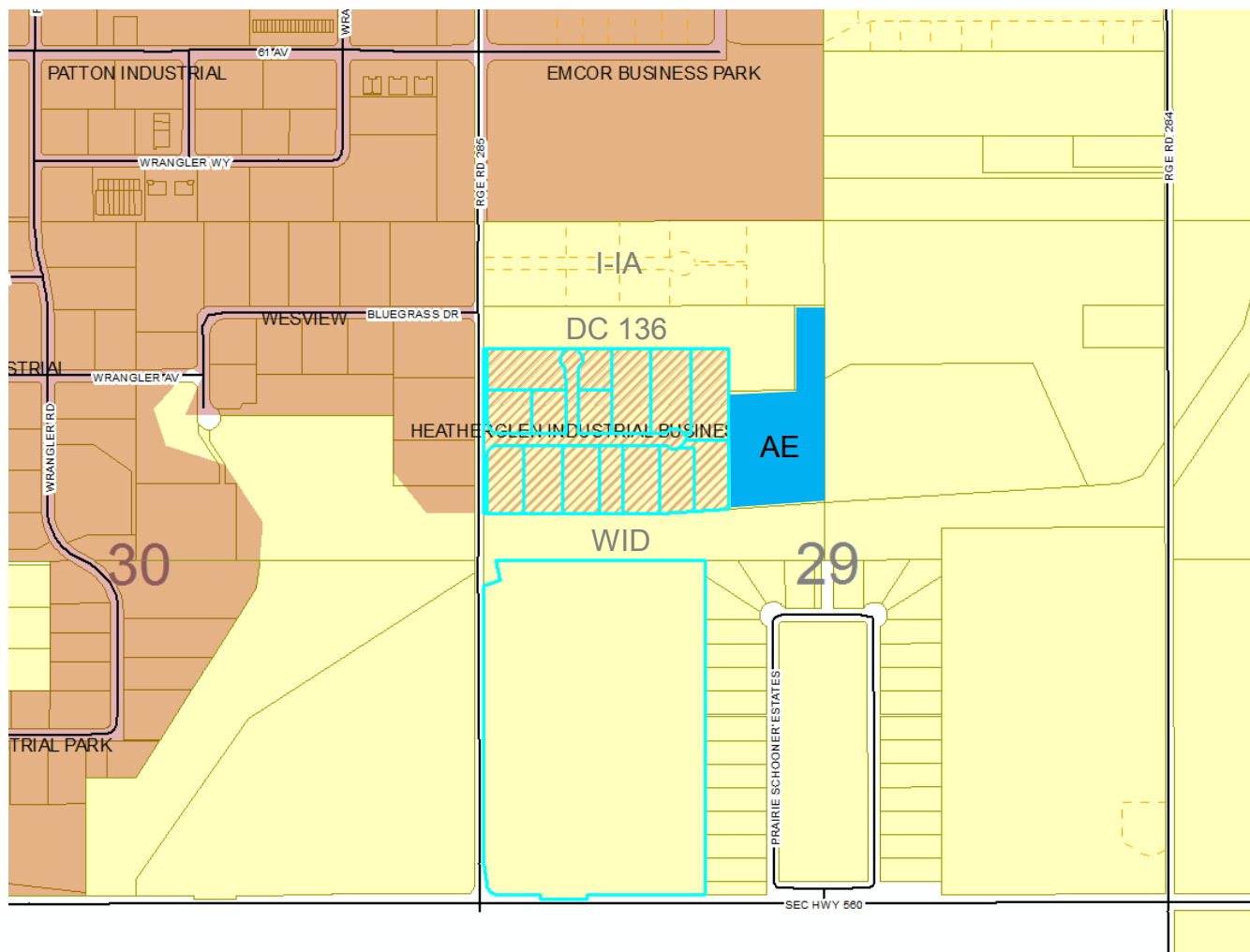
Date: October 2018

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AREA CONTEXT

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

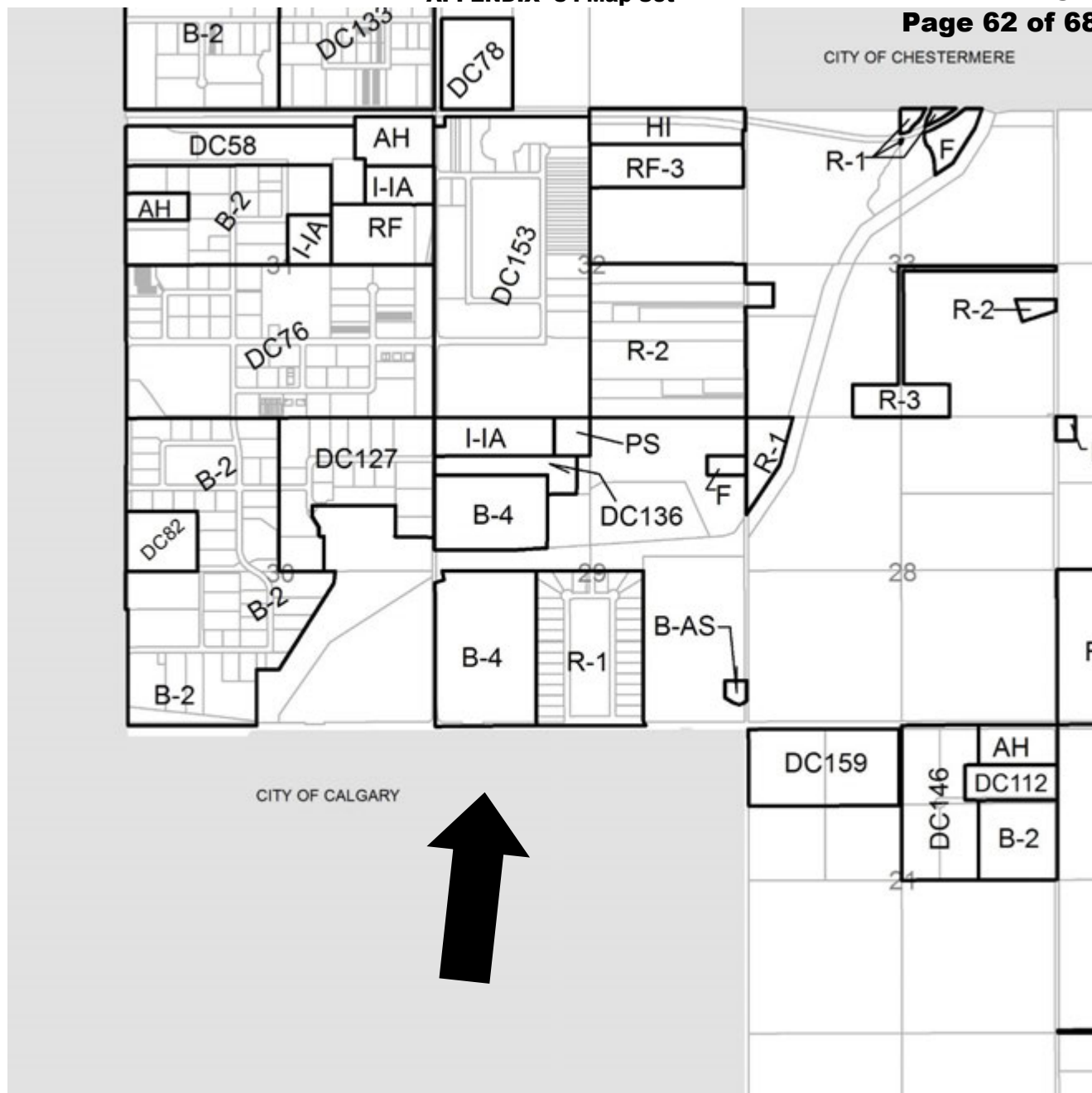
Date: October 2018

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

LAND USE MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M



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

TOPOGRAPHY

Contour Interval 2 M

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

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

AIR PHOTO

Spring 2018

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

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

AIR PHOTO 2

Spring 2018

**Block:11 Plan:9810626
W 1/2-29-23-28-W04M**

Date: October 2018

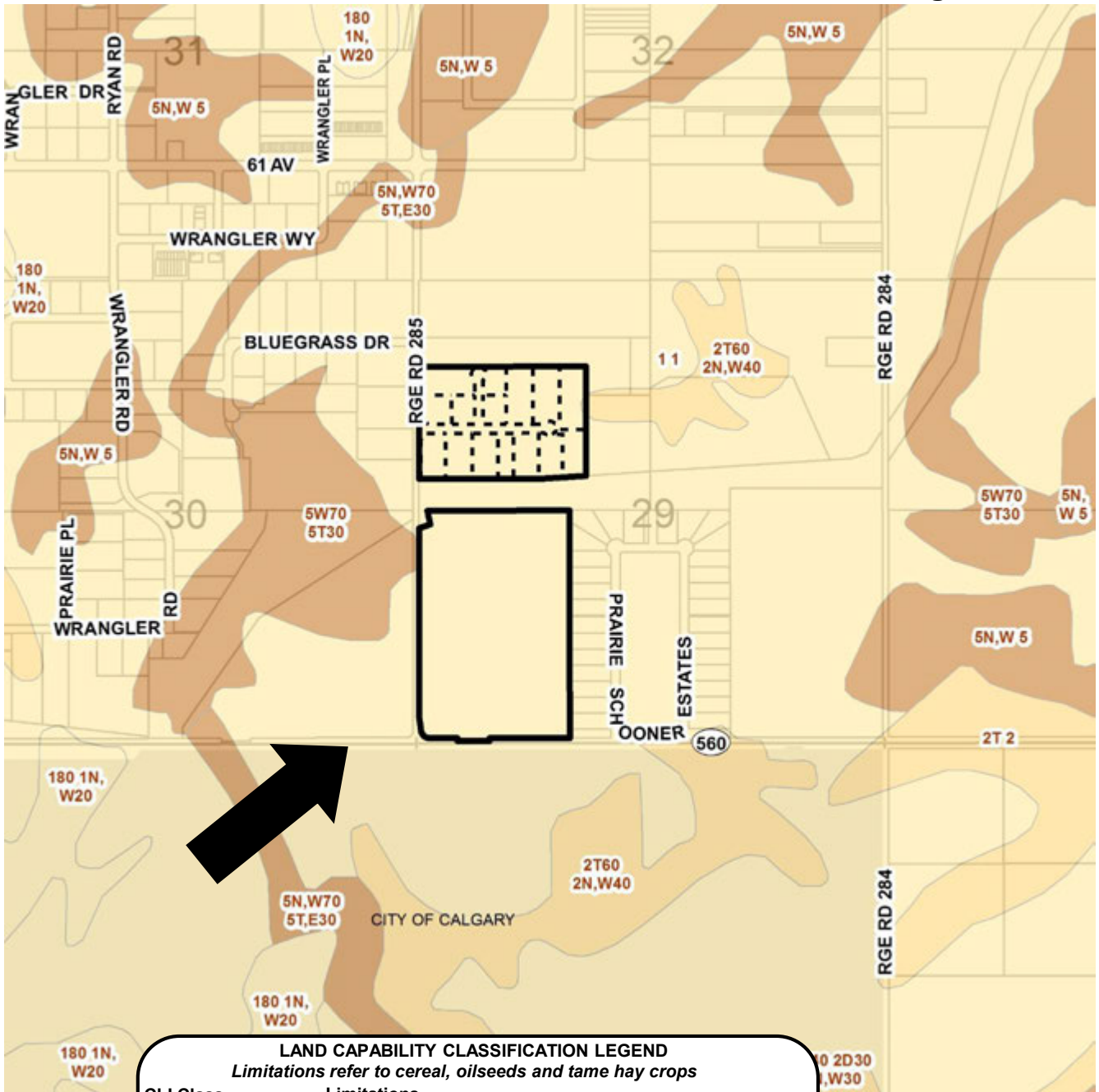
Division # 5

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SOIL MAP

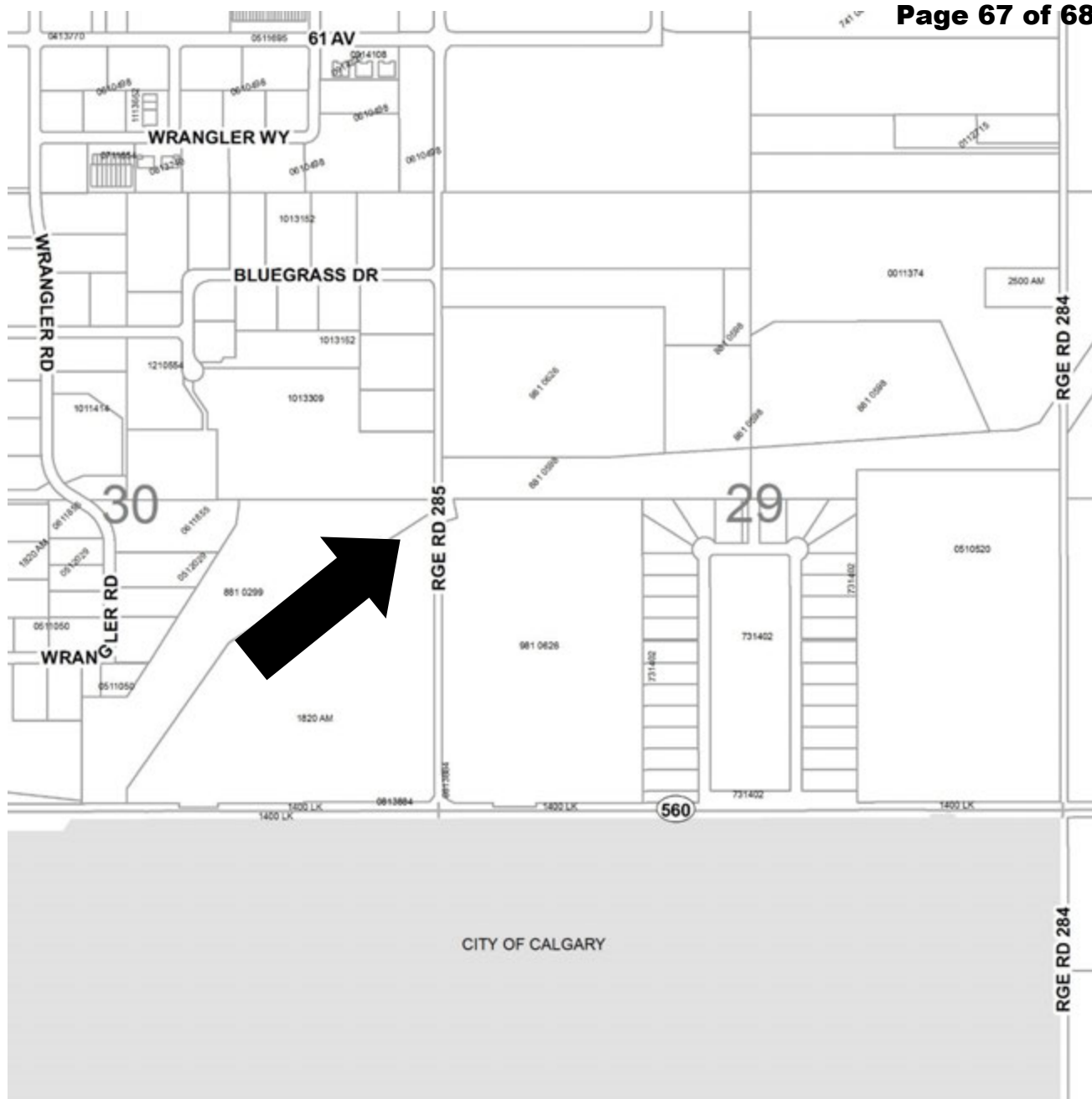
Block:11 Plan:9810626
W 1/2-29-23-28-W04M

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**Legend – Plan numbers**

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

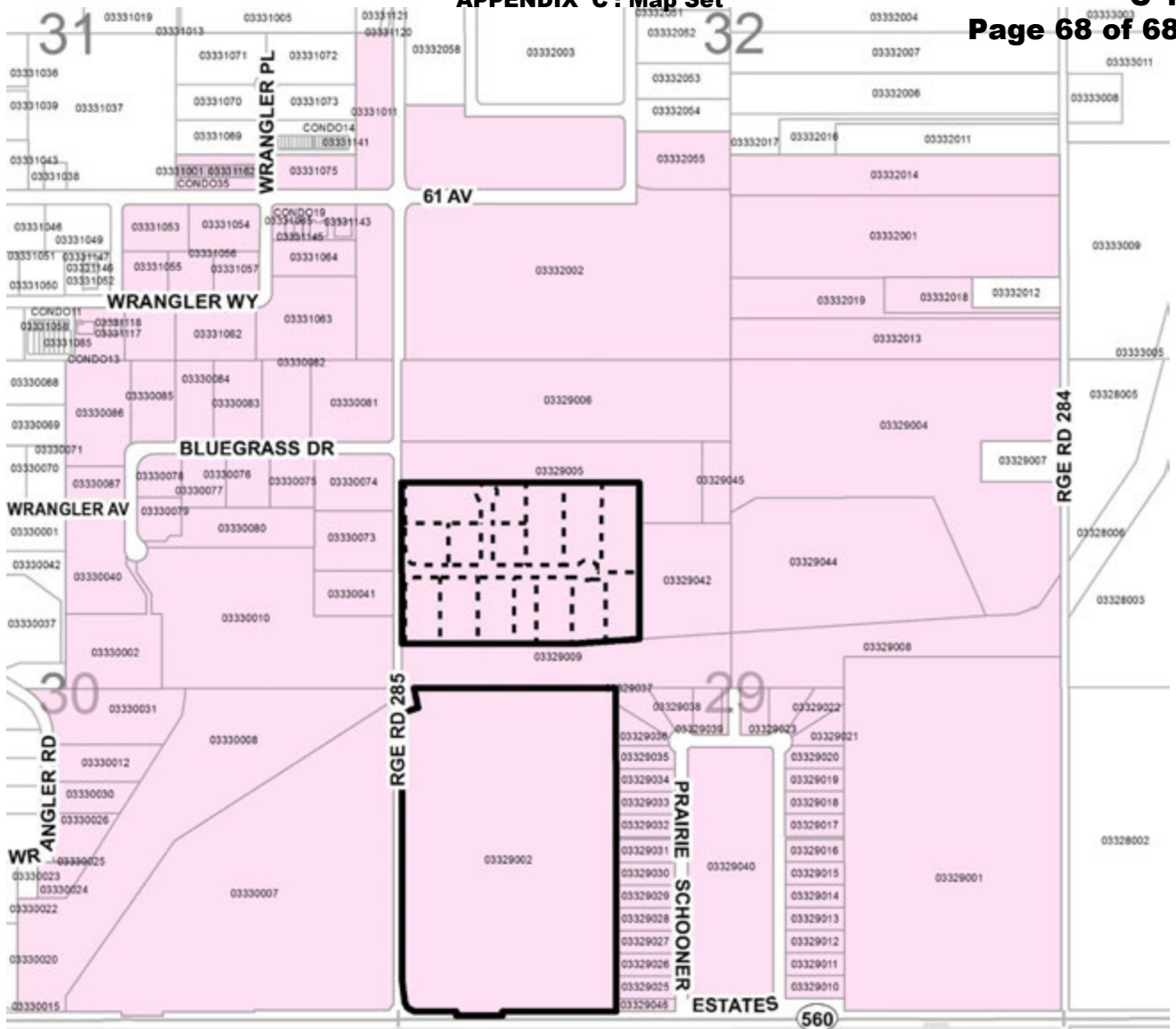
HISTORIC SUBDIVISION MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

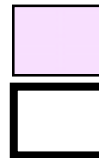
Division # 5

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CITY OF CALGARY

Legend



Circulation Area

Subject Lands



Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

File: 03329002

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PLANNING SERVICES

TO: Council

DATE: November 15, 2018 **DIVISION:** 5

TIME: Morning Appointment

FILE: 03329002 **APPLICATION:** PL20180022

SUBJECT: Redesignation Item – Recreation Business District to Direct Control District
Note: This application should be considered in conjunction with PL20180023, conceptual scheme application.

¹POLICY DIRECTION:

The application was evaluated against the policies within the County Plan, Janet ASP and the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) plans and was found to be compliant:

- The proposal is consistent with the overall intent and the Industrial and Heatherglenn Land Use policies in section 10.0 of the Janet ASP;
- The proposal is consistent with the phasing policy 26.9 of the Janet ASP;
- The proposal meets the requirements for conceptual scheme submissions as outlined in policy 10.5 of the Janet ASP;
- The proposal is consistent with the associated conceptual scheme application;
- The proposal is consistent with the policies of the IDP and County Plan; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible; detailed design would be provided and implemented at the future subdivision stage.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Recreation Business District to Direct Control District to provide for the development of a new limited service industrial business park on the subject lands. In accordance with the policies of the Janet Area Structure Plan (ASP), a Conceptual Scheme (application PL20180023) was submitted with this redesignation application to facilitate a comprehensive planning framework for redesignation, subdivision, and development to proceed.

This report provides a detailed policy analysis that evaluates compatibility of the proposal with the relevant statutory plans. Details of the proposed development, including technical components, are discussed in the conceptual scheme report.

Servicing is proposed to be provided by cisterns for potable water, and sewage holding tanks for wastewater. Stormwater is proposed to be managed through the use of a stormpond with an overland drainage conveyance system, the details of which are discussed in the Background section of this report. Access and Transportation are evaluated in the accompanying Conceptual Scheme report (PL20180023)

Administration determined that the application meets policy.

¹ Administration Resources

Jessica Anderson, Planning & Development Services

Gurbir Nijjar, Engineering Services

DATE APPLICATION RECEIVED: March 8, 2018
DATE DEEMED COMPLETE: March 8, 2018

PROPOSAL: To redesignate the subject lands from Recreation Business District to Direct Control District to provide for the development of a new industrial business park on the subject lands.

LEGAL DESCRIPTION: Block 11, Plan 9810626 within W-1/2-29-23-28-W04M

GENERAL LOCATION: Located at the northeast junction of Hwy. 560 and Rge. Rd. 285, 1.0 mile east of the city of Calgary.

APPLICANT: Heatherglen Land Company Ltd.

OWNERS: Heatherglen Land Company Ltd.

EXISTING LAND USE DESIGNATION: Recreation Business District

PROPOSED LAND USE DESIGNATION: Direct Control District

GROSS AREA: ± 64.88 hectares (± 160.32 acres)

SOILS (C.L.I. from A.R.C.): 1 1 – No significant limitations to crop production.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to ninety four (94) adjacent landowners, and no letters in opposition or support were received in response. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

November 11, 2014 The Janet Area Structure Plan (C-7418-2014) was adopted by Council.

March 6, 1998 Plan 9810626 was registered creating two (2) lots including the subject ± 64.88 hectare (± 160.32 acre) parcel.

BACKGROUND:

The subject 64.88 hectare (160.32 acre) parcel is located within the Janet Business Area, at the northeast junction of Highway 560 and Range Road 285, 1.0 mile east of the city of Calgary. The property contains an existing 9-hole golf course and is physically separated from the rest of the golf course, now the lands to the south, by the Western Irrigation District canal. The lot is accessed via an existing pedestrian bridge from the lands to the south, which is serviced by an existing paved approach from Range Road 285. The lands are currently un-serviced for water and wastewater.

The quarter section in which the subject land is located is composed of predominantly commercial and industrial land uses. Land to the north, west, and east of the site are designated for commercial, industrial, and business uses. Land to the south contains the remaining golf course, and south of that, the residential community of Prairie Schooner Estates and an agricultural parcel.

The related Conceptual Scheme proposes a subdivision design and development concept based on limited servicing in accordance with the Janet ASP. Potable water is proposed to be supplied to the new lots by cisterns, and wastewater is proposed to be managed using sewage holding tanks. The development proposes to manage stormwater through the use of a stormpond with an overland drainage conveyance system (roadside ditches) and a dual function pond on the southern Heatherglen lands. Additional runoff would be pumped to a new pond, which is to be located on the remaining golf course lands south of the Western Irrigation District Canal, and used for irrigation purposes.

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

The subject lands are identified on Map 2 Key Focus Areas as the Highway 560 (Glenmore Trail) Joint Industrial Corridor and on Map 4 Growth Corridors/Areas as a Rocky View County growth corridor.

Section 8 of the IDP indicates that lands within the Rocky View County Growth Corridors shall be developed in accordance with the County Plan and the Land Use Bylaw. Administration has determined that the application is consistent with these plans as detailed below.

The City of Calgary was circulated for comment on the application; the comments are detailed in Appendix 'B', but generally, no concerns were identified.

County Plan (Bylaw C-7280-2013)

Policy 14.2 states that business development should be located in identified business areas. The subject lands are located within the Janet ASP, which is identified on Map 1 of the County Plan as a Regional Business Centre. The Janet Area Structure Plan provides a detailed policy framework to guide land use.

Janet Area Structure Plan (Bylaw C-7418-2014)

The subject lands are identified on Map 5: Land Use Strategy as industrial lands. This land use policy supports the development of a Regional Business Centre that provides local and regional employment opportunities, increases the County's business assessment base, and contributes to the long-term financial sustainability of the County.

Policy 10.3 states that, *"Industrial uses such as distribution logistics, warehousing, transportation, services, construction, and manufacturing that do not have a significant offsite nuisance impact are appropriate within the industrial area."*

Further, Policy 10.4 states that, *"Commercial, institutional and other business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area."*

Policy 10.5 of the Janet ASP requires a conceptual scheme to be submitted for development within the industrial policy area. The proposed local plan is detailed in the related Conceptual Scheme application PL20180023.

Policy 10.9 states that a change from recreational use to industrial or commercial use on the lands currently occupied by the Heather Glen Golf Course will be supported subject to the policies of the ASP.

Sections 17, 19, and 21 to 24 provide general policies for open space, parks and pathways, reserves, and infrastructure to be considered in the assessment of new redesignation applications. The land use redesignation proposal and associated conceptual scheme were assessed in accordance with these policies, and are consistent in the type of development, implementation approach, and design outlined in the Janet ASP.

The subject lands are identified on Map 10: Phasing as being in Phase 1, where development may proceed in accordance with the remainder of the plan.

The application is consistent with the land use, conceptual scheme, phasing, open space, parks and pathways, reserves and infrastructure policies of the ASP.

Proposed Direct Control District

The Applicant is proposing a Direct Control District to guide future development within the subject lands.

The purpose of Direct Control Districts 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. The Land Use Bylaw also notes that DC districts are not intended to be used in substitution of any other land use district in the Bylaw that could be used to achieve the same land uses. In this case, to accommodate the uses proposed in the ASP for Janet (including both industrial and commercial uses), a DC Bylaw is required as there is no standard land use that provides for all of the uses proposed. The use of a DC bylaw is also consistent with the adjacent business parks on Garden Road, in the Janet ASP area.

Section 2.1.0 of the proposed Direct Control District states that the purpose and intent is to *“ensure the development of a comprehensively planned limited-service industrial business park. The industrial business park will accommodate a diversity of business and industrial uses that are appropriate on limited service sites, require small to medium sized land parcels, are compatible with each other and do not create any significant adverse offsite impacts. The range of operations that will take place within the development may include offices as well as the manufacturing, transporting or retailing of a wide variety of items. Local retail stores may be permitted providing that they are limited to serving the local business area.”*

The proposed district includes provisions for permitted and discretionary uses, minimum and maximum requirements, subdivision regulations, development regulations, and definitions. The provisions of the proposed district are generally consistent with the commercial and industrial districts listed in the Land Use Bylaw. The primary differences between the proposed district and the standard commercial and industrial districts are with respect to uses, and providing for a mix of both commercial and industrial uses, where the standard land use districts do not provide for this mix.

The proposed redesignation would provide the appropriate land use framework for the implementation of the Heatherglen Industrial Business Park Conceptual Scheme.

CONCLUSION:

The lands are located within the policy area of the County Plan, Janet Area Structure Plan (ASP) and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans. Administration determined that the proposed Direct Control District is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subdivision stage.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7818-2018 be given first reading.
 Motion #2 THAT Bylaw C-7818-2018 be given second reading.
 Motion #3 THAT Bylaw C-7818-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7818-2018 be given third and final reading.
- Option #2: THAT application PL20180022 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Acting General Manager

Interim County Manager

JA/rp



APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7818-2018 and Schedule A

APPENDIX 'C': Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments provided.
Calgary Catholic School District	No comments provided.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	<p>This will acknowledge receipt of your circulation of the above noted Conceptual Scheme proposed land use redesignation. The subsequent subdivision application must meet the requirements of Section 14 of the Subdivision and Development Regulation due to the proximity of Highway 560.</p> <p>Prior to consideration of the subdivision application, a traffic impact assessment will be required to identify the scope of improvements and timeframe for construction of improvements to the Highway 560 / Range Road 285 intersection. These improvements must either be in place as a condition of subdivision approval, or an agreement between Calgary and Rocky View to deliver the short-term improvements on behalf of area developers.</p>
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application proposes to re-designate the subject lands from Recreation Business District to Direction Control District as well as adopt the Heatherglenn Industrial Business Park Conceptual Scheme.</p> <p>Based on the information provided, AHS provides the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. Water Supply & Wastewater <p>The application indicates that “water will be trucked into the</p>

AGENCY	COMMENTS
	<p>plan area and stored in cisterns on individual lots". Please note that the Alberta Public Health Act specifies that:</p> <p><i>The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern</i></p> <ul style="list-style-type: none"> a. <i>is maintained in a clean and sanitary condition, and</i> b. <i>is not used for any other purpose</i>(AR 243/2003s14). <p>Private sewage disposal systems must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>2. Residential Interface</p> <p>It is noted within the application that, "there are no residential lands immediately adjacent to the subject lands. However, to the south, across the WH Canal, lies Prairie Schooner Estates". AHS recommends that any development that has the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) should not be located in close proximity to residential or sensitive land use areas (e.g. child care facilities, schools, hospitals, adult care facilities, etc.). Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential receptors are adequately protected.</p> <p>3. Public Facilities</p> <p>If any future development on the subject lands includes plans to construct public facilities (e.g. food establishments, daycares, personal service establishments, etc.) AHS would like an opportunity to review and comment on these applications. Finalized building plans should be forwarded to Alberta Health Services, Environmental Public Health by the applicant for approval before the building permit is granted and construction/renovations take place. This will ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations.</p> <p>Health approval of some public facilities is also required after final construction, but before the facility is operational. For more information regarding health approval, applicants should contact Alberta Health Services, Environmental Public Health.</p> <p>Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta</p>

AGENCY	COMMENTS
	<p>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><i>Public Utility</i></p>
ATCO Gas	<p>ATCO has facilities noted on the attached drawing, where the approximate locations of existing gas main are marked in blue, and the approximate location of abandoned gas main are marked in orange.</p> <p>A main extension will be required to service the proposed industrial park. Please contact our office in Calgary at 403.245.7888 to make the application. We require at least nine (9) months to complete the distribution system design and to process a work order.</p> <p>For further information and requirements for natural gas servicing, please refer to the “Guide to Natural Gas Servicing” found on the ATCO Gas website.</p> <p>ATCO Gas has no objection to this proposal providing the aforementioned requirements are met.</p>
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments provided.
FortisAlberta	No comments provided.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
	<p><i>Other External Agencies</i></p>
EnCana Corporation	No comments provided.
City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary has no comments regarding Application #s (PL20180022) To redesignate a portion of the subject lands from Recreation Business District to Direct Control District to</p>

AGENCY	COMMENTS
<i>Rocky View County – Boards and Committees</i>	<p>accommodate a new limited service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.</p> <p>(PL20180023) To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals. To review the proposed Conceptual Scheme.</p>
ASB Farm Members and Agricultural Fieldmen	Because this parcel falls within the Janet ASP, no agricultural concerns.
Chestermere-Conrich Recreation District Board	The Chestermere-Conrich Rec Board have no issues and concerns with this application. Comments regarding reserves will be provided at Subdivision stage.
<i>Internal Departments</i>	
Municipal Lands	<p>The Municipal Lands office has reviewed the application(s) and offer the following comments/recommendations/concerns at this time.</p> <p>These comments/recommendations/concerns have been provided based on the application submitted and are subject to change to ensure alignment with standards, best practices, policies and procedures.</p> <p><u>PL20180022 Redesignation</u></p> <p>The Municipal Lands Office has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.</p> <p><u>PL20180023- Heatherglen Industrial Business Park Conceptual Scheme</u></p> <p>With regards to the Janet ASP, and the Parks and Open Space Master Plan:</p> <p>Municipal Reserve (Parks and/or open space)</p> <p>A requirement for parks or open space has not been identified and is therefore not required within this development.</p> <p>It is recommended to take cash-in-lieu of reserve dedication for all reserves owing affecting the plan area.</p> <p>Active Transportation Network (Pathway, sidewalk and/or trails)</p> <p>It is recommended that provision for an active transportation network comprised of a minimum 2.5 metre asphalt pathway inclusive of control structures and applicable clear zone landscaping be located under easement on private lots with</p>

AGENCY	COMMENTS
	<p>respect to the final design of the internal road plan.</p> <p>Provisions for pedestrian crossings supporting the proposed internal pathway system to be considered at any future subdivision stage. This includes accommodation for a pedestrian crosswalk to be constructed at the time of signalization of the site access intersection to provide pedestrian connectivity to the existing regional pathway located along the western edge of RGE RD 285.</p> <p>Final design for the proposed 2.5 metre pathway located within the 4.0 metre wide maintenance access road around the proposed PUL stormwater management pond to be determined at any future subdivision stage.</p> <p>Connectivity to the established Canal Pathway shall be undertaken in concert with development of PUL maintenance road/pathway to ensure consistency of surfacing, grade and materials.</p> <p>Securing an agreement for the development of a formally constructed pathway tie to the Western Headworks Canal pathway from the plan area shall reside with the developer.</p> <p>Maintenance and operation of any pathway within the plan area to be undertaken by the Lot Owners Association in accordance to applicable Maintenance Service Levels as determined by the County.</p>
Development Authority	No comments provided.
GeoGraphics	No comments provided.
Building Services	No comments provided.
Enforcement Services	Enforcement has no concerns.
Emergency Services	<p>Having reviewed the comments, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 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 the Rocky View County Servicing Standards. 5. Please ensure that there is adequate access throughout all

AGENCY	COMMENTS
Infrastructure and Operations – Engineering Services	<p>phases of development and that the access complies with the requirements of the Alberta Building Code & NFPA 1141.</p> <ul style="list-style-type: none"> There are no further comments at this time. <p>General</p> <ul style="list-style-type: none"> At Future Subdivision and/or Development Permit stage, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> Construction of a public internal road system (Industrial/Commercial Standard – 400.6) complete with cul-de-sacs and any necessary easement agreements, as shown on the Tentative Plan, in accordance with the County Servicing Standards; Construction of the necessary off-site improvements as identified in the final approved TIA; Construction of the pressurized central fire suppression system to the satisfaction of the County; Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan; Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; Installation of Street Lighting (Dark Sky); Installation of power, natural gas, and communication utilities; The applicant previously received subdivision approval (PL20180037) for the subdivision of the north and south portions of the golf course to facilitate the future development of the proposed business park (north portion); Required as part of the previous subdivision approval, the applicant is to pay their proportionate cost recovery payment to others for the previous improvements to Range Road 285 which amounted to \$205,000; As a condition of future subdivision, the applicant will be required to provide a construction management plan providing procedures for noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details; Sidewalk connection to RR 285? ASP shows a pathway connection along the Headworks Canal;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Franchise Utility – Stormwater <p>Geotechnical</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided a Geotechnical Investigation, prepared by Lone Pine Geotechnical Ltd. dated January 29, 2018. The report provided the subsurface conditions of the subject lands and provided various recommendations for the development of the subject lands. The report concludes that the onsite soils are generally suitable to support the proposed development. ES has reviewed the report and has no further concerns at this time; • As a condition of future subdivision and as recommend in the Geotechnical Investigation, the applicant will be required to implement groundwater measurement program to determine the level of the seasonal groundwater table within the subject lands. <p>Transportation</p> <ul style="list-style-type: none"> • The applicant has submitted a Transportation Impact Assessment prepared by Bunt & Associates dated February 27, 2018. The TIA provides the impact of the proposed development on the adjacent road network and concludes that: <ul style="list-style-type: none"> ○ signalization is required at the site access onto RR 285 in the post development condition; ○ the east bound movement at Bluegrass Drive and RR 285 will fail due to the development of lands east of RR 285; ○ the intersection of RR 285 & Highway 560 will continue to fail as identified in the recent Functional Planning Study prepared by the City of Calgary; and ○ the twinning of RR 285 between Highway 560 and 61 Ave may be warranted in the 2035 horizon based on the buildout of the area and forecasted growth. ○ all studied intersections along RR 285 shall operate in an acceptable condition in the post development condition. <p>ES has reviewed and accepted the findings of the TIA however, at time of future subdivision, the applicant will be required to provide an update to the TIA to determine which specific improvements will be required to be implemented to support the proposed development</p> • The Janet ASP identifies Bluegrass Drive to extend eastwards across RR 285 as the Janet area continues to develop. Furthermore, a new business park north of the subject lands (Garden Business Park) recently received land use approval from the County. This business park took into consideration a N/S road connection to the future extension

AGENCY	COMMENTS
	<p>of Bluegrass Drive. The applicant has provided for a N/S road connection from the internal road network to Bluegrass Drive should it be extended east across RR 285. It is to be noted that the land required for this future roadway does not need to be dedicated at this time. Rather, a Road Acquisition Agreement is recommended to be taken at future subdivision stage so that the lands may be acquired in future for the construction of a road (30m width);</p> <ul style="list-style-type: none"> • The current proposal includes a 12.5m wide emergency access onto RR 285. Albeit this emergency access is warranted based on the development proposal, should a N/S connection to the future Bluegrass Drive be constructed, this emergency access will no longer be needed. ES recommends the emergency access be constructed on private lands and be protected with a temporary emergency access easement in favor of the County; • The City of Calgary, with the involvement of both AT and the County, have conducted a Functional Planning Study for an all directional interchange at the intersection of RR 285 & Glenmore Trail. The Study also includes an interim, at-grade intersectional improvement which will increase the current capacity for approx. ten years. The Study has been brought forward and accepted by both City & County Council and shall amend the previous Highway 560 Functional Planning Study conducted by AT in 2007. At time of future subdivision, the applicant will be required to update their TIA to provide a recommendation for an appropriate improvement at the intersection taking into consideration the findings Functional Planning Study and other development in the area (CARMEK and Garden Business Parks). Based on the recommendations of the TIA, the applicant will be required to implement the necessary improvements to the intersection as a condition of future subdivision to the satisfaction of the County, City and AT. Should improvements be implemented by others, the applicant will be required to provide their proportionate share of cost recovery as a condition of subdivision; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the internal Industrial/Commercial subdivision road network in accordance with the County Servicing Standards and the TIA. Furthermore, the applicant will be required to enter into a Development Agreement for any other offsite infrastructure upgrades required to accommodate the development as outlined in the final approved TIA or as required by Rocky View County and Alberta Transportation. If acquisition of any additional right of way is necessary to implement the TIA recommendations, this will be the responsibility of the applicant; • As part of the previous subdivision application, the applicant

AGENCY	COMMENTS
	<p>entered into road acquisition agreements with the County for the dedication of eight (8) meters along the entire western boundary of the subject lands to facilitate future road widening in accordance with the requirements of the SE Industrial Growth Study. As a condition of future subdivision, the applicant will be required to act on the road acquisition agreement and dedicate the full eight (8) meters along the entire western boundary of the proposed development;</p> <ul style="list-style-type: none"> • Required as part of the previous subdivision approval, the applicant is to provide payment of the Transportation Offsite Levy which amounted to \$820,000 (Base + Special Area #3 + Special Area #7 @ 56.6 acres). <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> • The applicant has proposed to utilize sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP. ES has no further concerns <p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> • The applicant has proposed to utilize potable water cisterns to service the proposed lots aligning with the policies of the Janet ASP. ES has no further concerns; • The applicant has indicated that a pressurized fire water distribution system will be provided which utilizes a pump house to draw water from the stormwater pond similar to other business parks within the Janet area. To allow for future connectivity to the system, the applicant has included a stubbed connection at the western boundary of the subject lands to facilitate future connection to adjacent business parks. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the infrastructure related to the central fire suppression system to support the proposed development. <p>Storm Water Management</p> <ul style="list-style-type: none"> • The applicant has provided a stormwater management plan prepared by Westoff Engineering Resources dated January 05, 2018. The concept consists of the use of a centralized stormwater pond within the business park which will be tied to a new pond on the existing golf course to the south. Stormwater would then be used to irrigate the golf course to manage stormwater from the proposed development. ES has reviewed the concept and has no further concerns; • As a condition of future subdivision, the applicant will be required to create a utility corporation and enter into Franchise and Infrastructure Transfer Agreements with the County for the control, operation and maintenance of the stormwater utility system. Once the CSMI system and regional conveyance system within the Janet area are constructed and a permanent outfall from the proposed

AGENCY	COMMENTS
	<p>stormwater system be established, the County shall have the ability to act on the Transfer Agreement and take over control and ownership of the stormwater management systems;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of all stormwater infrastructure required to support the proposed development as outlined in the final Stormwater Management Plan and County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of future subdivision; • ES has reviewed the proposed drainage improvements as identified in the Janet Master Drainage Plan and there does not appear to be the need for any further land dedications for future stormwater conveyance alignments from the subject lands. ES has no further requirements; • As a condition of future subdivision, the Applicant will be required to obtaining all AEP approvals and licensing for the storm water management infrastructure; • As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands; • Required as part of the previous subdivision approval, the applicant is to provide payment of the Stormwater Offsite Levy which amounted to \$310,000 (CSMI System).
	<p>Environmental</p> <ul style="list-style-type: none"> • The applicant provided an Environmental Screening report prepared by Westoff Engineering Resources dates December 2017. The report indicates that although the lands have been transformed through the development of the golf course, the site has the potential to support some wildlife use. The report also provides mitigation measures to reduce or eliminate the potential negative impacts of site redevelopment such as ESC measures, weed management, environmental protection planning and timing of construction activities to avoid damage or loss of individual wildlife. ES has reviewed the report and has no further concerns at this time; • As the Assessment provided was solely a desktop study, as a condition of future subdivision, the applicant will be required to conduct a field assessment at the appropriate time of year using acceptable soil and vegetation survey assessment in accordance with the Alberta Wetland Policy. Should any wetlands or areas of environmental significance be discovered, the applicant shall be responsible to obtain

AGENCY	COMMENTS
	all necessary AEP approvals the disturbance to these areas prior to entering into any Development Agreement with the County
Infrastructure and Operations - Maintenance	No comments provided.
Infrastructure and Operations - Capital Delivery	No comments provided.
Infrastructure and Operations - Operations	No comments provided.
Infrastructure and Operations – Solid Waste	No comments provided.

Circulation Period: March 22, 2018 to April 16, 2018

**OFFICE CONSOLIDATION**

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises of the following Bylaw's.

Bylaw	Amendment Type	Date of Approval
C-7818-2018	Original DC Bylaw	PROPOSED



BYLAW C-7818-2018

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-7818-2018.

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. 33 and 33-NW of Bylaw C-4841-97 be amended by redesignating Block 11, Plan 9810626 within W-1/2-29-23-28-W04M from Recreation Business District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Block 11, Plan 9810626 within W-1/2-29-23-28-W04M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** The regulations of the Direct Control District comprise:
- 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Variances
 - 4.0 Development Regulations
 - 5.0 Subdivision Regulations
 - 6.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.
- 1.3 The policies of the Janet Area Structure Plan (Bylaw C-5330-2001) and the Heatherglen Industrial Business Park Conceptual Scheme (Bylaw C-7817-2018) shall apply unless otherwise specified in this Bylaw.
- 1.4 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.
- 1.5 All uses including the expansion of uses approved by Development Permit shall require a Development Permit.
- 1.6 In addition to the uses contemplated by Section 2.0 of this Bylaw, the following may be uses in all Development areas:
 - 1.6.1 Roads necessary for access and internal vehicular circulation; and



1.6.2 Utilities and facilities necessary to service the Development.

- 1.7 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and any other Provincial Agencies:
- 1.8 The policies of the Heatherglen Industrial Business Park Conceptual Scheme should be considered in all applications for subdivision and development.
- 1.9 No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Development Regulations (4.0) and Subdivision (5.0) have been met.

2.0 Land Use Regulations

2.1 Purpose and Intent

The purpose and intent of this District is to ensure the development of a comprehensively planned limited-service industrial business park. The industrial business park will accommodate a diversity of business and industrial uses that are appropriate on limited service sites, require small to medium sized land parcels, are compatible with each other and do not create any significant adverse off-site impacts. The range of operations that will take place within the development may include offices as well as the manufacturing, transporting, or retailing of a wide variety of items. Local retail stores may be permitted providing that they are limited to serving the local business area.

2.2 List of Uses

- Accessory Building
- Agriculture, General
- Agricultural Support Services
- Animal Health Care Services
- Auctioneering Services
- Automotive Services
- Commercial Communications (CC) Facilities – Type A, B, C
- Contractor, General
- Contractor, Limited
- Dealership/Rental Agency, Automotive
- Dealership/Rental Agency, Recreational Vehicle
- Dealership/Rental Agency, Implement and Equipment
- General Industry – Type I
- General Industry – Type II
- Mini-Storage
- Offices
- Offices, ancillary to the principal business use
- Outdoor Display Area



- Outside Storage
- Personal Service Business
- Restaurant
- Retail Store, Local
- Signs
- Storage Area
- Tractor Trailer Service Depot
- Warehouse
- Warehouse Store, excluding hazardous good

2.3 Minimum/Maximum Requirements

2.3.1 Minimum Yard, Front for Buildings: 6.0 metres (19.68 feet)

2.4 Minimum Yard, Side for Buildings:

2.4.1 Street side: 6.0 metres (19.68 feet)

2.4.2 Adjacent to a property line: 3.0 metres (9.8 feet)

2.5 Minimum Yard, Rear: for Buildings: 3.0 metres (9.8 feet)

2.5.1 Backing onto the Western Headworks Canal: 8.0 metres (26.2 feet)

2.5.2 Adjacent to any other property line: 3.0 metres (9.8 feet)

2.6 Minimum Lot Size: 0.8 hectares (2.0 acres)

2.7 Notwithstanding Section 2.6, the Minimum Lot Size does not apply to Public Utility Lots or for the purposes of approving and registering a bareland condominium for the purposes of creating a unit for the registration of a future building condominium.

2.8 Maximum Building Height: 20.0 m (65.62 ft)

2.9 Maximum Building Coverage: Principal and Accessory Buildings: 40% of the lot

3.0 Variances

3.1 The Development Authority may grant a variance to the minimum building setbacks by a maximum of 5%.

4.0 Development Regulations

4.1 Stripping and Grading, interface treatments for the lands to the south, lighting plans, landscaping plans, building treatments, and performance standards shall be in accordance with the Heatherglen Industrial Business Park Conceptual Scheme.

4.2 Signage and building design to be consistent with Heatherglen Industrial Business Park Conceptual Scheme.

4.3 The Development Authority may issue a development permit for stripping and grading prior to issuance of a development agreement; or, prior to subdivision approval; or, prior to development permit issuance for a listed use provided the following conditions have been met:



- 4.3.1 The Owner has provided a rough grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County:
 - 4.3.1.1 The Owner shall furnish securities in an amount satisfactory to the County;
 - 4.3.1.2 No topsoil shall be removed from the plan area without prior approval by the County; and,
 - 4.3.1.3 The Owner has provided storm water management plan that is satisfactory to the County.

5.0 Subdivision Regulations

- 5.1 Prior to final subdivision endorsement by the County, a Site Servicing Franchise Agreement shall be entered into that reflects the operational details of Stormwater and Fire Suppression servicing. This Agreement shall include provisions related to:
 - 5.1.1 Ownership of the water and wastewater treatment and management facilities,
 - 5.1.2 Turnover strategy for facilities and infrastructure,
 - 5.1.3 Franchise Agreement and franchised utility provider information,
 - 5.1.4 Transition and transfer of water allocation(s) and associated water licenses required under this approval and conditions.
- 5.2 Prior to subdivision endorsement the following items are required:
 - 5.2.1 The owner has submitted a Construction Management Plan satisfactory to the County, which details amongst other items, erosion, dust, debris and noise control measures and storm water management during construction.
 - 5.2.2 The Owner has submitted a Stormwater Management Plan in form and substance satisfactory to the County and/ or Alberta Environment.
 - 5.2.3 The owner has submitted a Traffic Impact Assessment satisfactory to the County.
 - 5.2.4 The owner has submitted a Landscaping Plan satisfactory to the County.
 - 5.2.5 The owner has submitted a Solid Waste Management Plan satisfactory to the County.

6.0 Implementation

- 6.1 This Bylaw comes into effect upon the date of its third reading.

**PART 4 – TRANSITIONAL**

Bylaw C-7818-2018 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: 5**File: 03329002 /PL20180022**

<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-7818-2018

± 22.86 ha
(± 56.50 ac)

RGE RD 285

29

PRAIRIE SCHOONER ESTATES

CITY OF CALGARY

560

AMENDMENT

FROM Recreation Business District TO Direct Control District



Subject Land _____

LEGAL DESCRIPTION: Block 11, Plan 9810626 within
W-1/2-29-23-28-W04M

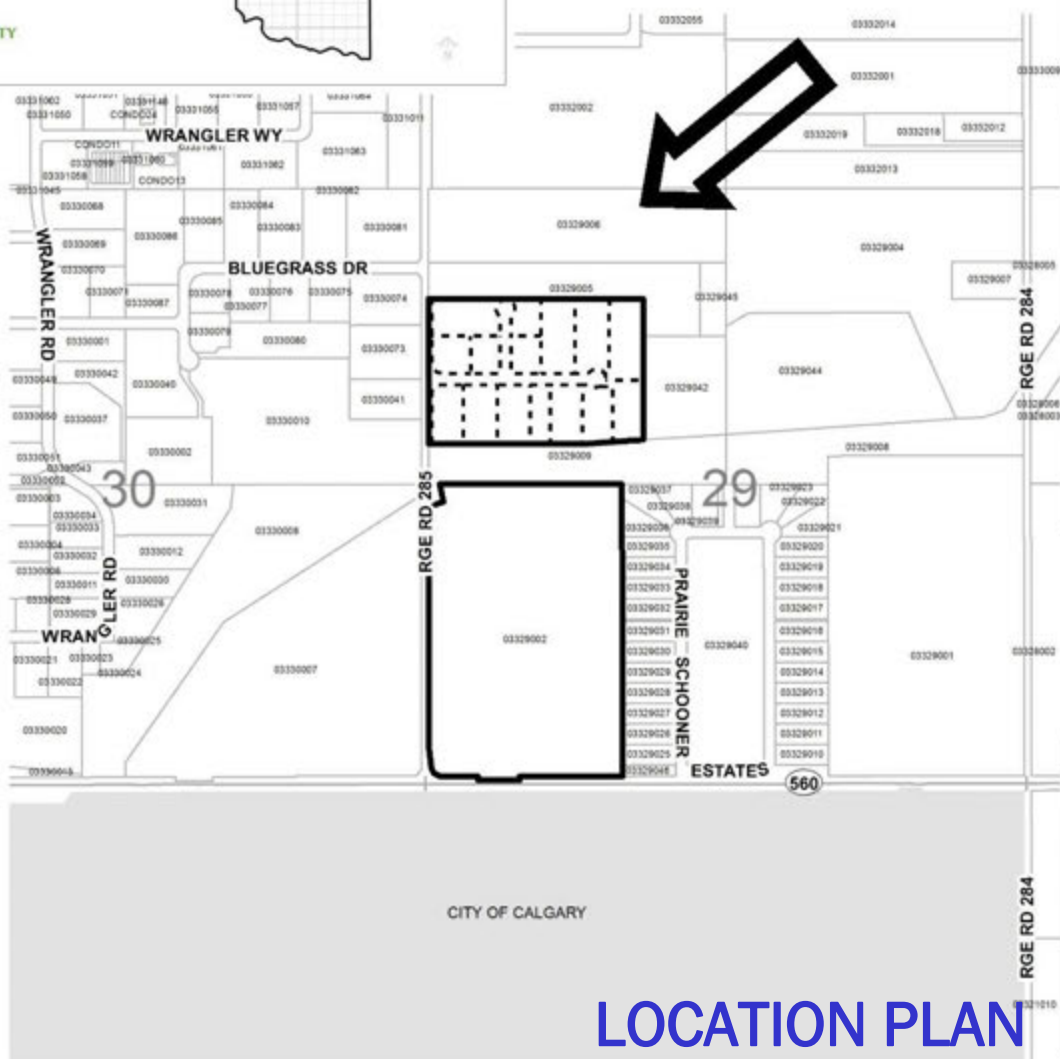
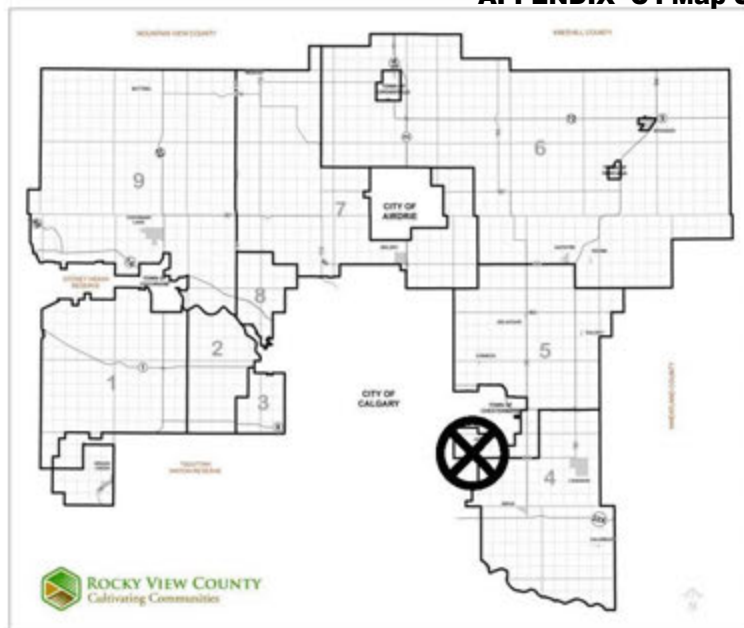


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03329002

DIVISION: 5

AGENDA
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Block:11 Plan:9810626
W 1/2-29-23-28-W04M

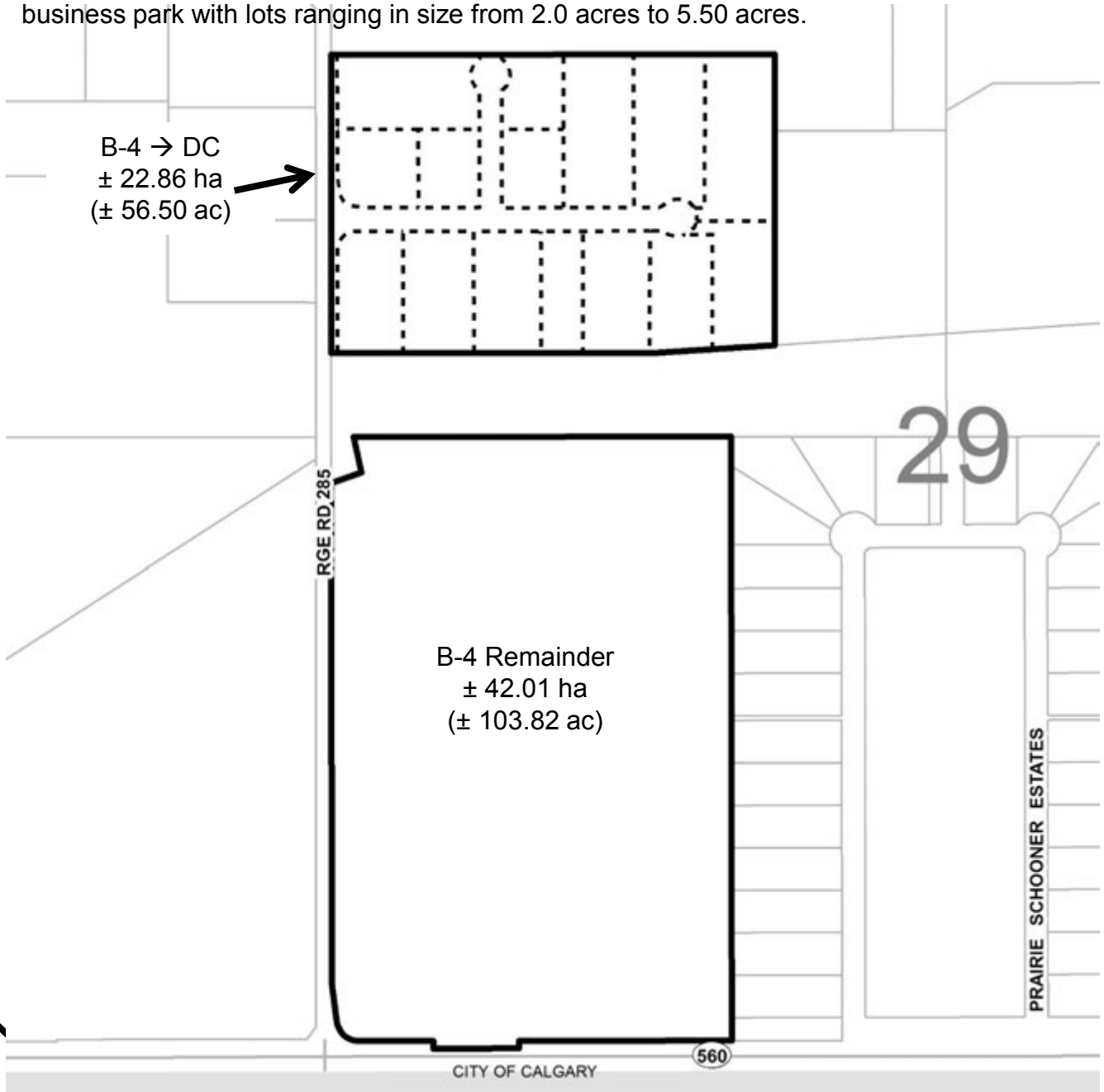
Date: October 2018

Division # 5

File: 03329002**AGENDA****Page 94 of 190**

New Conceptual Scheme Proposal: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals.

Development Proposal: To redesignate a portion of the subject lands from Recreation Business District to Direct Control District to accommodate a new limited-service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.



DEVELOPMENT PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

File: 03329002

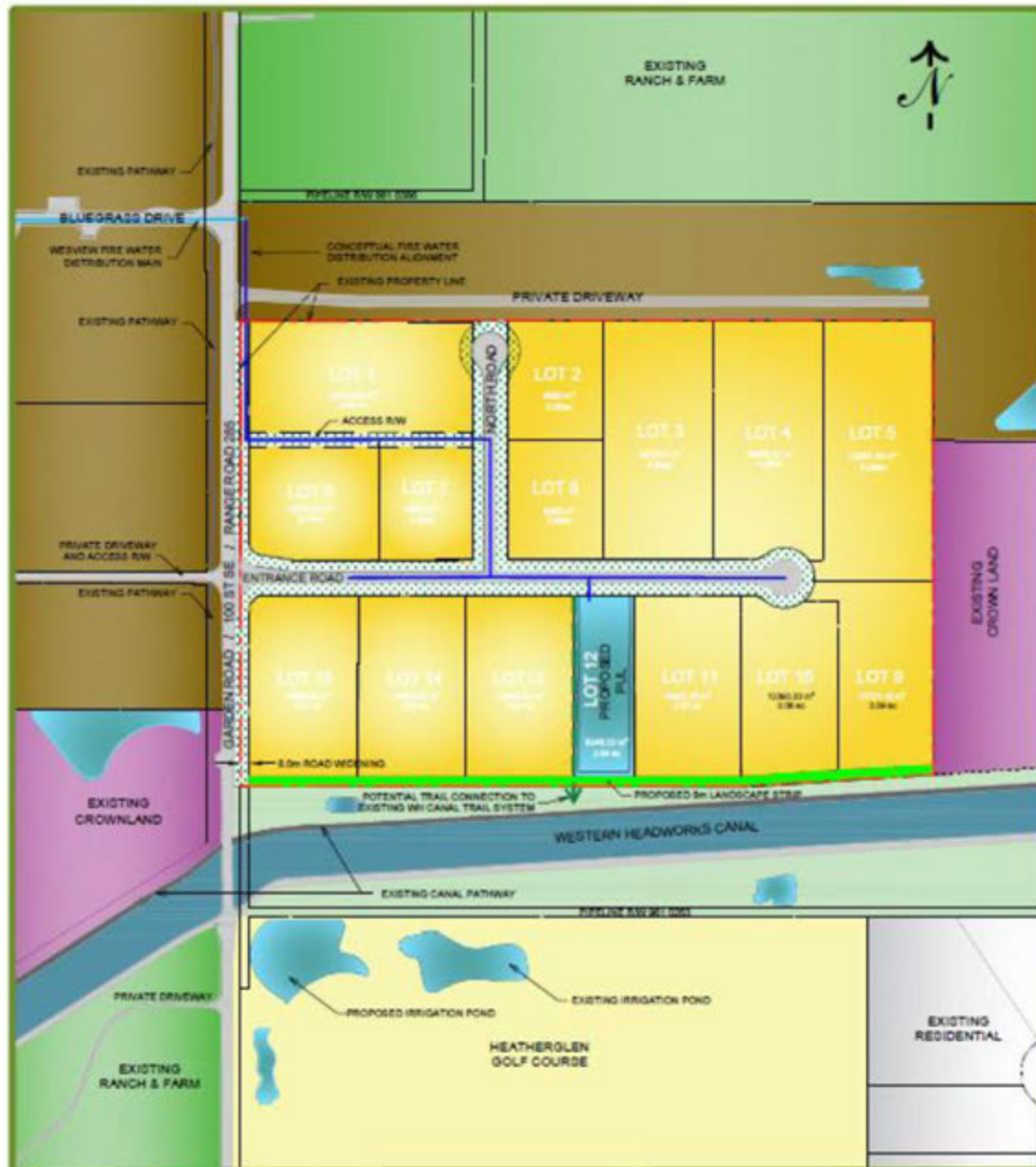
AGENDA

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New Conceptual Scheme Proposal: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals.

Heatherglen Industrial Business Park

Conceptual Scheme



HEATHERGLEN INDUSTRIAL BUSINESS PARK CONCEPTUAL SCHEME PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

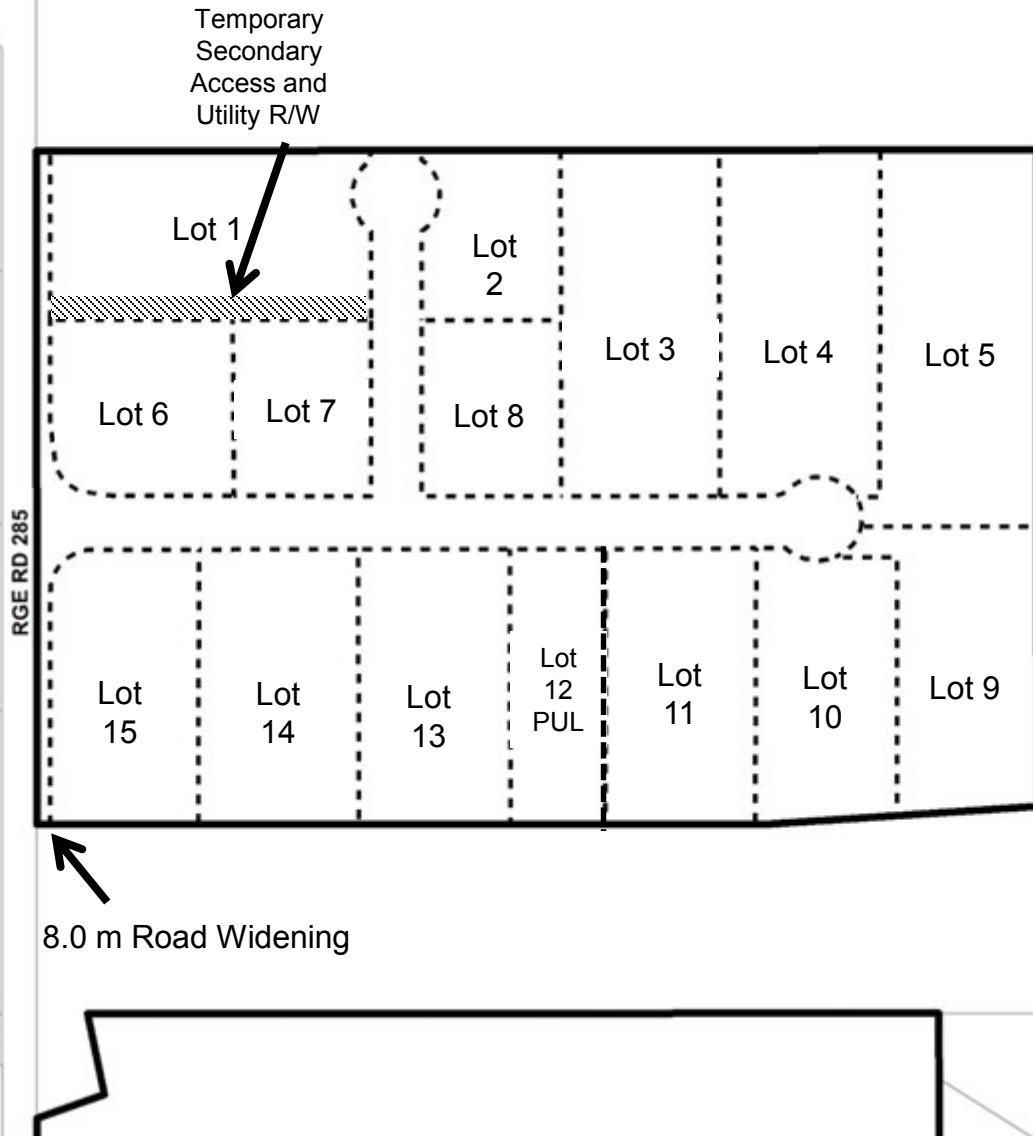
Date: October 2018

Division # 5

File: 03329002**AGENDA**

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Development Proposal: To redesignate a portion of the subject lands from Business District to Direct Control District to accommodate a new limited-service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.



DEVELOPMENT PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

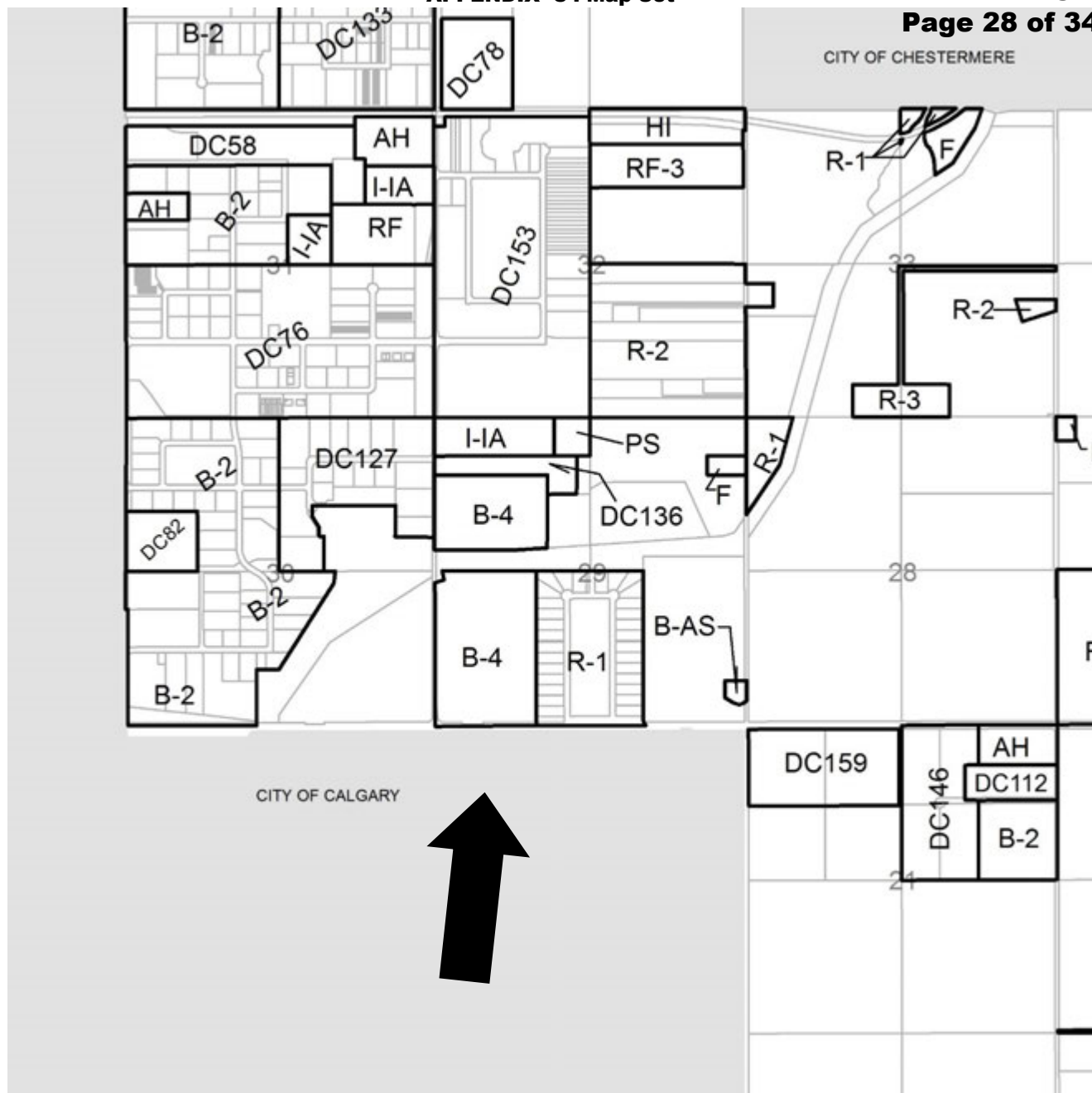
Date: October 2018

Division # 5

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AGENDA

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

LAND USE MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

File: 03329002

AGENDA

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

TOPOGRAPHY

Contour Interval 2 M

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

File: 03329002

AGENDA

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

AIR PHOTO

Spring 2018

**Block:11 Plan:9810626
W 1/2-29-23-28-W04M**

Date: October 2018

Division # 5

File: 03329002

AGENDA

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

AIR PHOTO 2

Spring 2018

**Block:11 Plan:9810626
W 1/2-29-23-28-W04M**

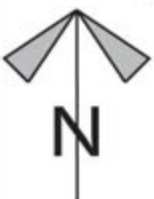
Date: October 2018

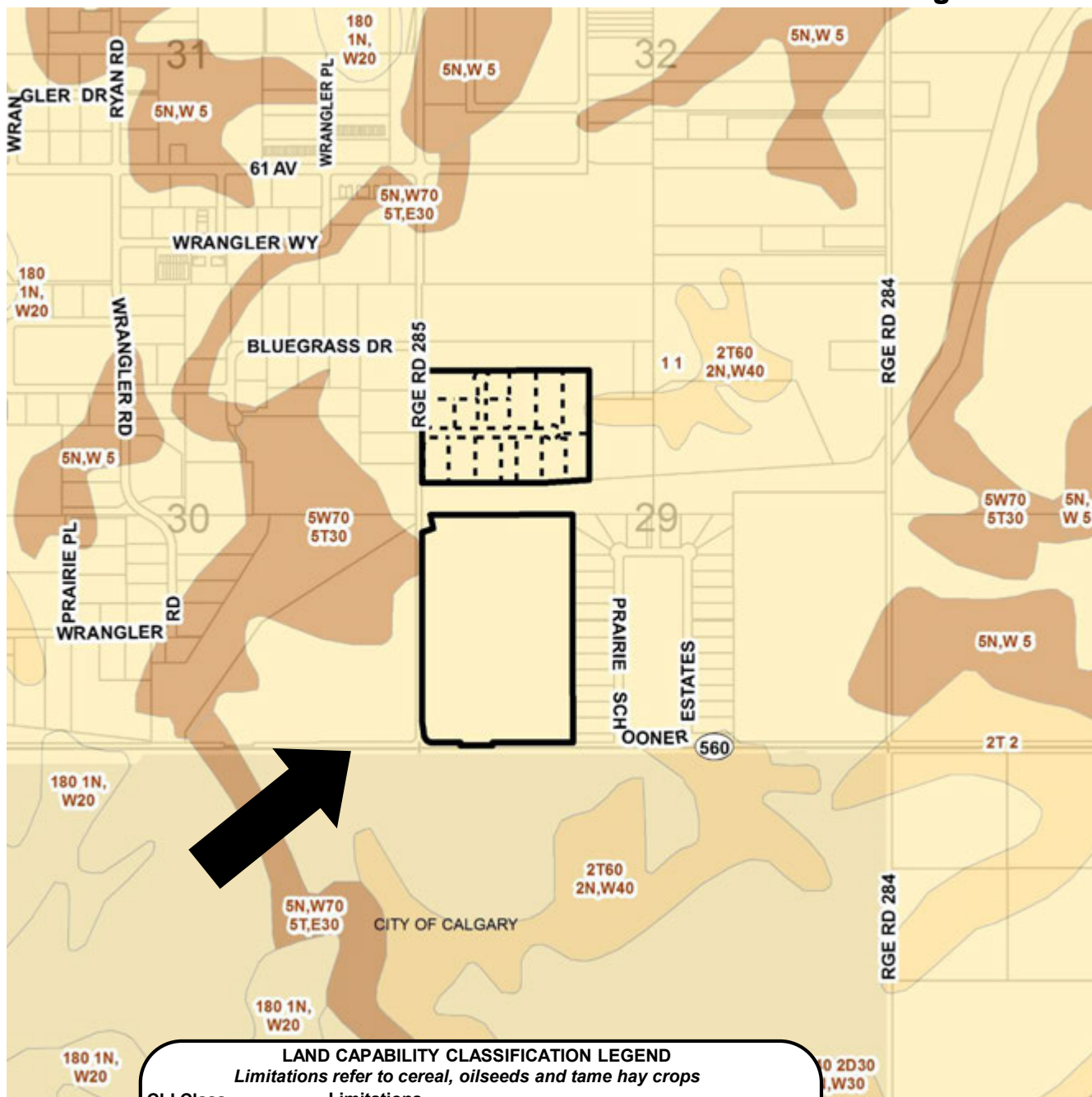
Division # 5

File: 03329002

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile depth
- M - low moisture holding capacity

- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

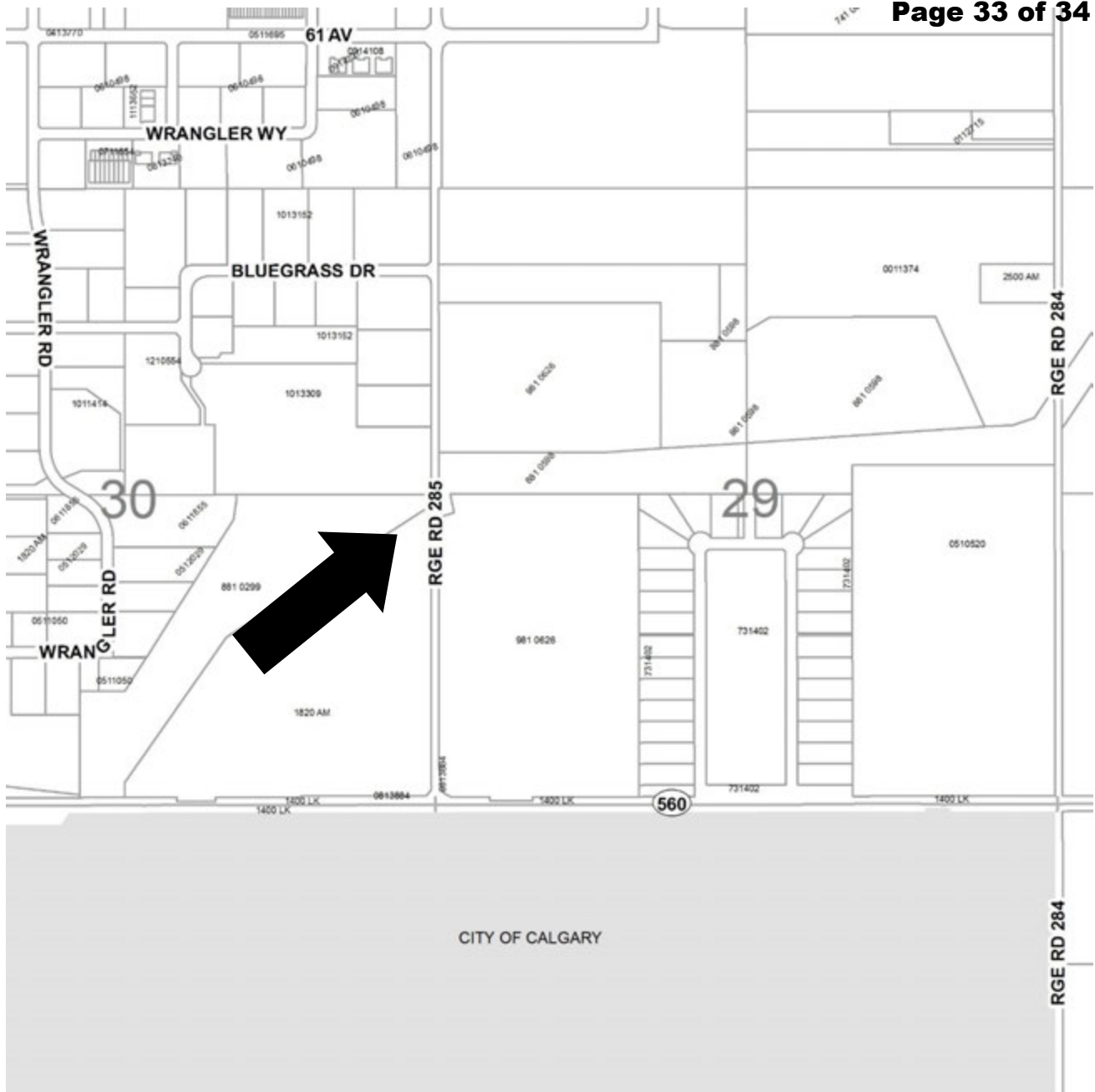
Date: October 2018

Division # 5

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Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

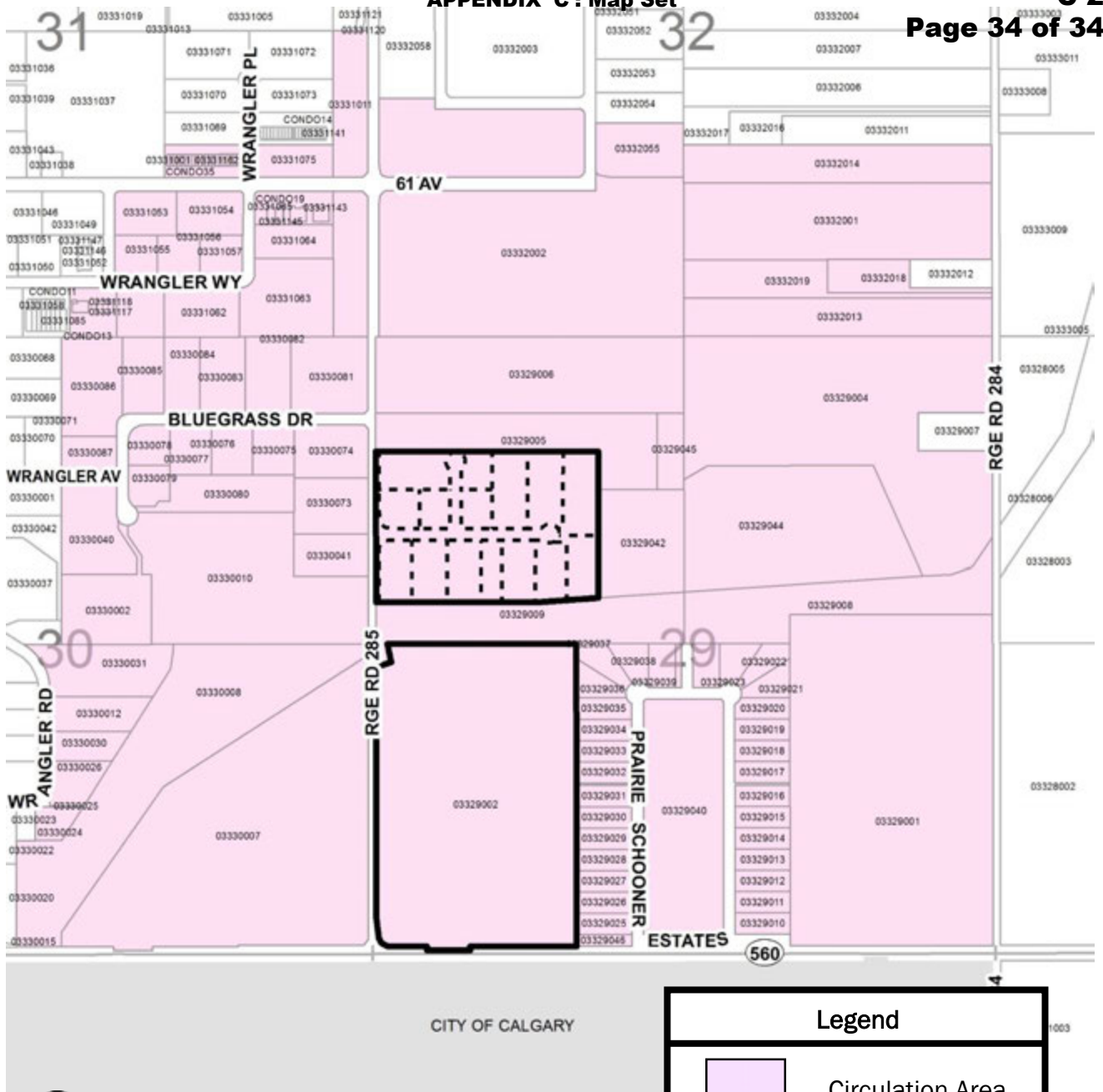
Division # 5

File: 03329002

AGENDA

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Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: October 2018

Division # 5

File: 03329002

AGENDA

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PLANNING SERVICES

TO:	Council	
DATE:	November 15, 2018	DIVISION: 8
TIME:	Morning Appointment	
FILE:	06713016	APPLICATION: PL20180038
SUBJECT:	Redesignation Item – from Residential Two District to Residential One District	

¹POLICY DIRECTION:

The application was evaluated against the policies within the County Plan and Bearspaw Area Structure Plan and the Land Use Bylaw and was found to be compliant:

- The lands are supported for Country Residential development by the County Plan;
- The lands are supported for Country Residential development by the Bearspaw Area Structure Plan; and
- The proposal would be compatible with surrounding residential parcels, and would not impede development potential on adjacent lands.

EXECUTIVE SUMMARY:

The purpose of the application is to redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a ± 1.27 hectare (± 3.14 acre) parcel with a ± 1.21 hectare (± 3.00 acre) remainder.

Servicing and access were considered and were found to be acceptable; the details of the analysis are found in the Background section of this report.

The site is located within Development Priority Area 1 of the Bearspaw Area Structure Plan (BASP). Figure 3 of the Plan identifies the subject lands as being located in an area for which a conceptual scheme is recommended to be completed in order to proceed to redesignation and subdivision. Although the Applicant did not propose a conceptual scheme, they provided the anticipated layout detail showing the future development of the site as single family residential. After evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands for the following reasons:

1. Conceptual schemes are generally focused at the quarter section scale and are put in place to guide overall development of a greater site. In this case, the submission of a conceptual scheme would be limited to the subject lands and would therefore not provide additional benefit. A proposed conceptual scheme exists directly to the north of the subject lands, and the lands immediately to the west and east are already developed and are smaller than 4 acres in size.
2. This redesignation would only facilitate the creation of one new lot.
3. There are no technical concerns from an access, stormwater, or servicing perspective.

Administration determined that the application meets policy.

¹ Administration Resources

Oksana Newmen, Planning Services
 Erika Bancila, Engineering Services

**DATE APPLICATION RECEIVED:**

April 9, 2018

DATE DEEMED COMPLETE:

April 16, 2018

PROPOSAL:

To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a ± 1.27 hectare (± 3.14 acre) parcel with a ± 1.21 hectare (± 3.00 acre) remainder.

LEGAL DESCRIPTION:

Lot 8, Plan 9212319, SE-13-26-03-W05M

GENERAL LOCATION:

Located approximately 5.5 kilometers northwest of the City of Calgary, on the west side of Bearspaw Road, 0.61 kilometers (1/3 mile) north of Township Road 262.

APPLICANT:

Stephanie and Brandon D'Hondt

OWNERS:

Stephanie Morrison and Brandon D'Hondt

EXISTING LAND USE DESIGNATION:

Residential Two District

PROPOSED LAND USE DESIGNATION:

Residential One District

GROSS AREA: ± 2.48 hectares (± 6.14 acres)**SOILS (C.L.I. from A.R.C.):****Class 3c, 3** – Moderate limitations due to climate.

Class 6T, E 6 – Production is not feasible due to adverse topography and erosion damage

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 78 adjacent and area property owners. Six letters of support were received (two were received from each of two respondents). These are available in Appendix 'D'. The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.

HISTORY:**1992**

Subdivision Plan 9212319 was registered at Land Titles creating eight residential parcels ranging from 1.629 hectares (4.02 acres) to 2.551 hectares (6.30 acres); one being the subject property. Municipal Reserves were provided via cash-in-lieu payment.

BACKGROUND:

The subject lands are located within the Bearspaw Area Structure Plan (BASP) and are located on the west side of Bearspaw Road, 0.61 kilometers (1/3 miles) north of Township Road 262. The surrounding area is composed of agricultural lands to the north and east, with residential development through gradual infill occurring in the lands to the west and south. The proposed Bearspaw Meadow's Edge Conceptual Scheme is located south of the subject lands, while Jewel Valley and Westminster Glen are located nearby, on the south side of Township Road 262.

The parcel is located on the corner of Big Sky Close and Bearspaw Road, with the parcel having access from the paved cul-de-sac. The Applicant indicated that access to proposed Lot 1 would also be achieved via Big Sky Close. At the future subdivision stage, the Applicant/Owner would be required to construct an additional paved approach onto Big Sky Close to provide access to the proposed new lot.

The subject lands contain an existing dwelling and detached garage, as well as a horse shelter and horse barn. Servicing is provided from Rocky View Water Coop and a private sewage treatment system. Lot 1 is proposed to be serviced in a similar fashion. At the subdivision stage, the Applicant would be



required to submit a Level 1 Assessment Variation for the existing septic field, and a Level 2 PSTS Assessment to determine the suitability of the proposed new parcel supporting a private sewage treatment system. The Applicant submitted a letter from Rocky View Water Co-op that indicates that the co-op has capacity to service proposed Lot 1. At the subdivision stage, the Applicant would be required to provide confirmation of tie-in of both lots to the Rocky View Water Co-op distribution system.

Despite the soil classification, the topography of the subject site does not pose significant concerns with regard to developability, and there are no significant slopes on the developable area of the site. At the subdivision stage, the Applicant would be required to provide a Site-Specific Stormwater Implementation Plan that assesses the post development stormwater management of the Site. The SSIP must be in accordance with the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards.

POLICY ANALYSIS:

The subject lands fall within the area governed by the County Plan, as well as the Bearspaw Area Structure Plan (BASP), and this application was evaluated according to that document's criteria. One of the main goals of this policy is to guide growth and change within the Plan Area through the implementation of sound land use planning policies. To that end, when there is consideration for new subdivision applications, policy guides Applicants to provide a conceptual scheme when proposing lots less than 4 acres in size.

Although the Applicant did not propose a conceptual scheme, they provided anticipated layout detail as to future development of the site as single family residential. After evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands for the following reasons:

1. Conceptual schemes are generally focused at the quarter section scale, and are put in place to guide overall development of a greater site. In this case, the submission of a conceptual scheme would be limited to the subject lands and would therefore not provide additional benefit. A proposed conceptual scheme exists directly to the north of the subject lands, and lands immediately to the west and east are already developed and are smaller than 4 acres in size.
2. This redesignation would only facilitate the creation of one new lot.
3. There are no technical concerns from an access, stormwater, or servicing perspective.

Proposed Lot 1 would be accessed via a new approach. Administration has no further concerns with the proposed access. While Administration has considered, and determined that a conceptual scheme is not required, Council may require a conceptual scheme be prepared. A motion for this consideration is therefore provided for Council.

LAND USE BYLAW:

The application proposes to redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a ± 1.27 hectare (± 3.14 acre) parcel with a ± 1.21 hectare (± 3.00 acre) remainder. As the minimum parcel size and the intent of the district would be met within each proposed lot, the application is consistent with the Land Use Bylaw.

CONCLUSION:

The proposal to redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a ± 1.27 hectare (± 3.14 acre) parcel with a ± 1.21 hectare (± 3.00 acre) remainder complies with the policies of the BASP and the Land Use Bylaw, and all technical concerns can be addressed at the time of subdivision.

OPTIONS:

- Option # 1: Motion #1 THAT the requirement for application PL20180038 to prepare a Conceptual Scheme is waived.
- Motion #2 THAT Bylaw C-7830-2018 be given first reading.
- Motion #3 THAT Bylaw C-7830-2018 be given second reading.
- Motion #4 THAT Bylaw C-7830-2018 be considered for third reading.
- Motion #5 THAT Bylaw C-7830-2018 be given third and final reading.
- Option # 2: THAT application PL20180038 be tabled, and the Applicant be directed to submit a conceptual scheme in support of the redesignation application.
- Option # 3: THAT application PL20180038 be refused.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Rick McDonald"

Acting General Manager_____
Interim County Manager

ON/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7830-2018 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	Rocky View Schools has no objection to this circulation.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	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)	No comments received.
Energy Resources Conservation Board	No comments received.
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 Residential Two District to Residential One District in order to facilitate the future subdivision of a ± 1.27 hectare parcel with a ± 1.21 hectare remainder.</p> <p>AHS has no concerns with this application. We provide the following comments for your consideration with regard to planning future development on the subject lands:</p> <ol style="list-style-type: none"> 1. Based on the information provided in the application, it is assumed that potable water will be provided by Rocky View Water Co-op Ltd. AHS would like to be informed if there are any changes to this plan during future development. 2. Any existing or proposed private sewage disposal systems should be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.

AGENCY	COMMENTS
	<p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <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> <p>Please call (403) 912-8459 or e-mail carol.brittain@ahs.ca if you have any questions.</p>
Public Utility	
ATCO Gas	ATCO Gas has no objection to the proposed redesignation.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments received.
FortisAlberta	<p>Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p> <p>Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514 - 4783 for any questions</p>
Telus Communications	TELUS Communications Inc. has no objections to this circulation.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	Not required for circulation.
Rocky View Water Coop	No comments received.
Other External Agencies	
EnCana Corporation	No comments received.

AGENCY	COMMENTS
Canada Post	This will be service through a community mailbox in the area. Please advise once you have approved addressing.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	Not required for circulation.
Bearspaw-Glendale Recreation Board	As you note that it appears that the applicant paid cash-in-lieu when the original sub was created, the Bearspaw-Glendale Recreation 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. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No comments received.
GeoGraphics	Ideally we should have the current owner/house on this property change their address to 39 Big Sky close and have the # 35 be moved over to the new parcel being created. We should have the number 33 available for the adjacent property to the west in order to avoid addressing issues in the future. Can we make this a requirement of subdivision please?
Building Services	No comments received.
Enforcement Services	No comments
Emergency Services	Having reviewed the circulation, the Fire Service has no comments at this time.
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. Parcel is located in Phasing Area 3 of the Bearspaw ASP, which is a Country Residential Area. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time; <p>Transportation - Section 400.0 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 stage the Owner will be required to dedicate, by Plan of Survey a +/- 3.0m strip of land as road ROW along the 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. ○ It was noted the eastern property line is not linear and the ROW varies along the eastern property boundary. No additional land is to be dedicated where adequately ROW has been already provided. • This application does not have a significant impact on the road network and therefore a TIA is not required. • The parcel is accessed through a paved approach from Big Sky Close road, which is a paved residential road located at the south border of the subject land. • As a condition of future subdivision, the applicant will be required to construct an additional paved approach onto Big Sky Close Road to provide access to the proposed new lot, as per County Servicing Standards. • 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 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 \$28,213.30 calculated as follows: <ul style="list-style-type: none"> ○ Base Levy: $\\$4595^* \times 6.14 \text{ acres} = \\$28,213.30$ Special Area X Levy Rate: \$0 ○ In accordance with section 6c) i) of Bylaw C-7356-2014, these lands are exempt of the Special Area Levy Rate only because the lands are subject of a residential subdivision where the unsubdivided parcel is less than 5 acres and only one additional parcel is being created from the parent parcel. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant is proposing a Private Sewage System for the newly created property. <ul style="list-style-type: none"> ○ In accordance with Policy 449, as the proposed new lot is between 1.98 & 3.95 acres, the use of a Packaged

AGENCY	COMMENTS
	<p>Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards shall be required.</p> <ul style="list-style-type: none"> At the time of future subdivision application, the applicant will be required to submit a Level 2 PSTS Assessment, prepared by a qualified professional, to determine the suitability of the proposed new parcel to support a PSTS. If required, the Applicant shall enter into a Site Improvement / Site Services Agreement (SISA) to ensure construction of a Private Sewage Treatment System to the satisfaction of the County. At the time of future subdivision application, the applicant is required to submit a Level 1 Assessment Variation for the existing septic field, describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. This assessment can be prepared by the homeowner and shall be submitted prior to subdivision approval. 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>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> The Applicant/Owner has submitted a letter from the Bearspaw Water Coop confirming capacity is available for future servicing of the new parcel. At future subdivision and/or development permit stage, the Applicant/Owner is to provide confirmation of the tie-in for connection to Bearspaw 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"> Documentation proving that water supply has been purchased for the proposed lot; 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>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirement at this time; At future subdivision stage, the Applicant/Owner is to

AGENCY	COMMENTS
	<p>provide a Site-Specific Stormwater Implementation Plan (SSIP) assessing the post development stormwater management of the Site. The SSIP shall be in accordance with the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards. Implementation of the SSIP shall include the following:</p> <ol style="list-style-type: none"> 1. If the recommendations of the SSIP require improvements, then the Applicant shall enter into a Development Agreement (Site Improvements/Services Agreement) 2. Consideration of the post development conditions to ensure there are no negative impacts to adjacent parcels or the County Right-of-Way. 3. Registration of any required drainage easements and/or utility right-of-way including adjacent properties 4. Any necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, if applicable; and 5. Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system, if applicable. <p>Environmental – Section 900 requirements</p> <ul style="list-style-type: none"> • ES has no requirements at this time <ul style="list-style-type: none"> ○ The County's wetland inventory does not indicate any environmental sensitive areas on the subject property.
Infrastructure and Operations-Maintenance	No issues.
Infrastructure and Operations-Capital Delivery	No concerns.
Infrastructure and Operations-Operations	Applicant to contact Road Ops re: construction of new approach to 3.14 ac parcel.
Infrastructure and Operations-Utilities	No concerns.
Agriculture and Environmental Services - Solid Waste and Recycling	Agricultural Services Staff comments: No agricultural concerns.

Circulation Period: April 27, 2018 to May 18, 2018



BYLAW C-7830-2018

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-7830-2018.

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 67 and 67-SE of Bylaw C-4841-97 be amended by redesignating Lot 8, Plan 9212319 within SE-13-26-03-W05M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 8, Plan 9212319 within SE-13-26-03-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-7830-2018 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: 8

File: 06713016- PL20180038

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2018

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

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

UNANIMOUS PERMISSION FOR THIRD READING day of , 2018

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

Reeve

CAO or Designate

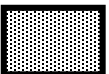
Date Bylaw Signed

BYLAW: C-7830-2018



AMENDMENT

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

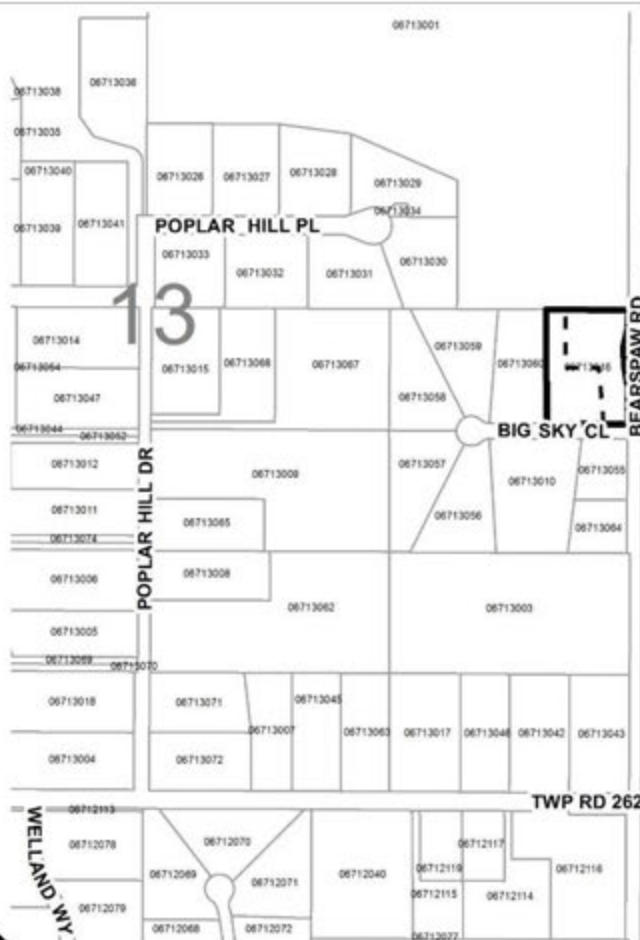
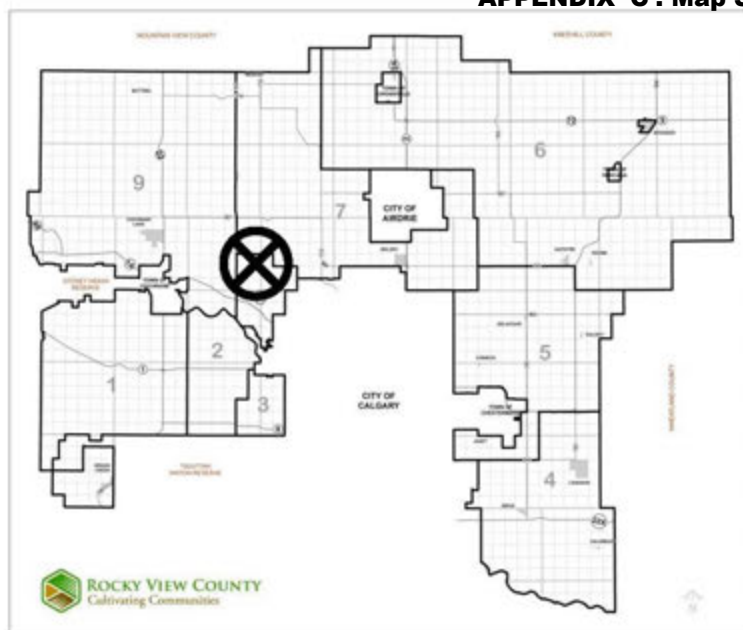


Subject Land _____

LEGAL DESCRIPTION: Lot 4, Block 8, Plan 9012421;
SE-13-26-03-W05M

FILE: 06713017 - PL20170152

DIVISION: 8



LOCATION PLAN

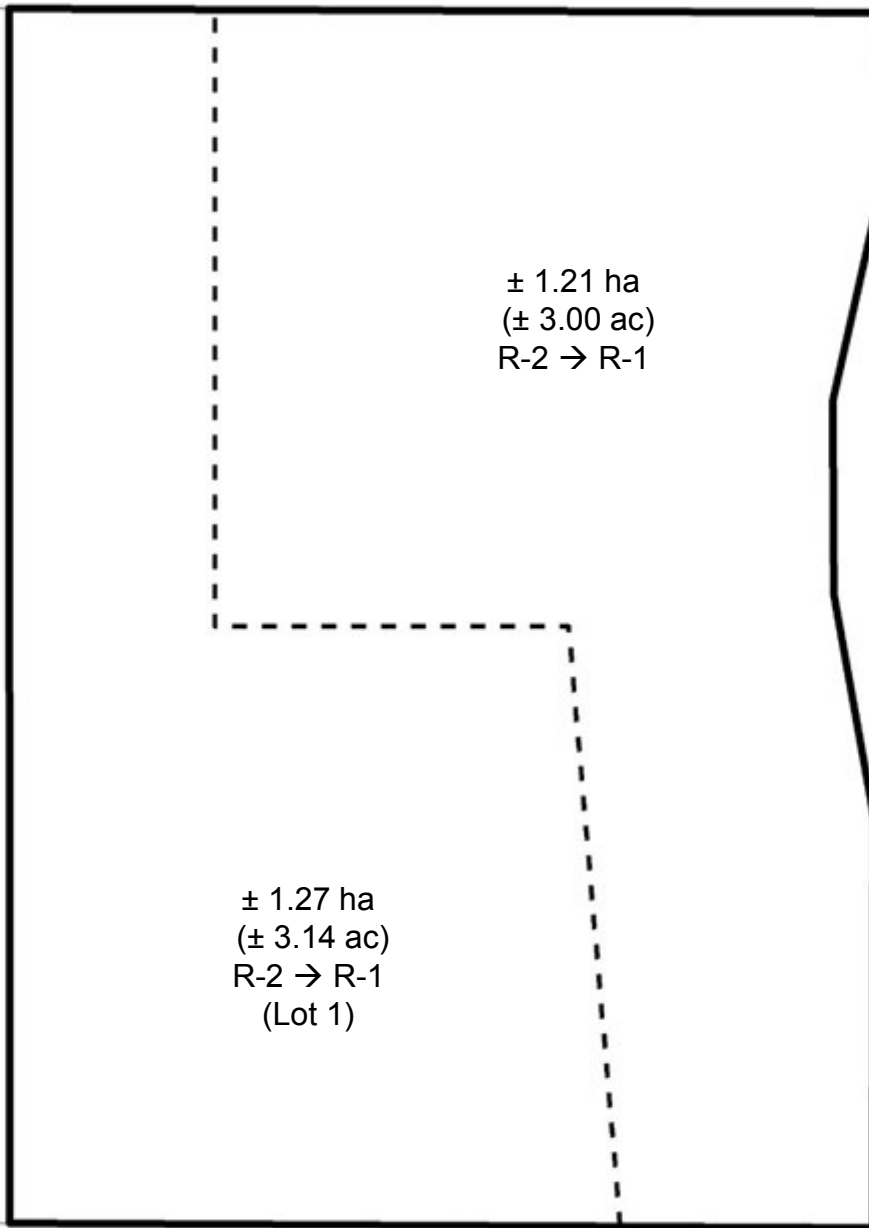
Lot:8 Plan:9212319
SE-13-26-03-W05M

Date: April 17, 2018

Division # 8

File: 06713016**AGENDA****Page 117 of 190**

Redesignation Proposal: To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a ± 1.27 hectare (3.14 acre) (Lot1) parcel with ± 1.21 hectare (3.0 acre) remainder.



BEARSPAW RD

DEVELOPMENT PROPOSAL

Lot:8 Plan:9212319
SE-13-26-03-W05M

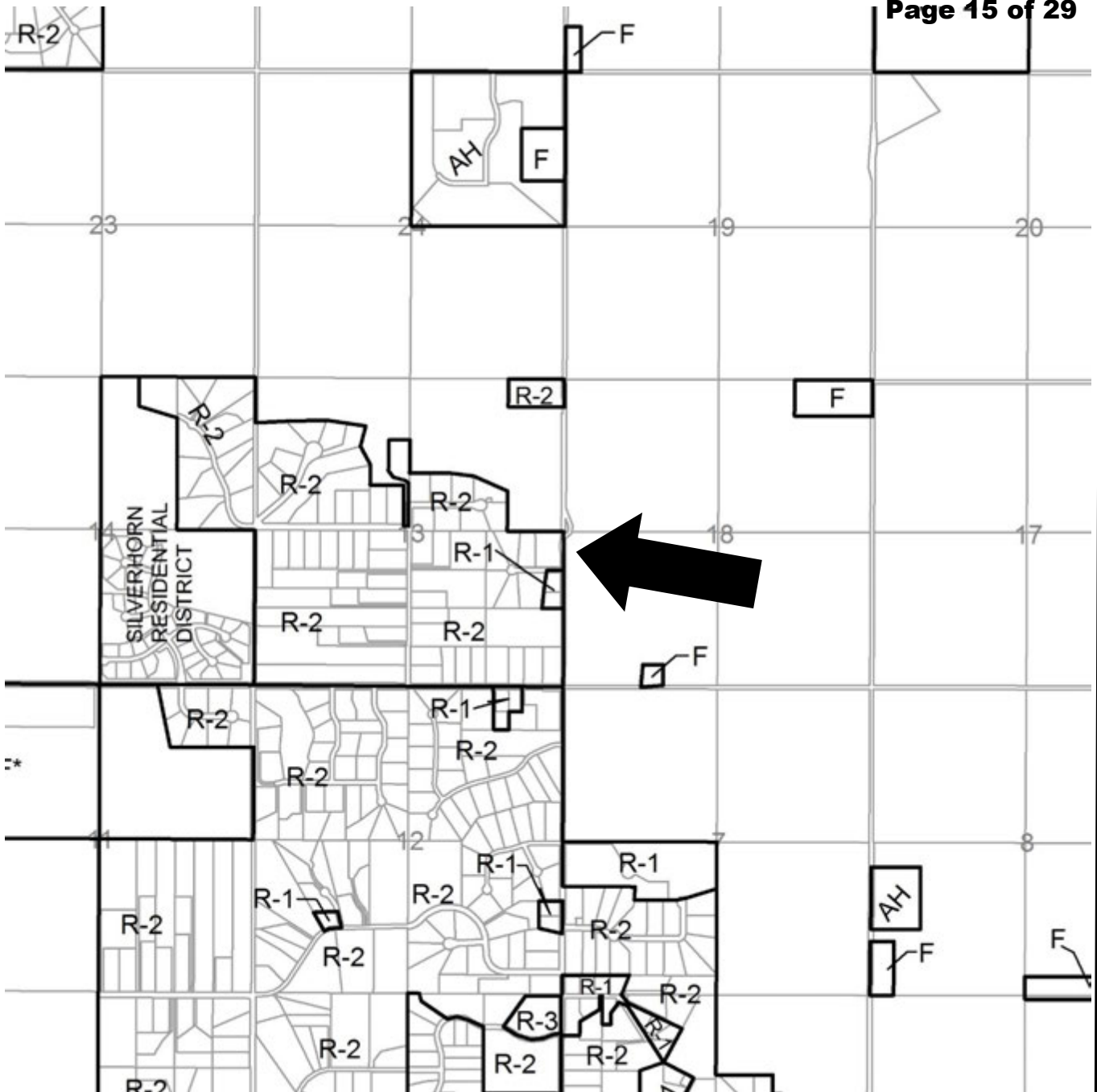


Date: April 17, 2018

Division # 8

File: 06713016

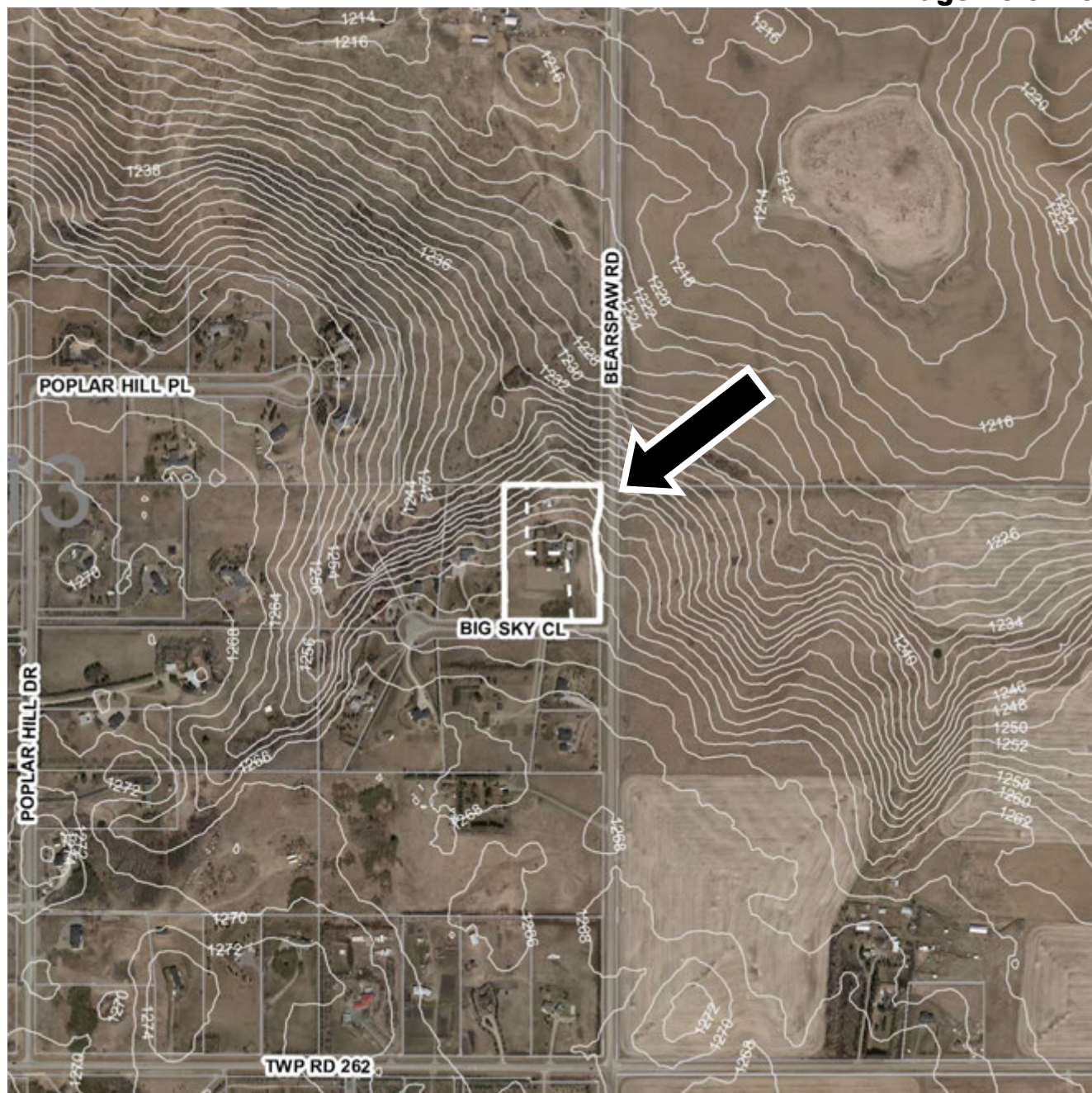
AGENDA



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:8 Plan:9212319
SE-13-26-03-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

Lot:8 Plan:9212319
SE-13-26-03-W05M

Date: April 17, 2018

Division # 8

File: 06713016

AGENDA

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

AIR PHOTO

Spring 2016

**Lot:8 Plan:9212319
SE-13-26-03-W05M**

Date: April 17, 2018

Division # 8

File: 06713016

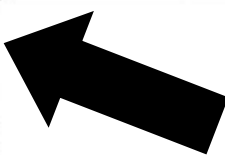
AGENDA

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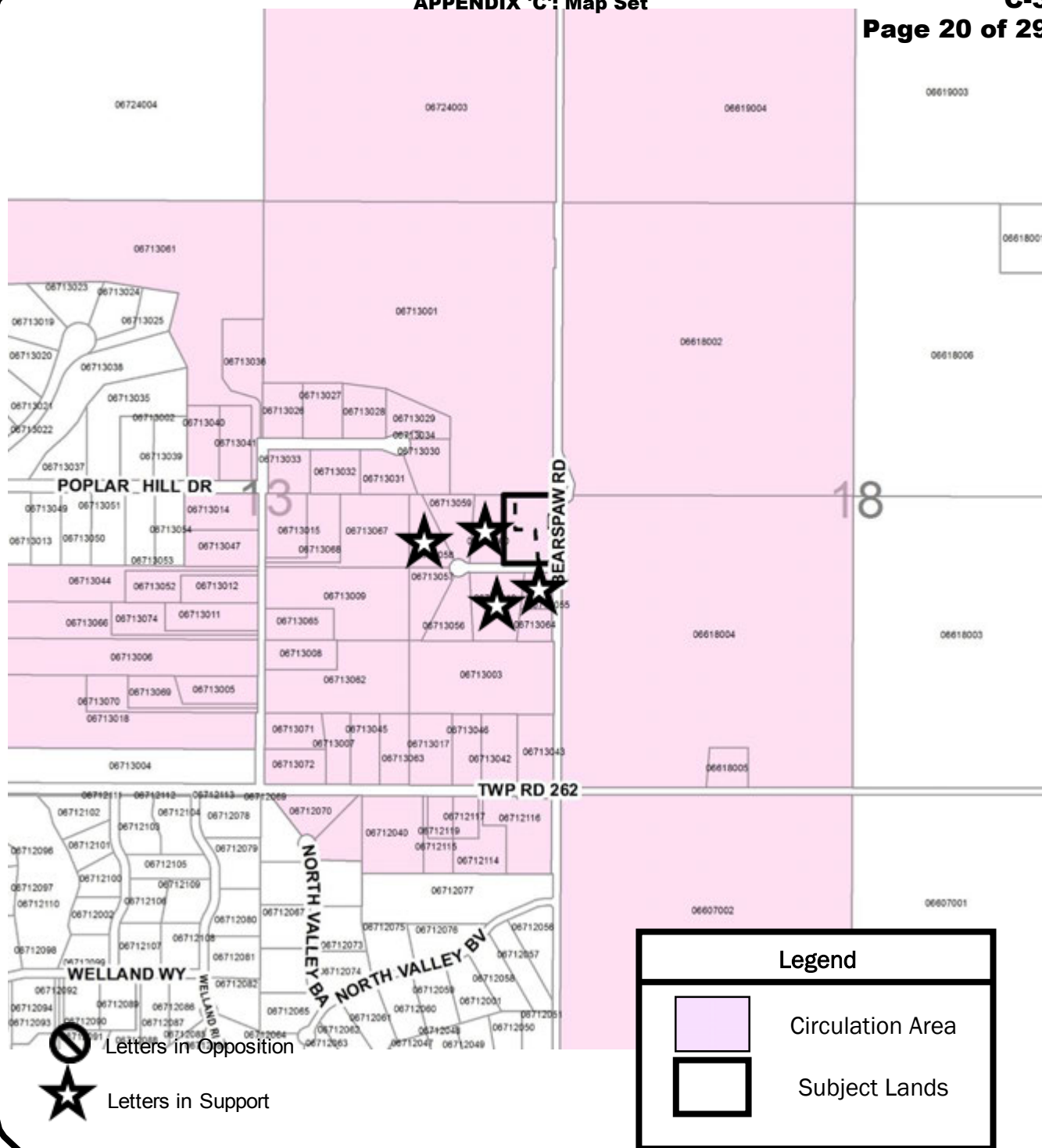
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

Date: April 17, 2018

File: 06713016

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LANDOWNER CIRCULATION AREA

Lot:8 Plan:9212319
SE-13-26-03-W05M

Date: April 17, 2018

Division # 8

File: 06713016

AGENDA

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Oksana Newmen

From: Darrin Durda [REDACTED]
Sent: Thursday, May 10, 2018 8:56 AM
To: Oksana Newmen
Subject: PL20180038

Hi Oksana, we are in support of this application as long the land is only divided into two parcels.

Regards,

Darrin and Deborah Durda

[REDACTED]

Oksana Newmen

From: Stephanie Morrison [REDACTED]
Sent: Thursday, May 10, 2018 7:00 PM
To: Oksana Newmen
Subject: Fwd: 35 Big Sky Close Plans

Hello Oksana,

Email 1 from [REDACTED] below.

Stephanie

Sent from my iPhone

Begin forwarded message:

From: Thia Bunker [REDACTED] >
Date: March 21, 2018 at 10:40:24 AM MDT
To: Stephanie D'Hondt [REDACTED] a>
Subject: Re: 35 Big Sky Close Plans

Hi Stephanie,

Thanks for letting us know about your plans to subdivide. We have no objections. Exciting that you have a new puppy - do you still have Will & Willow? Take Care & Happy Easter.

Thia

“The most beautiful things in the world can’t be seen or touched - they must be felt with the heart”

Helen Keller

On Mar 20, 2018, at 8:53 PM, Stephanie D'Hondt [REDACTED] > wrote:

Hello Thia,

Hoping you are having a great 2018 so far!

Brandon and I have been doing some thinking since Colton has turned one and have decided that we plan to have more children over the next few years and hope to continue to call Big Sky Close our home. However, we are finding our house is already quite small for just the 3 of us, let alone adding a few more kids to the mix.

We have started the preliminary planning of building ourselves a new home on our adjacent land. Our current plan is to redesignate and then subdivide 3 acres off our current 6.14 acre plot of land. The 3 acres will be just west of our home between ours and Deb and Darrin’s. We will then build our new home there and sell our existing home. We have been told this process could take up to 2 years with the county so we wanted to get a start on it now.

We had Deb over to discuss this in person as we feel Deb and Darrin would be affected the most by this as the new house would be closest to their property. Deb has said we have their full support and we would like to encourage the rest of you to come over to discuss as well. We want to ensure all questions are answered so we can gain the full support of the community, as we will be continuing to raise our growing family here, and want to maintain our neighborhood friendships.

Please let us know if you'd like to come over to discuss and also meet our new 13 week old Doberman puppy!

Thanks,

Brandon, Stephanie and Colton D'Hondt



Oksana Newmen

From: Stephanie Morrison [REDACTED]
Sent: Thursday, May 10, 2018 7:01 PM
To: Oksana Newmen
Subject: Fwd: 35 Big Sky Close Plans

Hello Oksana,

Email 2 from [REDACTED] below.

Stephanie

Sent from my iPhone

Begin forwarded message:

From: Rob Thorburn [REDACTED] <[REDACTED]>
Date: March 21, 2018 at 12:48:13 PM MDT
To: Stephanie D'Hondt [REDACTED] <[REDACTED]>
Subject: Re: 35 Big Sky Close Plans

Hi Brandon and Stephanie

[REDACTED] Rob and I do
not have a problem with your plans so you have our approval

Eileen

Sent from my iPad

On Mar 20, 2018, at 8:56 PM, Stephanie D'Hondt [REDACTED] wrote:

Hello Rob and Eileen,

Hoping you guys are having a great 2018 so far!

Brandon and I have been doing some thinking since Colton has turned one and have decided that we plan to have more children over the next few years and hope to continue to call Big Sky Close our home. However, we are finding our house is already quite small for just the 3 of us, let alone adding a few more kids to the mix.


We have started the preliminary planning of building ourselves a new home on our adjacent land. Our current plan is to redesignate and then subdivide 3 acres off our current 6.14 acre plot of land. The 3 acres will be just west of our

home between ours and Deb and Darrin's. We will then build our new home there and sell our existing home. We have been told this process could take up to 2 years with the county so we wanted to get a start on it now.

We had Deb over to discuss this in person as we feel Deb and Darrin would be affected the most by this as the new house would be closest to their property. Deb has said we have their full support and we would like to encourage the rest of you to come over to discuss as well. We want to ensure all questions are answered so we can gain the full support of the community, as we will be continuing to raise our growing family here, and want to maintain our neighborhood friendships.

Please let us know if you'd like to come over to discuss and also meet our new 13 week old Doberman puppy!

Thanks,

Brandon, Stephanie and Colton D'Hondt


Oksana Newmen

From: Stephanie Morrison [REDACTED]
Sent: Thursday, May 10, 2018 7:04 PM
To: Oksana Newmen
Subject: Fwd: 35 Big Sky Close Plans

Hello Oksana,

Email 3 from [REDACTED] below.

Stephanie

Sent from my iPhone

Begin forwarded message:

From: "jc" [REDACTED] >
Date: March 21, 2018 at 8:53:37 AM MDT
To: "Stephanie D'Hondt" [REDACTED] >
Subject: Re: 35 Big Sky Close Plans

Hi Brandon Stephanie & Colton

I think you are right that Deb & Darrin would be the most affected and if you have their full support you also have our full support.

Good luck
Joe & Gwen

From: Stephanie D'Hondt
Sent: Tuesday, March 20, 2018 8:57 PM
To: Joe Carson
Subject: 35 Big Sky Close Plans

Hello Joe and Gwen,

Hoping you guys are having a great 2018 so far!

Brandon and I have been doing some thinking since Colton has turned one and have decided that we plan to have more children over the next few years and hope to continue to call Big Sky Close our home. However, we are finding our house is already quite small for just the 3 of us, let alone adding a few more kids to the mix.

We have started the preliminary planning of building ourselves a new home on our adjacent land. Our current plan is to redesignate and then subdivide 3 acres off our current 6.14 acre plot of land. The 3 acres will be just west of our home between ours and Deb and Darrin's. We

will then build our new home there and sell our existing home. We have been told this process could take up to 2 years with the county so we wanted to get a start on it now.

We had Deb over to discuss this in person as we feel Deb and Darrin would be affected the most by this as the new house would be closest to their property. Deb has said we have their full support and we would like to encourage the rest of you to come over to discuss as well. We want to ensure all questions are answered so we can gain the full support of the community, as we will be continuing to raise our growing family here, and want to maintain our neighborhood friendships.

Please let us know if you'd like to come over to discuss and also meet our new 13 week old Doberman puppy!

Thanks,

Brandon, Stephanie and Colton D'Hondt



Oksana Newmen

From: Stephanie Morrison [REDACTED]
Sent: Thursday, May 10, 2018 7:08 PM
To: Oksana Newmen
Subject: Fwd: Application for re-designation 35 Big sky close

Hello Oksana,

Email 4 from [REDACTED] below.

This is the final email of support we received. We know other neighbors are on aboard as well. Would you recommend we approach them all about getting letters of support from them?

Thank you,

Stephanie

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 6, 2018 at 9:37:35 AM MDT
To: "Stephanie Morrison" [REDACTED]
Cc: "Deborah Durda" [REDACTED]
Subject: Application for re-designation 35 Big sky close

Hi Neighbors

After meeting with you recently to discuss your upcoming plans for your land we as your immediate neighbors fully support your application to re-designate your land into 2 parcels to build 1 additional house.

Darrin and Deborah Durda
[REDACTED]

From: jc [REDACTED]
Sent: Sunday, October 28, 2018 10:32 AM
To: PAA_ LegislativeServices
Subject: Bylaw C-7830-2018

Dear Deputy Municipal Clerk:

Joseph & Gwen Carson
[REDACTED]

Regarding application PL20180038 (06713016)

In view of the applicants properly conducted engagement including informative and constructive face to face meetings with the applicants we support this application.

Yours sincerely,

Joseph & Gwen Carson.

PLANNING SERVICES

TO: Council
DATE: November 15, 2018 **DIVISION:** 8
TIME: Morning Appointment
FILE: 06608003 **APPLICATION:** PL20180042
SUBJECT: Redesignation Item – Ranch and Farm District to Agricultural Holdings District

¹POLICY DIRECTION:

The proposal was evaluated against the agricultural policies found within the County Plan and the Bears paw Area Structure Plan (BASP), and was found to be non-compliant:

- The applicant did not provide a planning rationale to support the proposal, as required by Policy 8.18 b) of the County Plan;
- The application proposes panhandle access, which is not considered appropriate in accordance with Policy 8.1.22 of the Bears paw Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Ranch and Farm District to Agricultural Holdings District in order to facilitate the creation of a ≥ 8.10 hectare (≥ 20.01 acre) parcel (Lot 1) with ± 40.46 hectare (± 99.97 acre) remainder (Lot 2).

The lands are developed with a dwelling and a number of accessory buildings, all located within the boundary of proposed Lot 1. The dwelling is serviced by means of a water well and a Private Sewage Treatment System. Lot 2 is currently undeveloped, and is not required to have servicing determined at this time as it is an agricultural parcel over 30 acres in size. Access to the site is provided via two approaches to Range Road 24. A gravel approach services Lot 1 and a farm approach services Lot 2.

The Applicant indicated that this proposal constitutes a Distinct Agricultural Operation in accordance with Section 8 of the County Plan. In order to prevent the unnecessary fragmentation of agricultural land, proposals for Distinct Agricultural Operations must provide rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation.

The County Plan provides the following criteria for Distinct Agricultural Operations:

- A demonstration of the need for the new agriculture operation;
- An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation;
- An assessment of the impact on and potential upgrades to County infrastructure; and
- An assessment of the impact on the environment including air quality, surface water, and groundwater.

The Bears paw Area Structure Plan provides the following requirements regarding the creation of new parcels:

- Panhandle access may only be considered appropriate where topographic conditions preclude other design solutions.

¹ **Administration Resources**
Stefan Kunz, Planning Services
Erika Bancila, Engineering Services

Overall, the proposal does not meet the above-listed criteria. Although the proposed parcel may be distinct from the remainder of the quarter section, the required rationale supporting the proposal was not provided. The purpose of these policies is to maintain agricultural areas by discouraging unnecessary fragmentation of agricultural lands.

Administration determined that the application does not meet policy.

DATE APPLICATION RECEIVED:	April 16, 2018
PROPOSAL:	To redesignate a portion of the subject lands from Ranch and Farm District to Agricultural Holdings District in order to facilitate the creation of a ≥ 8.10 hectare (≥ 20.01 acre) parcel with ± 40.46 hectare (± 99.97 acre) remainder.
LEGAL DESCRIPTION:	SE-8-26-2-W5M
GENERAL LOCATION:	Located 1.6 kilometres (1 mile) northwest of the city of Calgary, 0.8 kilometres (0.5 mile) south of Township Road 262, and on the west side of Range Road 24.
APPLICANT:	Norman Kent
OWNERS:	Dale & Tracey Friesen
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Agricultural Holdings District
GROSS AREA:	± 48.55 hectares (± 119.98 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 2, C - Slight limitations due to adverse climate.</p> <p>Class 4, T - Severe limitations due to adverse topography (steep and/or long uniform slopes).</p> <p>Class 4, T, E - Severe limitations due to adverse topography (steep and/or long uniform slopes) and past erosion damage.</p> <p>Class 6, T, I - Cropping is not feasible due to adverse topography (steep and/or long uniform slopes) and flooding by streams or lakes.</p> <p>Class 6, T, E - Cropping is not feasible due to adverse topography (steep and/or long uniform slopes) and past erosion damage.</p>

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 14 adjacent landowners, and one response was received (Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

2015/16 Application PL20150110 is submitted in 2015, proposing to redesignate a 20 acre portion of the subject lands to Agricultural Holdings District. The rationale provided indicated that the purpose was to accommodate a new or expanded agricultural use for a tree farm. The Application was approved. The subsequent subdivision item (PL20160032) was approved in 2016.



- 2012** In response to the request in 2006 (2006-RV-276), the Westrock Estates and Business Park Conceptual Scheme is submitted and considered by Council (2007-RV-134 & 2010-RV-065). As the proposal concerns lands within a country residential/agricultural area of Bearspaw, the application is refused.
- 2006** Application 2006-RV-276 is submitted, proposing to redesignate the majority of the south half of Section 8 to a Direct Control District. The intent of this DC was to create a “residential and light industrial mixed use live/work community.” Council directed the Applicant to prepare a Conceptual Scheme in order to address outstanding technical concerns prior to redesignation.
- 2003** Application 2003-RV-066 is submitted, proposing to redesignate a 20 acre portion of the subject lands to Agricultural Holdings District. The rationale provided indicated that the purpose was to accommodate a new or expanded agricultural use for a tree farm. Administration’s assessment determined that there was already a tree farm in operation on the site, and that availability of water was a concern. Council concurred and refused the application.
- 1990** A 20 acre Farmstead parcel is subdivided from the southern portion of the quarter section.

BACKGROUND:

The subject lands are located within the community of Bearspaw, 1.6 kilometres (1 mile) northwest of the city of Calgary, 0.8 kilometres (0.5 mile) south of Township Road 262, and on the west side of Range Road 24. This is an area of the County that features mixed uses, but primarily consists of agricultural uses in the immediate vicinity of the lands. Aside from agriculture, significant concentrations of country residential development can be found to the southwest. Additionally, an aggregate extraction operation is located on the adjacent section to the southeast.

The lands are developed with a dwelling and a number of accessory buildings, all located within the boundary of proposed Lot 1. 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 Range Road 24. The approach is in good condition and no upgrades are required.

Proposed Lot 2 is undeveloped, and as an agricultural parcel over 30 acres in size, the applicant is not required to determine servicing at this time. Access to this portion of the lands is provided by a farm approach accessing Range Road 24.

The topography of the Lot 2 is generally flat and does not pose significant concerns with regard to developability. Although Lot 1 already features a number of existing structures, there are a number of constraints that may limit further development. A tributary of West Nose Creek crosses the lands and includes a wetland within the southwest portion of the site. Additionally, portions of the lands feature slopes greater than 15%.

POLICY ANALYSIS:

The application was evaluated in accordance with the policies of the County Plan and the Bearspaw Area Structure Plan (BASP). As BASP policy regarding agricultural applications is rather limited, the County Plan provided the primary policy direction.

Interim Growth Plan

The *Municipal Government Act* includes provisions to ensure that 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. In this case, however, as the proposed land use is agricultural in nature, the application does not appear to be regionally significant development on the basis of the IGP; consequently, Council appears to have the ability to set aside policy.

County Plan

The overall goals of the County Plan are to direct development to existing or identified growth areas, and discourage fragmentation in agricultural areas. The intent of this is to preserve the County's agricultural land base, and to prevent encroachment of development on agricultural areas.

The proposed 20 acre Agricultural Holdings portion of the lands features a tree farm, and the remainder portion is crop land. The Applicant indicated that this constitutes a Distinct Agricultural Operation from the rest of the site and proposes the redesignation of the lands on these grounds.

Applications of this nature are considered under policy 8.18 of the County Plan. The policy states that redesignation and subdivision to smaller agriculture parcels may be considered, subject to a number of criteria. No relevant documentation or rationale was provided by the Applicant in this regard.

Administration's assessment of the criteria provided in policy 8.18 is as follows:

a. A similar pattern of nearby small agricultural operations;

Two Farmstead parcels are located in the vicinity of the lands, a 20 acre parcel immediately to the south, and a 10 acre parcel to the east of Range Road 24. A 20 acre Agricultural Holdings parcel is located immediately to the east of the subject lands.

b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation

The area of the proposed parcel is currently used for a tree farm, and the remainder of the lands are cultivated for grain crops. The Applicant did not indicate why these two uses cannot be conducted within the same parcel, and no planning rationale was provided. A letter submitted with the application indicates that the primary purpose for the proposal is for estate planning purposes. The County Plan explicitly states that “estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use.”

c. A demonstration of the need for the new agriculture operation

None provided. The operation is existing.

d. An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation.

The operation is existing and appears to function within the boundaries of the proposed parcel.

e. An assessment of the impact on and potential upgrades to County infrastructure;

The operation is existing and no new upgrades to existing County infrastructure are anticipated.

f. An assessment of the impact on the environment including air quality, surface water, and groundwater.

None provided.

Additionally, this application proposes panhandle access to the 20 acre parcel. The County Plan's transportation policy regarding road access, policy 16.13, states that the use of panhandles should be avoided.



Bearspaw Area Structure Plan

The subject lands are located within the agricultural area of the land use concept, as shown on Figure 7 within the BASP. As such, the agricultural policies of Section 8.4 of the plan apply. Generally, the policies support agricultural uses within this area and restrict other uses. As the policies in this section primarily address proposals for non-agricultural uses, they are not relevant to this proposal.

Of note, Policy 8.1.22 of the BASP is not supportive of panhandle accesses to proposed parcels unless they are required owing to topographical constraints. This application proposes panhandle access to the 20 acre parcel although there are no such constraints.

County Plan

The overall goals of the County Plan are to direct development to existing or identified growth areas, and discourage fragmentation in agricultural areas. The intent of this is to preserve the County's agricultural land base, and to prevent encroachment of development on agricultural areas.

The proposed 20 acre Agricultural Holdings portion of the lands features a tree farm, and the remainder portion is crop land. The Applicant indicated that this constitutes a Distinct Agricultural Operation from the rest of the site and proposes the redesignation of the lands on these grounds.

Applications of this nature are considered under policy 8.18 of the County Plan. The policy states that redesignation and subdivision to smaller agriculture parcels may be considered, subject to a number of criteria. No relevant documentation or rationale was provided by the Applicant in this regard.

Administration's assessment of the criteria provided in policy 8.18 is as follows:

g. A similar pattern of nearby small agricultural operations;

Two Farmstead parcels are located in the vicinity of the lands, a 20 acre parcel immediately to the south, and a 10 acre parcel to the east of Range Road 24. A 20 acre Agricultural Holdings parcel is located immediately to the east of the subject lands.

h. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation

The area of the proposed parcel is currently used for a tree farm, and the remainder of the lands are cultivated for grain crops. The Applicant did not indicate why these two uses cannot be conducted within the same parcel, and no planning rationale was provided. A letter submitted with the application indicates that the primary purpose for the proposal is for estate planning purposes. The County Plan explicitly states that "estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use."

i. A demonstration of the need for the new agriculture operation

None provided. The operation is existing.

j. An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation.

The operation is existing and appears to function within the boundaries of the proposed parcel.

k. An assessment of the impact on and potential upgrades to County infrastructure;

The operation is existing and no new upgrades to existing County infrastructure are anticipated.

l. An assessment of the impact on the environment including air quality, surface water, and groundwater.

None provided.



Additionally, this application proposes panhandle access to the 20 acre parcel. The County Plan's transportation policy regarding road access, policy 16.13, states that the use of panhandles should be avoided.

Land Use Bylaw

The application proposes the redesignation of a 20.01 acre portion of the subject lands from Ranch and Farm District to Agricultural Holdings District. As the minimum parcel size for the Agricultural Holdings District is ≥ 8.10 hectares (≥ 20.01 acres), it is possible to accommodate the creation of the new parcel in this location. The primary purpose of the Agricultural Holdings land use district is to provide for a range of parcel sizes for agricultural uses.

A portion of Lot 1 is subject to the Riparian Protection policies of the Land Use Bylaw. The existing dwelling and mobile home appear to be located within the riparian area, but as they were constructed prior to the adoption of these policies, they are deemed to be in compliance. In the future, the Owner should take note that no buildings should be constructed in the riparian area.

CONCLUSION:

This Land Use Amendment proposes the redesignation of a portion of a Ranch and Farm District to Agricultural Holdings District in order to allow for the future subdivision of a ≥ 8.10 hectare (≥ 20.01 acre) parcel with ± 40.46 hectare (± 99.97 acre) remainder. The proposal was evaluated in accordance with the Statutory Policy found within the Bearspaw Area Structure Plan and the County Plan. The application did not provide the rationale required through the County Plan policies regarding the creation of a Distinct Agricultural Operation, and did not justify the need to further fragment the County's agricultural land base. Additionally, the proposed site configuration does not satisfy the County's policies regarding the creation of panhandles.

OPTIONS:

- | | | |
|-------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Option # 1: | Motion #1 | THAT Council concludes that the proposed development is consistent with County Plan policy for a New or Distinct Agricultural Operation. |
| | Motion #2 | THAT Bylaw C-7798-2018 be given first reading. |
| | Motion #3 | THAT Bylaw C-7798-2018 be given second reading. |
| | Motion #4 | THAT Bylaw C-7798-2018 be considered for third reading. |
| | Motion #5 | THAT Bylaw C-7798-2018 be given third and final reading. |
| Option # 2: | Motion #1 | THAT Council sets aside section 8.18 of the County Plan and section 8.1.22 of the Bearspaw Area Structure Plan. |
| | Motion #2 | THAT Bylaw C-7798-2018 be given first reading. |
| | Motion #3 | THAT Bylaw C-7798-2018 be given second reading. |
| | Motion #4 | THAT Bylaw C-7798-2018 be considered for third reading. |
| | Motion #5 | THAT Bylaw C-7798-2018 be given third and final reading. |
| Option #3: | THAT application PL20180042 be refused. | |



Respectfully submitted,

“Sherry Baers”

Acting General Manager

SK/rp

Concurrence,

“Rick McDonald”

Interim County Manager

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7798-2018 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 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	No comment.
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 comment.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
City of Calgary	No comment.

AGENCY	COMMENTS
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	The proposed new and distinct agricultural operation, i.e. the tree farm/tree moving operation, can be carried out under the current land use designation (Ranch & Farm)
Bears paw-Glendale Recreation Board	The Bears paw-Glendale Recreation 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. 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. <ul style="list-style-type: none"> ○ Existing slopes exceeding 15% on the banks of the West Nose Creek Tributary that runs through the proposed ± 20 acre parcel have been identified on the south-west of the property. A slope stability analysis prepared by a qualified professional geotechnical engineer is not requested at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • The existing lot has two approaches onto RR 24, located at the south and north boundaries of the subject property. <ul style="list-style-type: none"> ○ The south approach which serves as the existing house and mobile home access to RR24 is a mutual gravel approach onto the gravel surfaced RR 24. A mutual access easement agreement is currently registered on title of the subject property and the property immediate south to ensure free and unfettered access to both properties (instrument 171 086 048). ○ The north approach is a field approach and forms the fourth leg of the intersection of RR24 and TWP RD 261A which both have paved surfaces. RR 24's pavement

AGENCY	COMMENTS
	<p>ends here.</p> <ul style="list-style-type: none"> • Caveat is registered on title from Rocky View County for future road widening purposes, for 17 feet of land on the eastern property boundary (instrument 771 044 421). • As a condition of future subdivision, the Owner will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision approval. In accordance with Bylaw C-7356-2014 currently in effect, section 5 iii), the TOL will be deemed applicable for 1.2 hectares (3 acres). <ul style="list-style-type: none"> ○ The estimated TOL is \$13,785.00 calculated as follows: 3 acres x \$4,595/acre. • ES has no requirements at this time <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The owner has submitted a sketch of the existing site layout. There are two septic fields currently on the south lot, one servicing the existing mobile home and the other one servicing the existing the house. The owners have never had any issues with either of them. • ES has no further requirements. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <ul style="list-style-type: none"> ○ Water is provided from existing water well located west of the existing house. <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 have no requirements at this time. <ul style="list-style-type: none"> ○ There is an existing pond and riparian area through the proposed ± 20 acre parcel (West Nose Creek Tributary). Appropriate setbacks should be maintained and consideration of erosion prone areas should be addressed in efforts to protect overland drainage for current and future generations. Any changes or impacts to the Tributary require Alberta Environment approvals.
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.



AGENCY	COMMENTS
Infrastructure and Operations - Operations	No concerns.
Infrastructure and Operations – Utility Services	No concerns.
Circulation Period: April 24, 2018 – May 15, 2018	



BYLAW C-7798-2018

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-7798-2018.

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. 66 & 66-SW, of Bylaw C-4841-97 be amended by redesignating a portion of SE-8-26-2-W5M, from Ranch and Farm District to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-8-26-2-W5M, is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7798-2018 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: 8

File: 06608003 - PL20180042

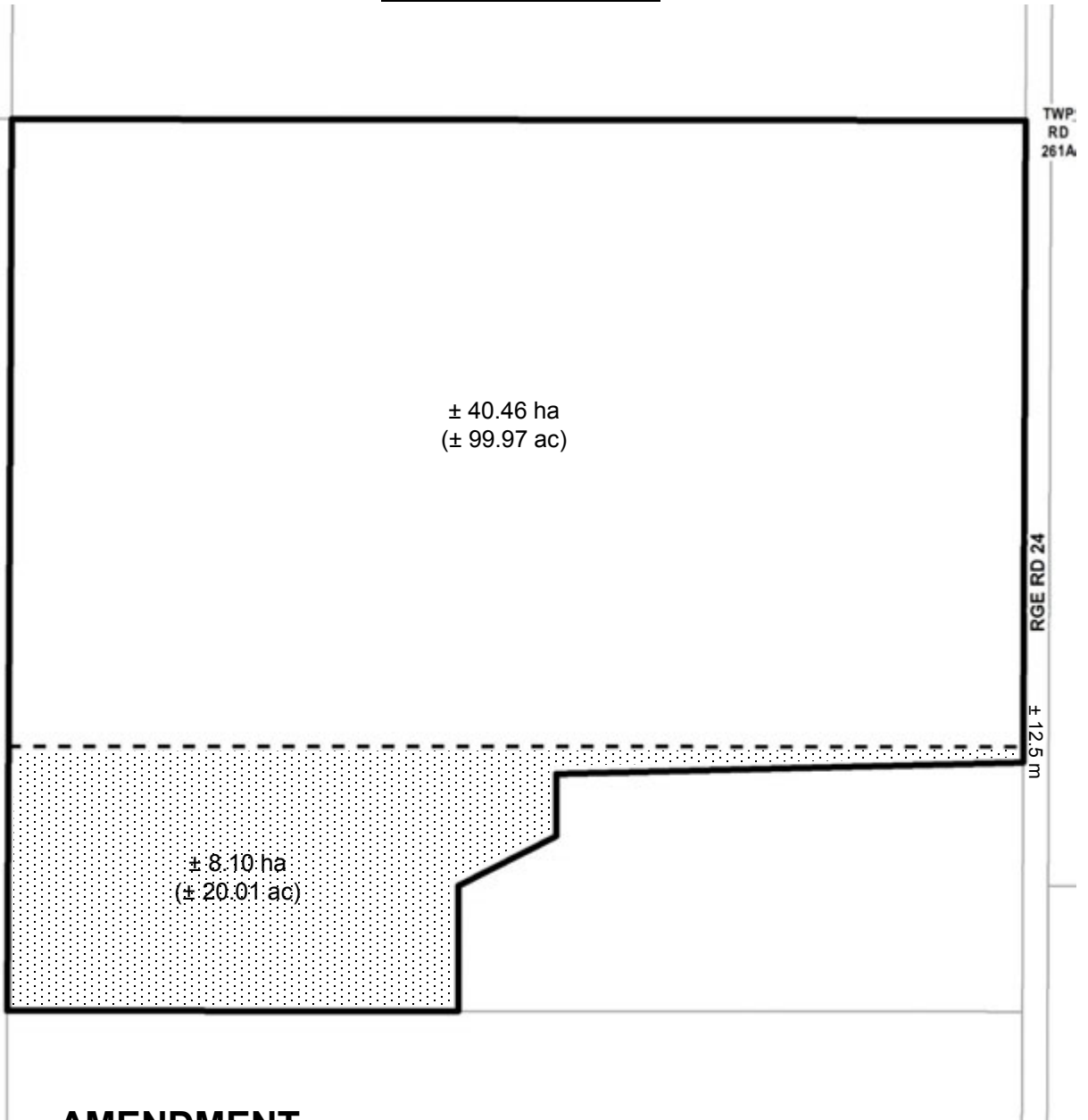
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

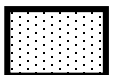
Date Bylaw Signed

BYLAW: C-7798-2018



AMENDMENT

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

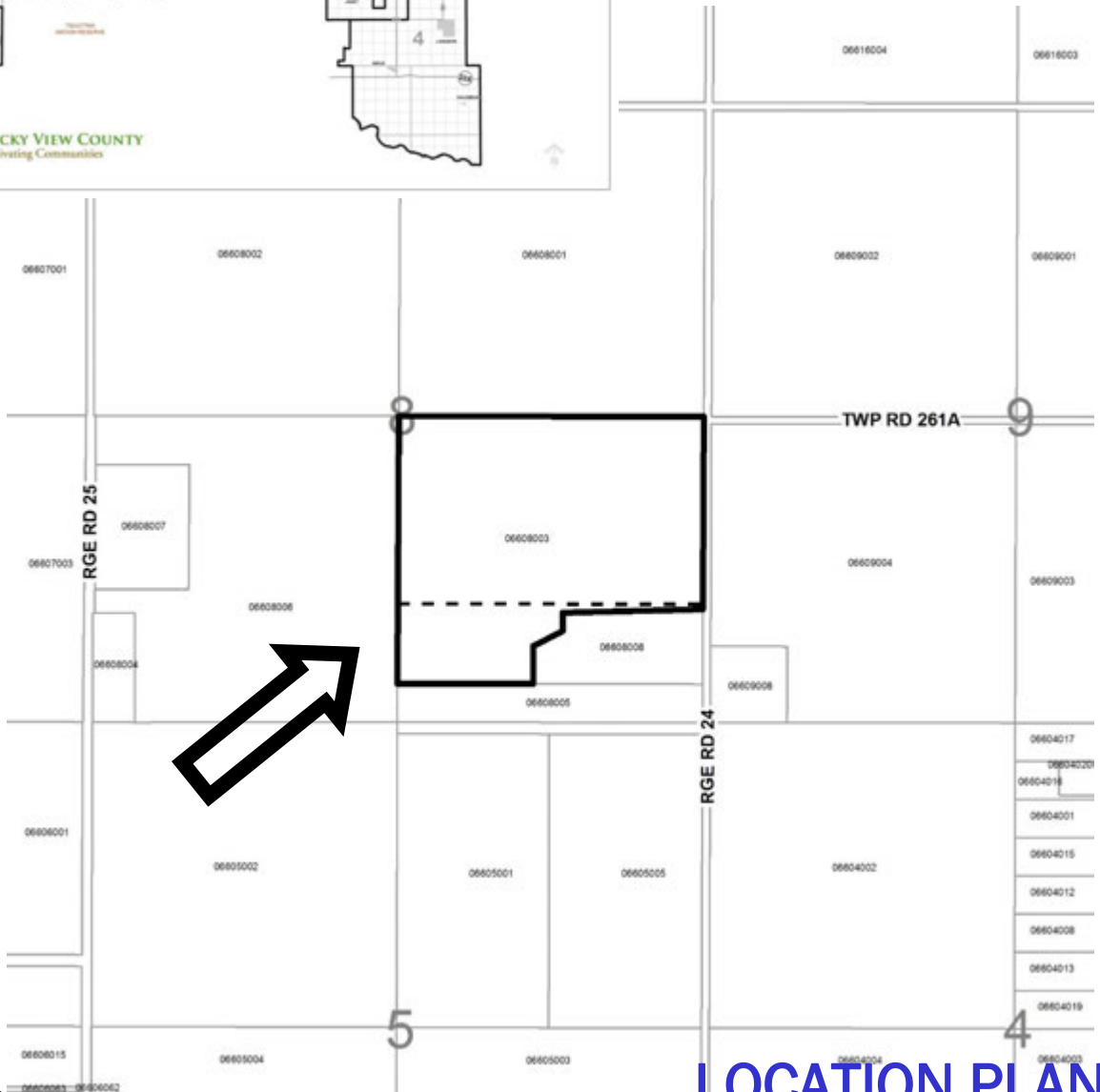
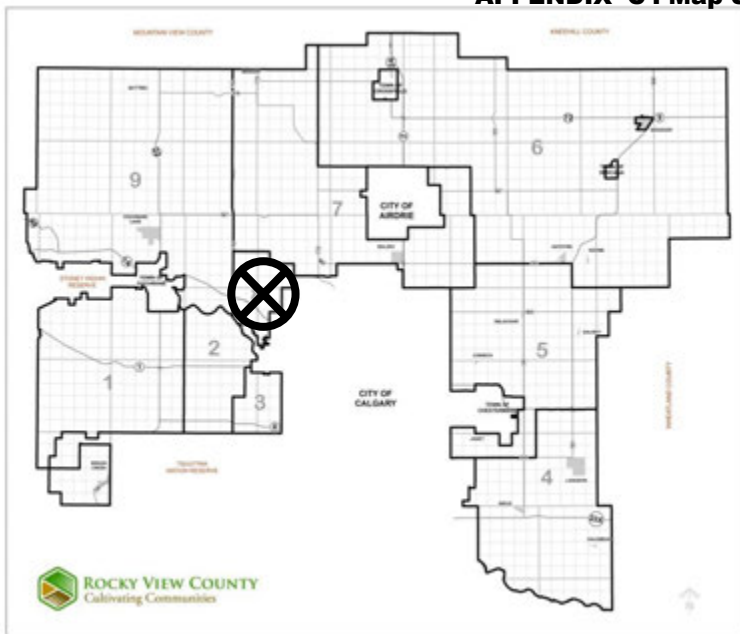


Subject Land _____

LEGAL DESCRIPTION: SE-8-26-2-W5M

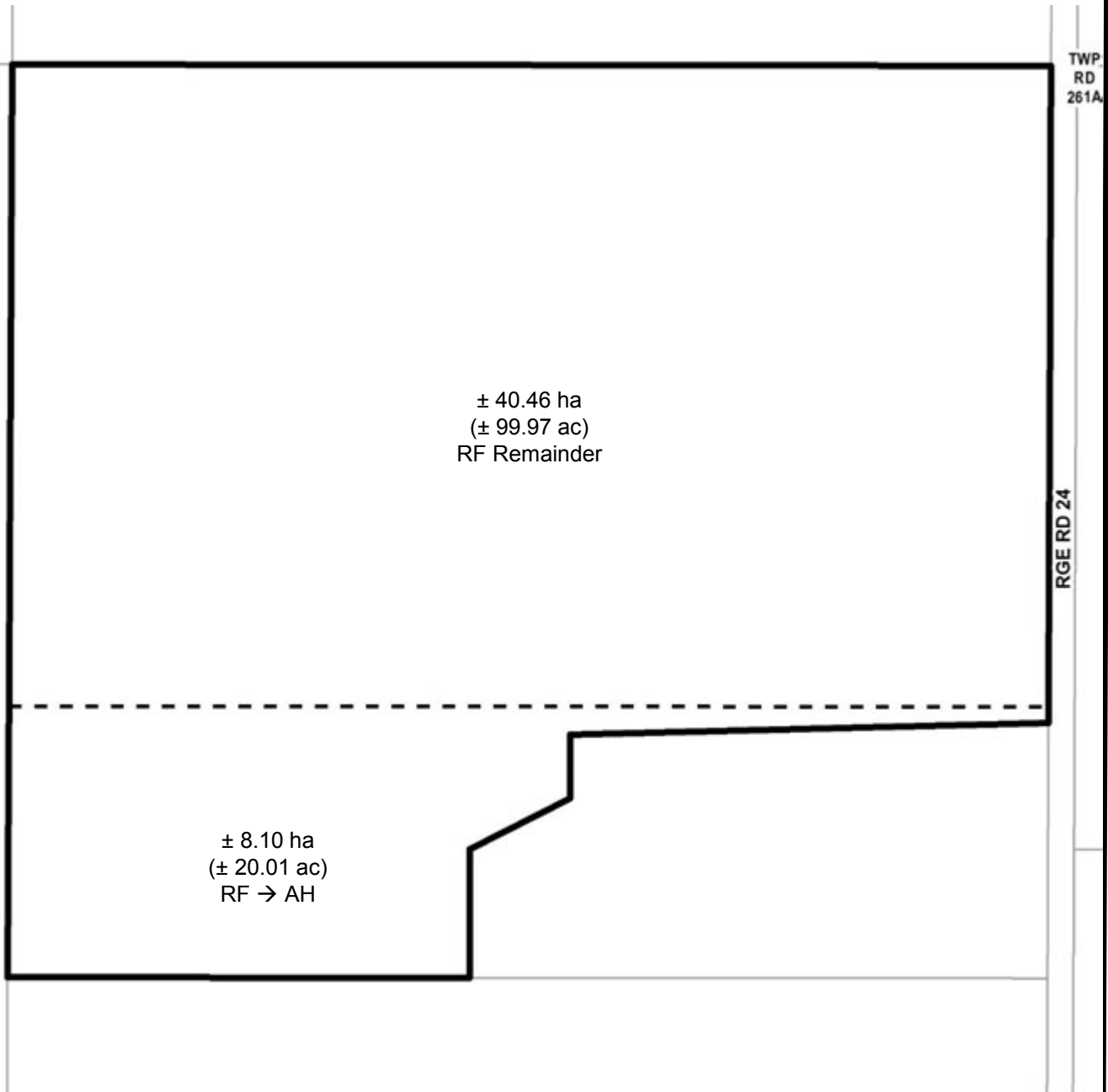
FILE: 06608003 - PL20180042

DIVISION: 8



SE-08-26-02-W05M

Redesignation Proposal: To redesignate a portion of the subject lands from Farm District to Agricultural Holdings District in order to facilitate the creation of a ± 8.10 hectare (± 20.01 acre) parcel with ± 40.46 hectare (± 99.97 acre) remainder.



DEVELOPMENT PROPOSAL

SE-08-26-02-W05M

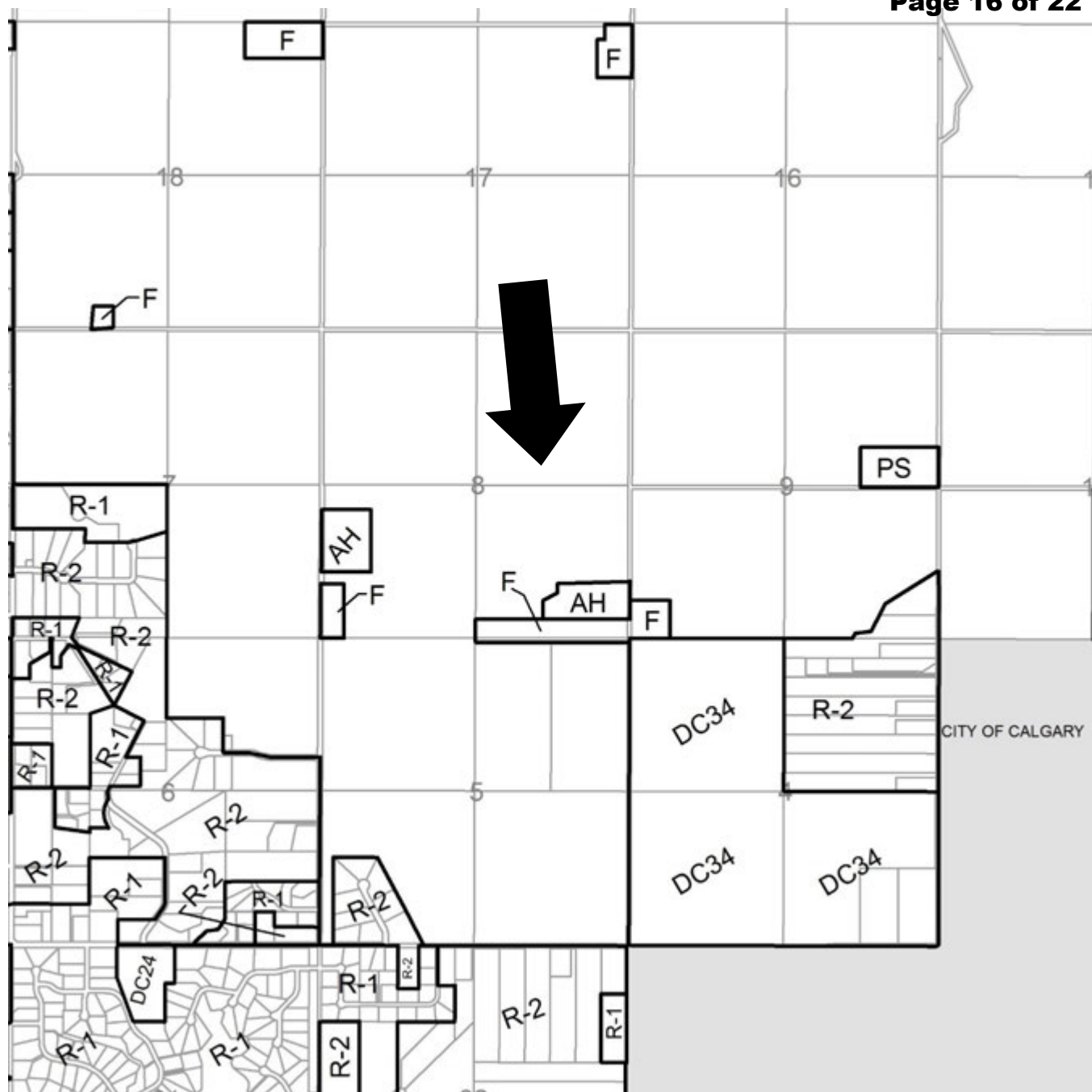


Date: April 20, 2018

Division # 8

File: 06608003

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

SE-08-26-02-W05M

TOPOGRAPHY

Contour Interval 2 M



SE-08-26-02-W05M



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

AIR PHOTO

Spring 2016

SE-08-26-02-W05M

Date: April 20, 2018

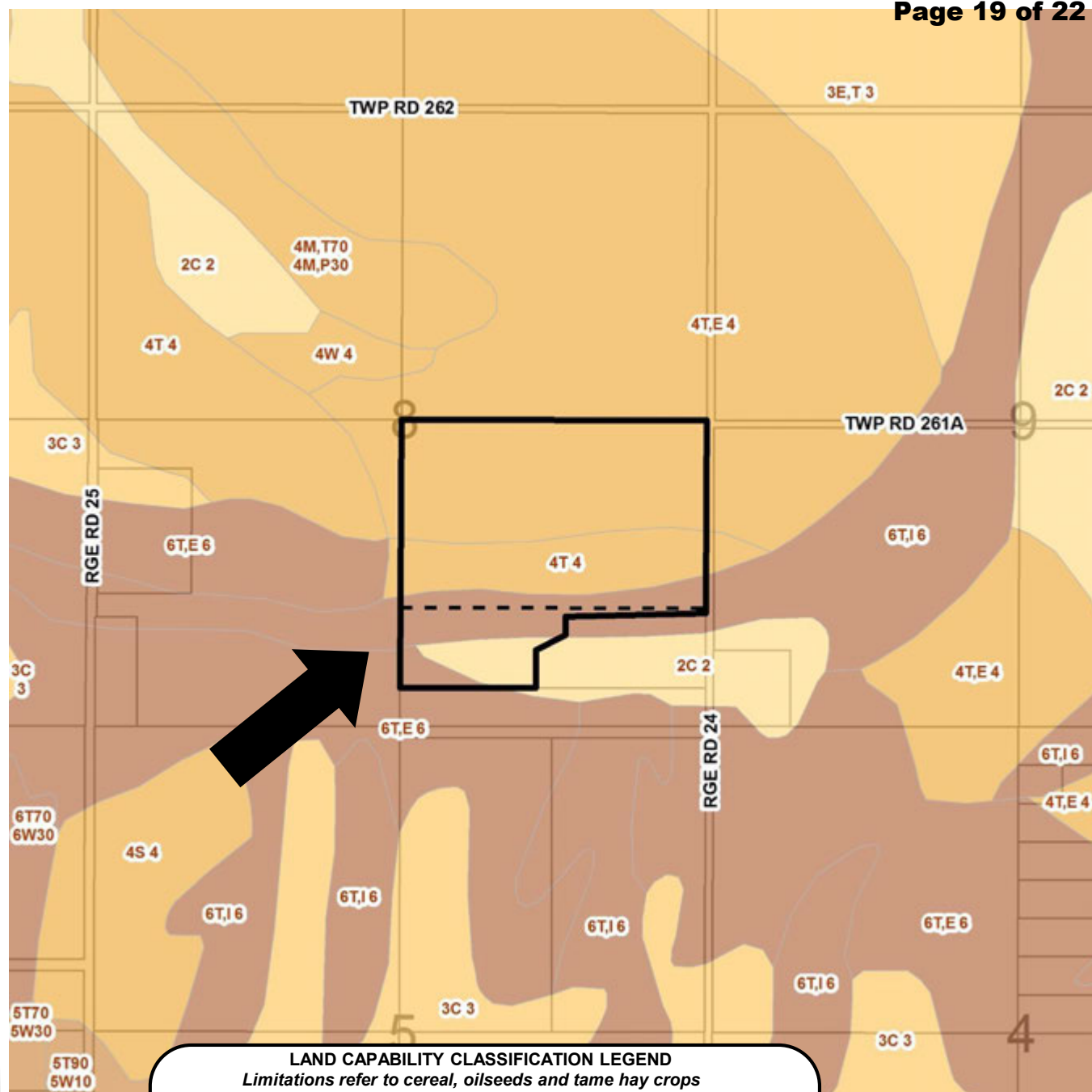
Division # 8

File: 06608003

AGENDA

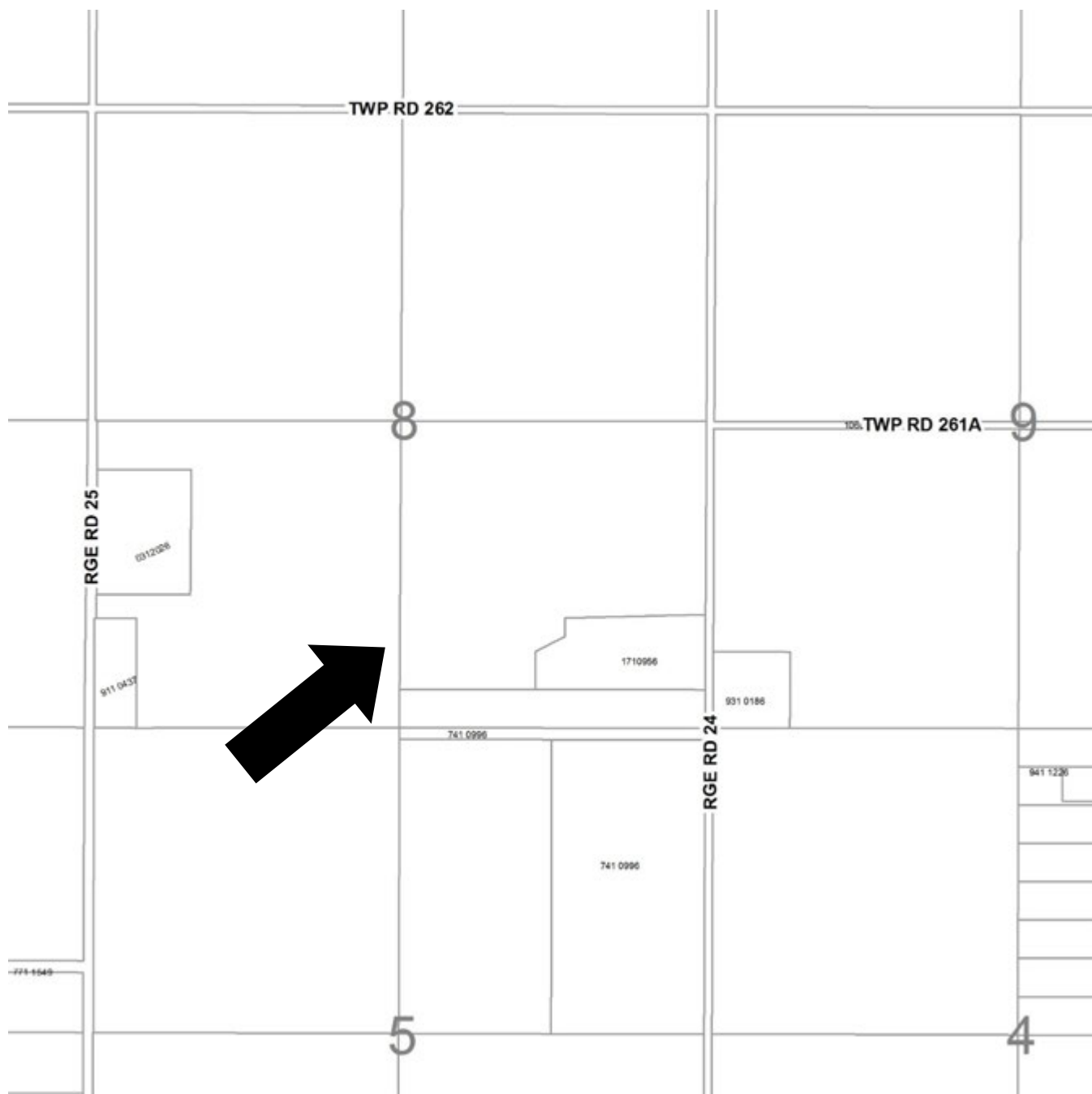
Page 151 of 190





SOIL MAP

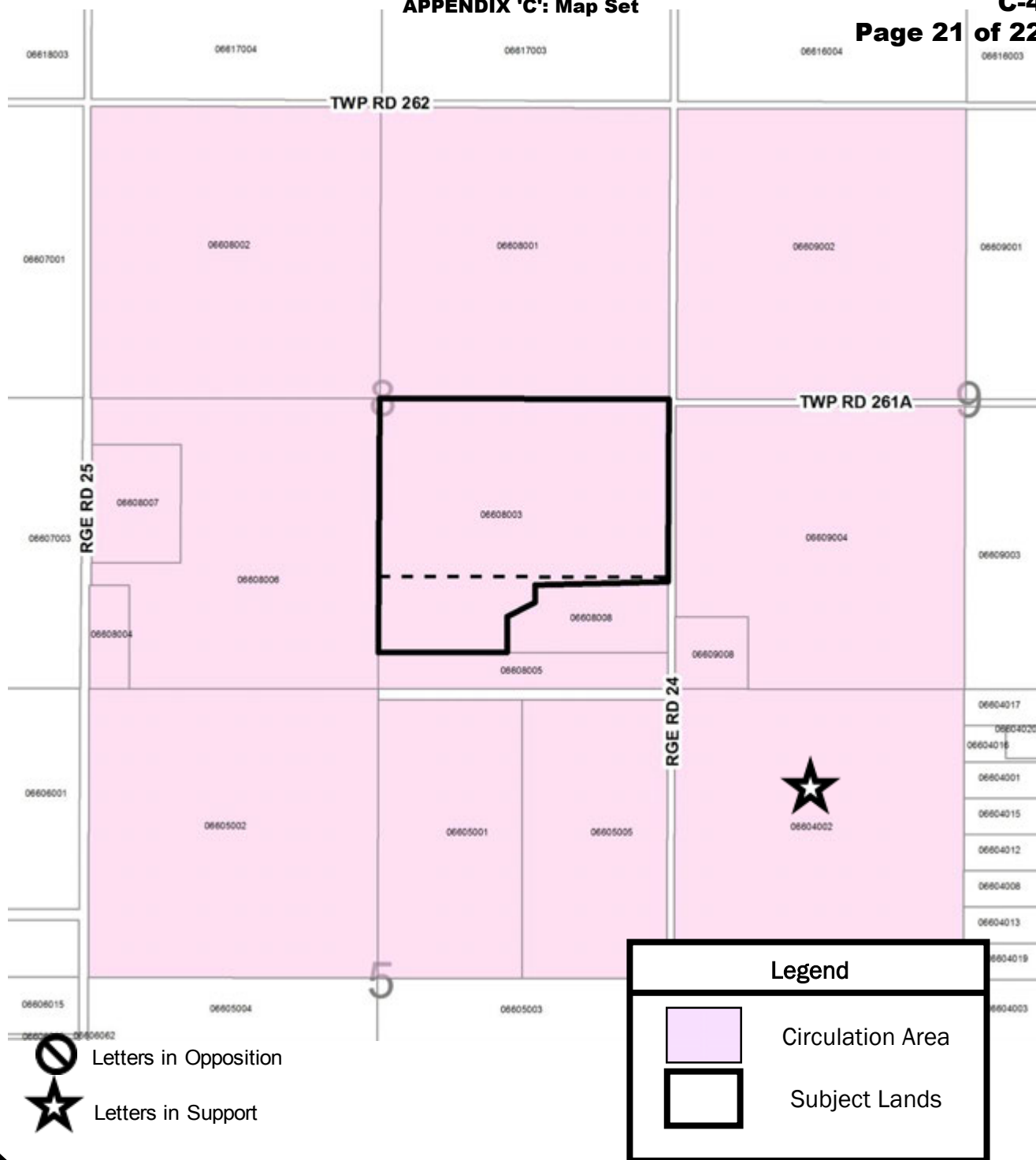
SE-08-26-02-W05M

**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-08-26-02-W05M



LANDOWNER CIRCULATION AREA

SE-08-26-02-W05M



BURNCO Rock Products Ltd
200, 155 Glendeer Circle SE
Box 1480, Station T
Calgary, AB, Canada T2H 2P9

burnco.com
Main 403 255 2600
Fax 403 255 0323

October 30, 2018

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Re: Bylaw C-7798-2018
Application PL20180042 (06608003) – Redesignation of SE8-26-2-W5 and
Future Subdivision

Dear Deputy Municipal Clerk,

BURNCO Rock Products Ltd. ("BURNCO") is writing in response to the proposed redesignation on SE8-26-2-W5. This redesignation would move the land from Ranch and Farm District to Agricultural Holdings District. If approved, it is our understanding that the landowner is seeking to subdivide the lands into a 20-acre parcel and a 100-acre parcel.

BURNCO operates the Burma Gravel Pit which is in NW, SW, SE-4-26,2-W5. This 480-acre gravel pit is located less than 200m southeast of the above lands. BURNCO has put considerable time and effort into site design and operation at this site with the goal of successful co-existence with out neighbors. To date, BURNCO feels that we have been successful in operating a gravel pit near several neighbors without creating undo impacts.

BURNCO respects landowner rights to develop their properties. We support this redesignation and eventual subdivision so long as the owners recognize the presence of the Burma Gravel Pit and do not feel that the presence of our operation will create concerns related to the proposed changes on their lands.

If you have any questions or concerns, please contact me.

Sincerely,
BURNCO Rock Products Ltd.

Travis Coates, P. Eng.
Land & Resource Manager
Alberta & Saskatchewan
Main Floor, 155 Glendeer Circle S.E.
Calgary, AB. T2S 2S8
Phone: (403)640-9217
Email: travis.coates@burnco.com

ENGINEERING SERVICES

TO: Council
DATE: November 15, 2018 **DIVISION:** 2
TIME: Morning Appointment
FILE: PL20180075
SUBJECT: Road closure to consolidate a portion of Road shown on Plan 741 0359

POLICY DIRECTION:

The road closure application was evaluated against Rocky View County Policy #443, *Road Allowance Closure and Disposal*, and the *Municipal Government Act* and was found to be compliant:

- This portion of road allowance is not part of the County's 30 Year Long Range Transportation Network Plan (LRTNP) nor does Administration have any plans to construct within the road allowance;
- The subject road allowance is not a developed road, and alternative access to the river could be obtained from the Municipal Reserve located on the East side of the subject road allowance;
- This closure and consolidation would not restrict access to any parcels nor would it create any landlocked parcels.

EXECUTIVE SUMMARY:

This report is to consider the closure for consolidation of a 1.43 acre portion of undeveloped Road shown on Plan 741 0359. This portion is located within the SW-23-25-03-W5M and the SE-22-25-03-W5M. If successful it would be consolidated with the applicant's adjacent lands, Lot 7, Block A, Plan 781 1150.

Council has the authority to complete Road Closures by Bylaw under Section 22 of the *Municipal Government Act (MGA)*. Administration only requires first reading of Bylaw C-7826-2018 (see Attachment 'A') at this time as per Section 22(3) of the *MGA*, which states that approval must be granted by the Minister of Transportation prior to a Road Closure Bylaw receiving second reading.

Road Closure Bylaw C-7826-2018 has been prepared in accordance with the *Municipal Government Act* and guidelines provided by Alberta Transportation.

DISCUSSION:

The Applicants Irvin and Martha Proppe have indicated the purpose for this application is to close and consolidate the 1.43 Acre portion of adjacent undeveloped road allowance into their parcel described as Lot 7, Block A, Plan 781 1150 (3030 Springbank Heights Way). The closure would allow the applicant to construct an Accessory Dwelling Unit (ADU) on the land without the setback requirement to a road. The undeveloped portion was never developed as a road, and Administration has no plans to construct within this road allowance which ends at the river. Attachment 'B' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo and Landowner Circulation Area.

¹**Administration Resources**

Angela Pare, Support Technician, Engineering Services



This portion of road allowance is not part of the 30 Year Long Range Transportation Network Plan and this closure and consolidation would not restrict or deny access to any adjacent parcels, nor does it create any landlocked parcels. This application was circulated in accordance with the *Municipal Government Act* and administration received no concerns of note by internal/external agencies, and no easements are required.

DATE APPLICATION RECEIVED: June 25, 2018

PROPOSAL: To close for the purpose of consolidation a 1.43 Acre portion of Road shown on Plan 741 0359, on the North side of Springbank Heights Way located within the SW-23-25-03-W05M and the SE-22-25-03-W05M.

APPLICANT: Proppe, Irvin & Martha

OWNER: The Crown in Right of Alberta

GROSS AREA: 1.43 Acres or 0.582 Hectares (confirmed by survey)

ADJACENT LANDOWNERS: This application was circulated to 19 landowners. No letters of opposition and 2 letters of support were received from the adjacent landowner notifications at the initial time of Circulation (July 16th, 2018 to August 10th, 2018). They can be found in Attachment 'C'

OPTIONS:

- | | | |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Option #1 | Motion #1 | THAT Bylaw C-7826-2018 be given first reading. |
| | Motion #2 | THAT Administration be directed to forward Bylaw C-7826-2018 to the Minister of Transportation for approval. |
| Option #2 | THAT the application by Irvin & Martha Proppe to close for consolidation a 1.43 acre portion of road shown on Plan 741 0359 be refused. | |
| Option #3 | THAT Council provide alternative direction. | |

Respectfully submitted,

Concurrence,

Byron Riemann

Rick McDonald

General Manager
Infrastructure & Operations Services

Interim County Manager

AP

ATTACHMENTS:

- A. Proposed Bylaw C-7826-2018
- B. Map Package
- C. Landowner Responses

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received
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	No comments received
Alberta Transportation	No initial concerns, Package will be reviewed after 1 st reading
Alberta Sustainable Development (Public Lands)	No comments received
Alberta Culture and Community Spirit (Historical Resources)	No comments received
Energy Resources Conservation Board	No comments received
Alberta Health Services	No concerns with the information provided
<i>Public Utility</i>	
ATCO Gas	No objections, no easement required
ATCO Pipelines	No objections, no easement required
AltaLink Management	No comments received
FortisAlberta	No objections, no easement required
Telus Communications	No comments received
Shaw Cablesystems G.P.	No objections, no easement required
TransAlta Utilities Ltd.	No comments received
Rockyview Gas Co-op Ltd.	No comments received
<i>Other External Agencies</i>	
EnCana Corporation	No comments received
Tsuut'ina Nation	Not required for circulation
<i>Rocky View County</i>	



AGENCY	COMMENTS
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments received
Bow North Recreation Board	No comments received
<i>Internal Departments</i>	
Municipal Lands	Due to overall site conditions and constraints, the Municipal Lands office has no concerns with this application as there are no planned public parks, open space or active transportation networks requiring the use of this portion of road allowance. Please note, Municipal Reserve shares a common boundary with the subject lands and is delineated with a post and cable fencing. As such, any future improvements affecting the subject lands shall not interfere or compromise the use of the County Lands or any infrastructure held there within.
Agricultural & Environmental Services	No agricultural concerns
Development Authority	No comments received
GeoGraphics	No comments received
Building Services	No comments received
Emergency/Enforcement Services	No comments received
Fire Services	No comments at this time
Infrastructure and Operations-Engineering Services	No objections, comments or concerns
Infrastructure and Operations-Maintenance	No concerns
Infrastructure and Operations-Capital Delivery	No concerns
Infrastructure and Operations-Operations	No concerns
Agriculture and Environmental Services - Solid Waste and Recycling	No comments received

Circulation Period: July 16 – August 10, 2018

**BYLAW C-7826-2018**

A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the Municipal Government Act, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday October 16th, 2018 and Tuesday October 23rd, 2018, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw. *(to be changed if anyone speaks in opposition)*

NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

THAT PORTION OF ROAD ON PLAN 741 0359 WITHIN THE SOUTH WEST SECTION 23 AND SOUTH EAST SECTION 22, TOWNSHIP 25, RANGE 3, WEST OF THE 5TH MERIDIAN AS DESCRIBED ON PLAN _____ CONTAINING 1.438 ACRES (0.582 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

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

Division: 2
File: PL20180075

PUBLIC HEARING WAS HELD IN COUNCIL this _____ DAY OF _____, 20____

READ A FIRST TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS _____ DAY OF _____, 20____

Approval Valid for _____ Months

MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this _____ DAY OF _____, 20____

READ A THIRD TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

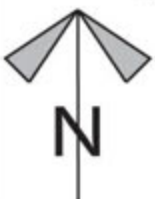
CAO or DESIGNATE

[illegible]



LOCATION PLAN

SW-23-25-03-W05M



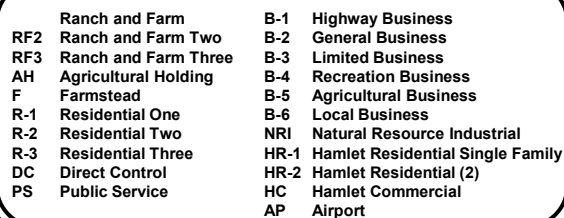
ROAD CLOSURE PROPOSAL:

To Close for Consolidation, a 1.44 acre portion of undeveloped road located within the SW-23-25-03-W5M adjacent to the east side of Lot 7, Block A, Plan 7811150. The purpose of the closure is to build an ADU without the requirement for a setback to the Road.



SPRINGBANK HEIGHTS WY

ROAD CLOSURE PROPOSAL**SW-23-25-03-W05M**



SW-23-25-03-W05M



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

AIR PHOTO

Spring 2016

SW-23-25-03-W05M



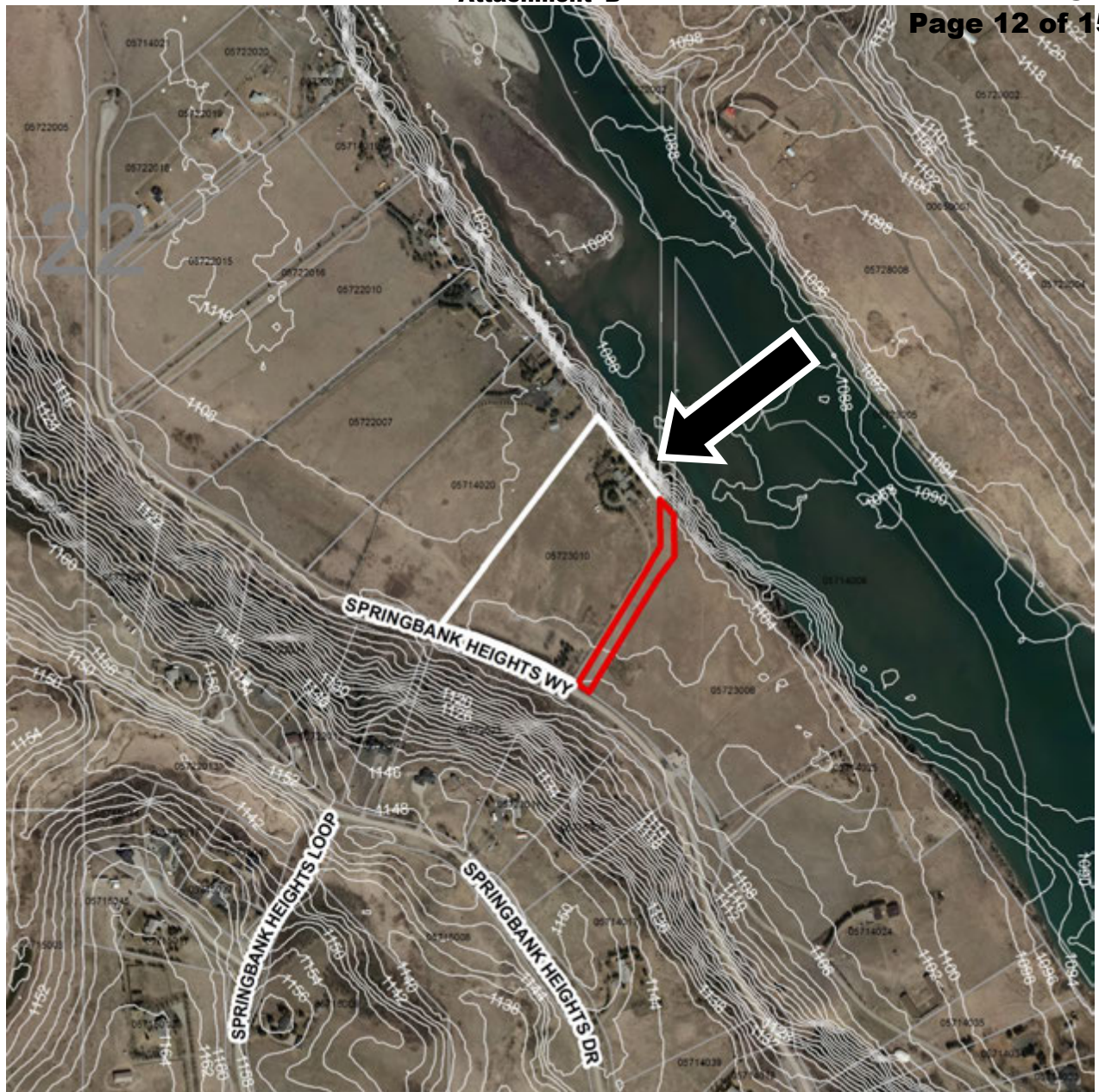
Date: July 16, 2018

Division # 2

File: PL20180075

AGENDA

Page 166 of 190

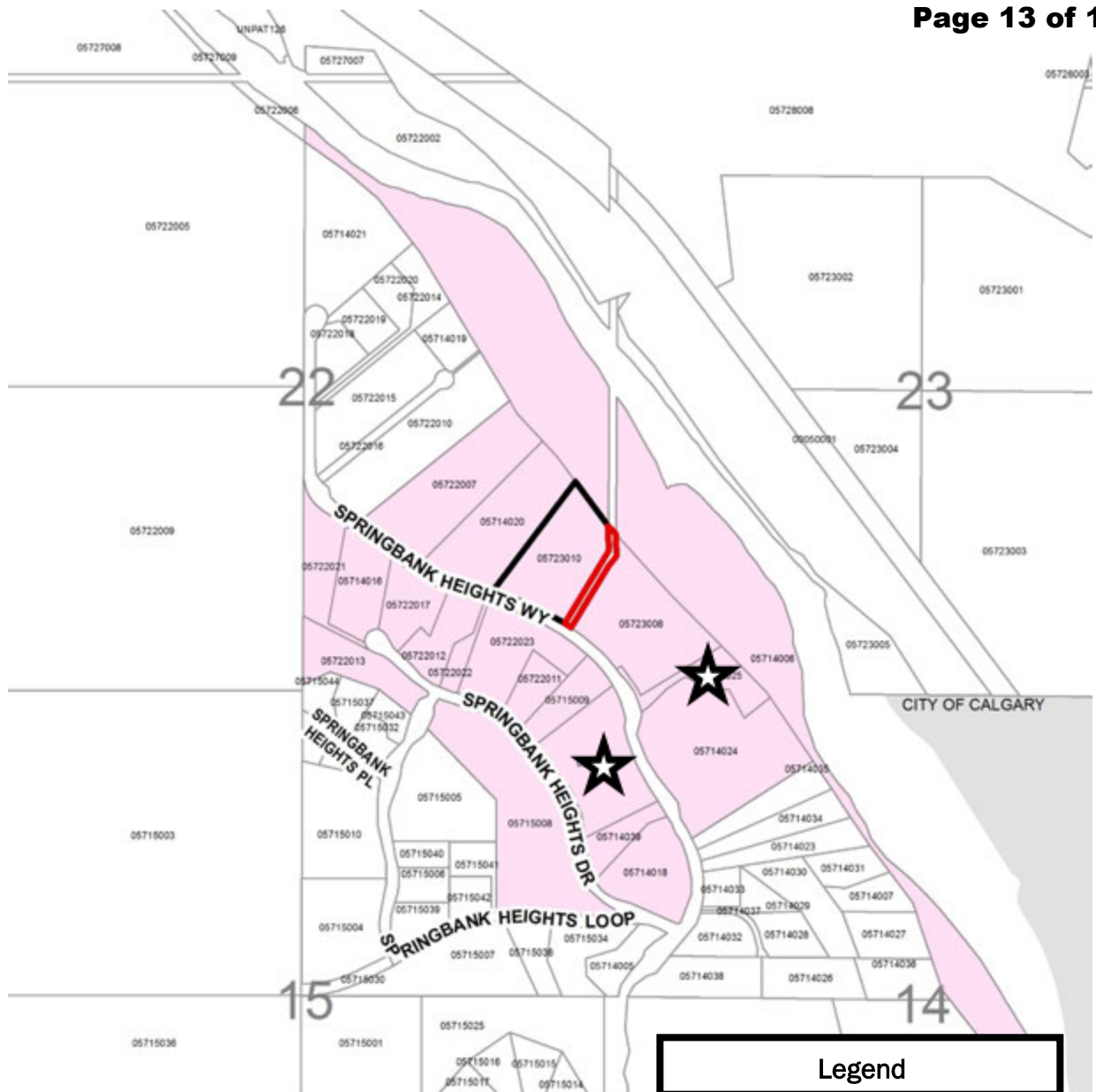


Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SW-23-25-03-W05M



Letters in Opposition



Letters in Support

Legend



Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA

SW-23-25-03-W05M



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180075

DESCRIPTION: To Close for consolidation, a +/-1.44 acre portion of undeveloped road located within SW-23-25-03-W5M adjacent to the east side of Lot 7, Block A, Plan 7811150. The purpose of the closure is to build an ADU without a requirement for a setback to the Road.

GENERAL LOCATION: Adjacent to Lot 7, Plan 7811150

APPLICANT: Proppe, Irvin & Martha

OWNER: The Crown in right of Alberta

GROSS AREA: 1.44 acres, to be confirmed by plan of survey

W. Robert & Barbara Armstrong, the owner of 6 A 7811150,

WW 14 25 03 05 W M
and/or
Qtr Sec Twp Rge

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

Strong support for this
change.

W. Armstrong
W. Armstrong

Signature

July 20/2018

Date



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180075

DESCRIPTION: To Close for consolidation, a +/-1.44 acre portion of undeveloped road located within SW-23-25-03-W5M adjacent to the east side of Lot 7, Block A, Plan 7811150. The purpose of the closure is to build an ADU without a requirement for a setback to the Road.

GENERAL LOCATION: Adjacent to Lot 7, Plan 7811150

APPLICANT: Proppe, Irvin & Martha

OWNER: The Crown in right of Alberta

GROSS AREA: 1.44 acres, to be confirmed by plan of survey

I, Alexander J Patterson, the owner of 15, 7510146/

Lot Block Plan

and/or _____, _____, _____, _____, W__ M
Qtr Sec Twp Rge

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

[Signature]

Aug 10/2018

Signature

Date



ENGINEERING SERVICES

TO: Council

DATE: November 15, 2018 **DIVISION:** 2

TIME: Morning Appointment

FILE: PL20180074

SUBJECT: Road closure to consolidate two portions of Road Adjacent to Mountain River Estates

POLICY DIRECTION:

The road closure application was evaluated against Rocky View County Policy #443, *Road Allowance Closure and Disposal*, and the *Municipal Government Act* and was found to be compliant:

- These portions of road allowance are not part of the County's 30 Year Long Range Transportation Network Plan (LRTNP) nor does Administration have any plans to construct within the road allowance;
- The subject road allowance is not currently accessible from a developed County road, the alternate road used to access the parcels in the subdivision is Mountain View Estates Road (Private Road); and
- These closures and consolidation would not restrict access to any adjacent parcels nor would they create any landlocked parcels.

EXECUTIVE SUMMARY:

This report is to consider the closure for consolidation of 2 portions of undeveloped Road Allowance within the Mountain River Estates subdivision. These portions are located between the NW-10-24-03-W05M and the SW-15-24-03-W05M. If successful, Parcel 1 will be consolidated into Lot RW, Block ACC, Plan 618LK and Parcel 2 will be consolidated with Lot 13, Block A, Plan 618LK.

Council has the authority to complete Road Closures by bylaw under Section 22 of the *Municipal Government Act (MGA)*. Administration only requires first reading of Bylaw C-7825-2018 (see Attachment 'A') at this time as per Section 22(3) of the *MGA*, which states that approval must be granted by the Minister of Transportation prior to a Road Closure Bylaw receiving second reading.

Road Closure Bylaw C-7825-2018 has been prepared in accordance with the *Municipal Government Act* and guidelines provided by Alberta Transportation.

DISCUSSION:

The Applicants Eric and Sheri Herget have indicated the purpose for this application is to close and consolidate a 0.54 Acre portion of undeveloped road allowance along the North boundary of their parcel. This closure would allow the applicants to continue to use the land for a garden area and be able to upgrade its existing features and plant additional trees and shrubs (shown as Parcel 2 in bylaw). During the pre-application review, it was determined that there is also a 0.10 acre portion of the same road allowance that should have been dedicated by Plan 618LK as part of Lot RW, Block ACC, Plan 618LK but was incorrectly described, and is still open public right of way. As this portion is considered a part of the private lot/road for the Mountain River Estates Subdivision, the closure and consolidation of this portion will clear up this historical error (shown as Parcel 1 in bylaw).

¹**Administration Resources**

Angela Pare, Support Technician, Engineering Services



Attachment 'B' identifies the location within the County, the Road Closure Proposal, Land Use, Air Photo and Landowner Circulation Area Maps.

These portions of road allowance are not part of the 30 Year Long Range Transportation Network Plan, nor does administration have any plans to construct within these portions of road allowance. This closure and consolidation does not restrict or deny access to any adjacent parcels, nor does it create any landlocked parcels, and the closure of the portion shown as parcel 1, will clear up the historical road plan error, and remove any liability the county could have for that portion of private road. This application was circulated in accordance with the *Municipal Government Act* and administration received no concerns of note by internal/external agencies, and no easements are required.

DATE APPLICATION RECEIVED: June 25, 2018

PROPOSAL: To close for the purpose of consolidation in 2 parts, 0.54 acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.10 acres to be consolidated with Lot RW, Block ACC, Plan 618LK. The purpose of this application is to consolidate the undeveloped road allowance into the residential lot to expand the property and improve the lands as a garden. The consolidation of the 0.10 acres is to include that portion of developed road into Mountain River Estates (private road) as it was not included in the original subdivision and dedication of Mountain River Estates road when created by Plan 618LK in 1970.

APPLICANT: Herget, Eric and Sheri

OWNER: The Crown in Right of Alberta

GROSS AREA: 2 portions, Parcel 1, 0.10 Acres and Parcel 2, 0.54 Acres (confirmed by survey)

ADJACENT LANDOWNERS: This application was circulated to 23 landowners. No letters of opposition and 6 letters of support were received from the adjacent landowner notifications at the initial time of Circulation (July 16, 2018 to August 10, 2018). They can be found in Attachment 'C'

OPTIONS:

- | | | |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Option #1 | Motion #1 | THAT Bylaw C-7825-2018 be given first reading. |
| | Motion #2 | THAT Administration be directed to forward Bylaw C-7825-2018 to the Minister of Transportation for approval. |
| Option #2 | THAT the application by Eric and Sheri Herget to close for consolidation 2 portions of road allowance adjacent to Mountain River Estates be denied. | |
| Option #3 | THAT Council provide alternative direction. | |

Respectfully submitted,

Byron Riemann

General Manager
 Infrastructure & Operations Services

Concurrence,

Rick McDonald

Interim County Manager

AP

ATTACHMENTS:

- A. Proposed Bylaw C-7825-2018
- B. Map Package including Plan 618LK
- C. Landowner Responses

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received
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	No comments received
Alberta Transportation	No initial concerns, Package will be reviewed after 1 st reading
Alberta Sustainable Development (Public Lands)	No comments received
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation
Energy Resources Conservation Board	Not required for circulation
Alberta Health Services	No concerns with the information provided
<i>Public Utility</i>	
ATCO Gas	No comments received
ATCO Pipelines	No objections, no easement required
AltaLink Management	No comments received
FortisAlberta	No objections, no easement required
Telus Communications	No comments received
Shaw Cablesystems G.P.	No objections, no easement required
TransAlta Utilities Ltd.	No comments received
Rockyview Gas Co-op Ltd.	No comments received
<i>Other External Agencies</i>	

AGENCY	COMMENTS
EnCana Corporation	No comments received
Tsuut'ina Nation	Not required for circulation
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments received
Bow North Recreation Board	No comments received
<i>Internal Departments</i>	
Municipal Lands	No concerns with this application
Agricultural & Environmental Services	No agricultural concerns
Development Authority	No comments received
GeoGraphics	No comments received
Building Services	No comments received
Emergency/Enforcement Services	No comments received
Fire Services	No comments at this time
Infrastructure and Operations-Engineering Services	No objections, comments or concerns
Infrastructure and Operations-Maintenance	No concerns
Infrastructure and Operations-Capital Delivery	No concerns
Infrastructure and Operations-Operations	No concerns
Agriculture and Environmental Services - Solid Waste and Recycling	No comments received

Circulation Period: July 16 – August 10, 2018



BYLAW C-7825-2018

A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the Municipal Government Act, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday October 16th and Tuesday October 23rd, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw. *(to be changed if anyone speaks in opposition)*

NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

PARCEL 1:

THAT PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE LYING BETWEEN THE SOUTH WEST SECTION 15, TOWNSHIP 24, RANGE 3, WEST OF THE 5TH MERIDIAN AND THE NORTH WEST SECTION 10, TOWNSHIP 24, RANGE 3 WEST OF THE 5TH MERIDIAN LYING WITHIN LOT 18, BLOCK A, PLAN _____ CONTAINING 0.098 ACRES (0.040 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

PARCEL 2:

THAT PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE LYING BETWEEN THE SOUTH WEST SECTION 15, TOWNSHIP 24, RANGE 3, WEST OF THE 5TH MERIDIAN AND THE NORTH WEST SECTION 10, TOWNSHIP 24, RANGE 3 WEST OF THE 5TH MERIDIAN LYING WITHIN LOT 17, BLOCK A, PLAN _____ CONTAINING 0.541 ACRES (0.219 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

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

Division: 2
File: PL20180074

PUBLIC HEARING WAS HELD IN COUNCIL this _____ DAY OF _____, 20____

READ A FIRST TIME IN COUNCIL this ____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS ____ DAY OF _____, 20____

Approval Valid for ____ Months

MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this ____ DAY OF _____, 20____

READ A THIRD TIME IN COUNCIL this ____ DAY OF _____, 20____

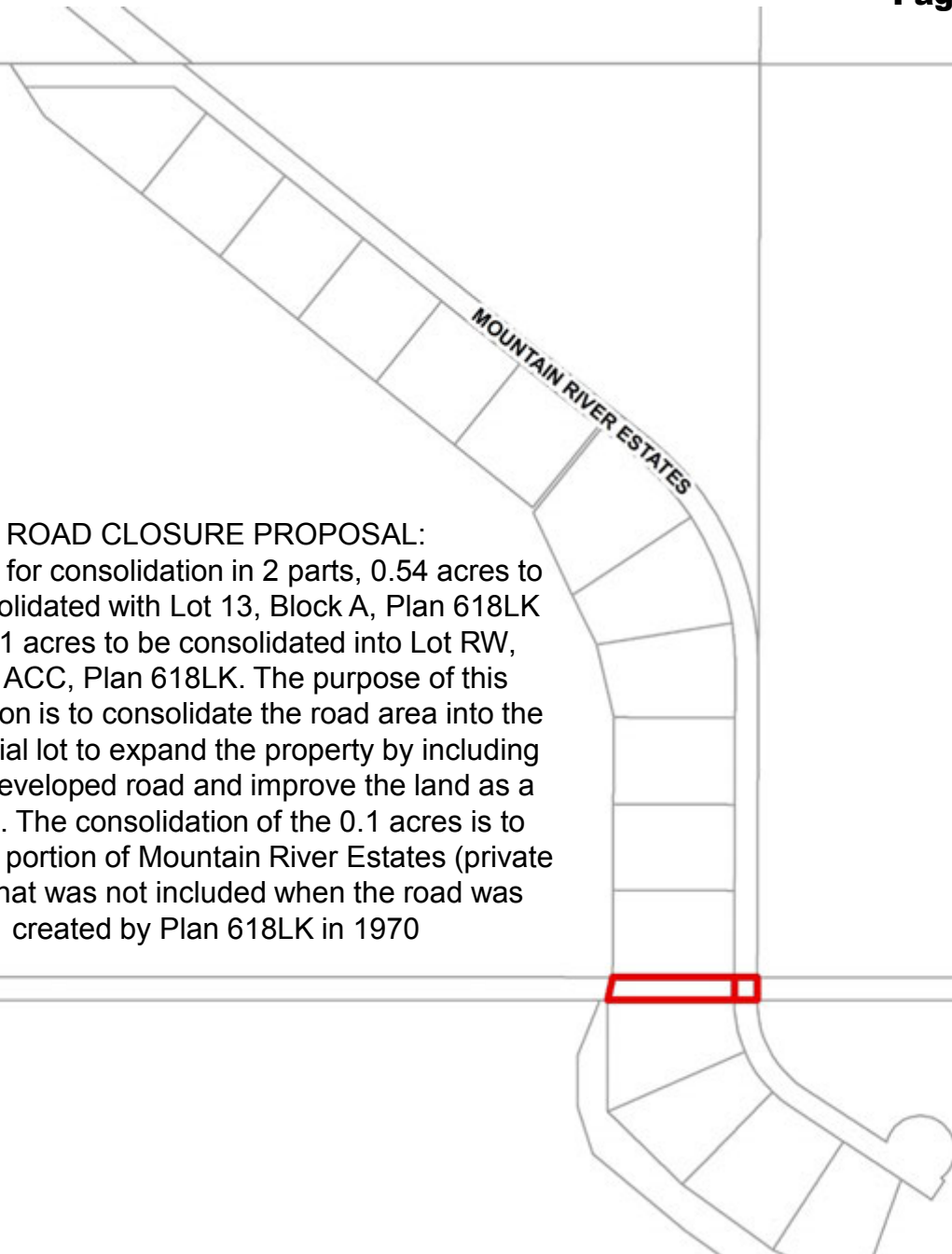
REEVE / DEPUTY REEVE

CAO or DESIGNATE

[illegible]



**N-10-24-03-W05M &
SW-15-24-03-W05M**



ROAD CLOSURE PROPOSAL:

To close for consolidation in 2 parts, 0.54 acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 acres to be consolidated into Lot RW, Block ACC, Plan 618LK. The purpose of this application is to consolidate the road area into the residential lot to expand the property by including the undeveloped road and improve the land as a garden. The consolidation of the 0.1 acres is to include a portion of Mountain River Estates (private road) that was not included when the road was created by Plan 618LK in 1970

ROAD CLOSURE PROPOSAL

**N-10-24-03-W05M &
SW-15-24-03-W05M**

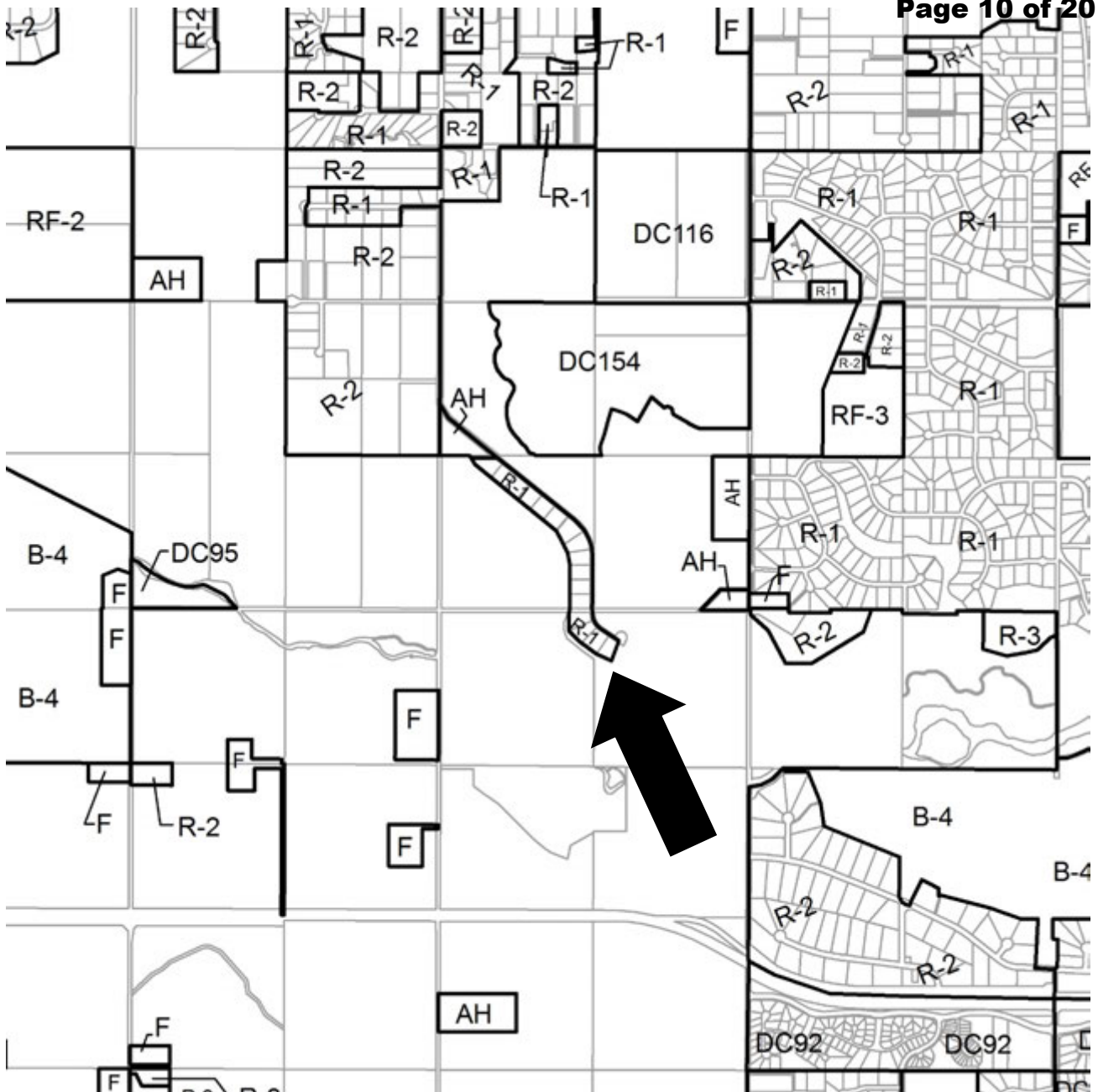
Date: July 16, 2018

Division # 2

File: PL20180074

AGENDA

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

LAND USE MAP

**N-10-24-03-W05M &
SW-15-24-03-W05M**

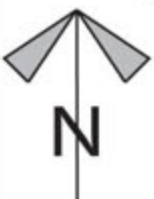
15

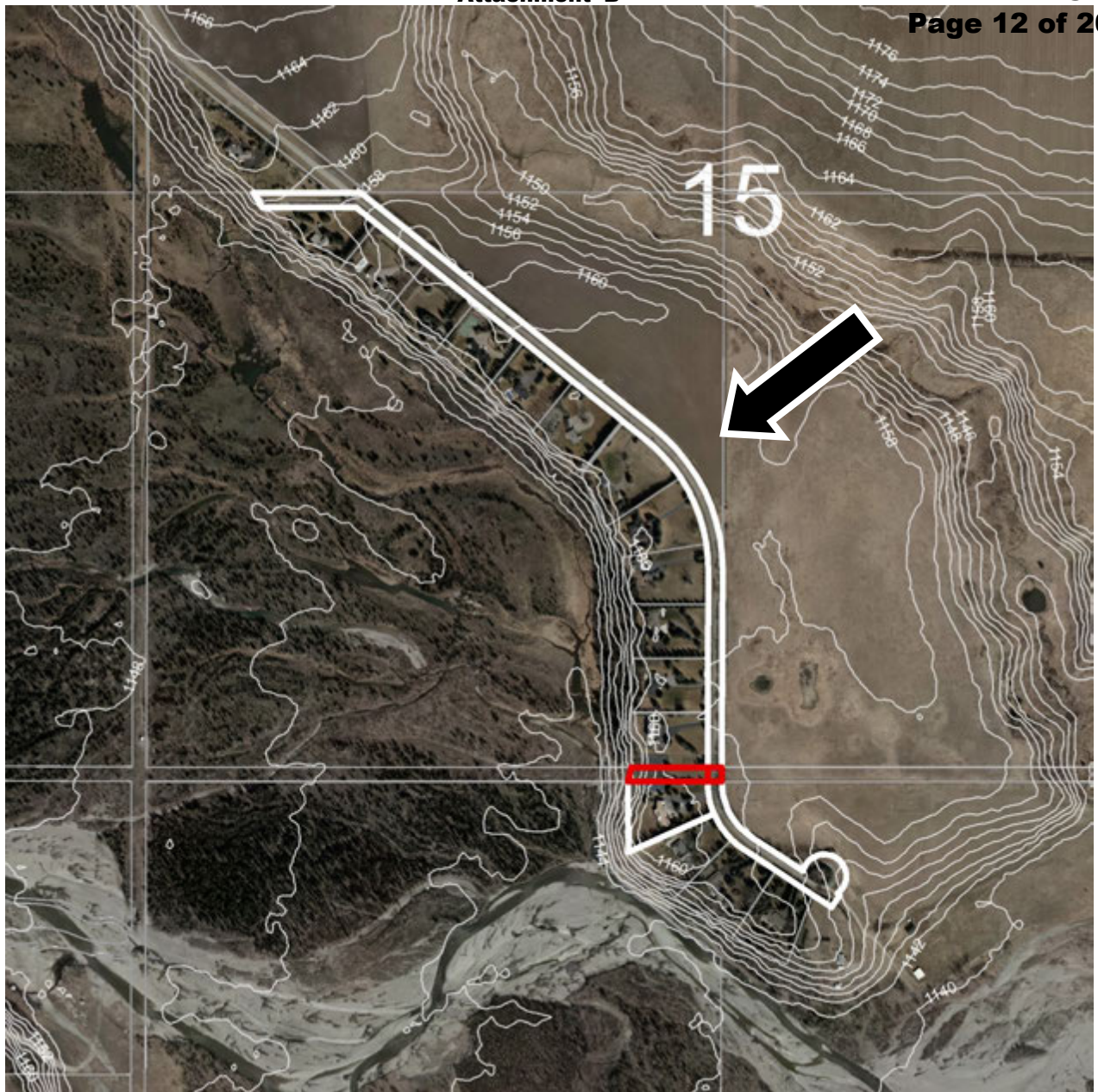


Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO*Spring 2016***N-10-24-03-W05M &
SW-15-24-03-W05M**Date: July 16, 2018

Division # 2

File: PL20180074**AGENDA****Page 181 of 190**



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

N-10-24-03-W05M & SW-15-24-03-W05M

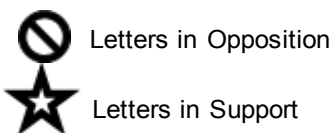
Date: July 16, 2018

Division # 2

File: PL20180074

AGENDA

Page 182 of 190



**N-10-24-03-W05M &
SW-15-24-03-W05M**

Page 183 of 190

618 LK

79814

APPROVALS:

For Caveat No. 8783KV

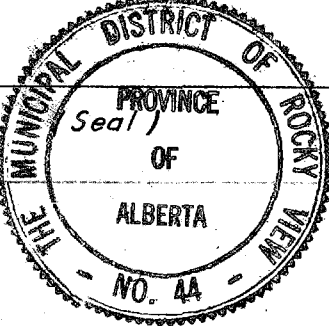
Subdivider and Approver: Ronald Lynch

I, Ronald Lynch, of the City of Calgary, in the Province of Alberta make Oath and say:
That I was personally present and did see Robert H.C. Harrison named in this plan who is personally known to me to be the person named herein duly sign and execute the same for the purposes named herein, That the same was executed at the City of Calgary, in the Province of Alberta and that I am the subscribing witness hereto, That I know the said Robert H.C. Harrison and he is in my belief of the full age of twenty-one years.

Sworn before me at the City of Calgary in the Province of Alberta this 14th day of August A.D. 1970
A Commissioner for Oaths in and for the Province of Alberta

MUNICIPAL DISTRICT of ROCKY VIEW No. 44
For Caveat No. 4784 LE

Secretary Treasurer



CALGARY POWER LTD.
For Easement No. 3422 LE

Exec Vice President

Secretary Treasurer

MOUNTAIN RIVER ESTATES
PLAN SHOWING SURVEY OF
SUBDIVISION

OF PART OF

SW 1/4 Sec. 15, N. 1/2 Sec. 10
Twp. 24, Rge. 3, W. 5th M.

By: E. J. Clark, A.L.S., 1970

Scale: 1 inch = 200 feet

LEGEND

Portion to be subdivided is shown outlined thus _____ and contains 330.04 acres.
Statutory Iron Post found shown thus _____
Statutory Iron Post planted shown thus _____
All distances are in feet and decimals of a foot

I, E. J. Clark, of the City of Calgary, Alberta Land Surveyor, make Oath and say:
That the Survey represented by this Plan has been made by me in accordance with the provisions of "The Alberta Surveyors Act".
That this Survey was performed between the dates of April 28th and Dec. 2nd, A.D. 1970 and that this Plan is true and correct and is prepared in accordance with the provisions of "The Land Titles Act".

Sworn before me at the City of Calgary in the Province of Alberta this 14th day of Dec. A.D. 1970
A Commissioner for Oaths in and for the Province of Alberta

OWNER'S SIGNATURE: Robert H.C. Harrison

I, T.C. Swenby, of the City of Calgary, in the Province of Alberta make Oath and say:
That I was personally present and did see Robert H.C. Harrison named in this plan who is personally known to me to be the person named herein duly sign and execute the same for the purposes named herein, That the same was executed at the City of Calgary in the Province of Alberta and that I am the subscribing witness hereto, That I know the said Robert H.C. Harrison and he is in my belief of the full age of twenty-one years.

Sworn before me at the City of Calgary in the Province of Alberta this 14th day of August, A.D. 1970
A Commissioner for Oaths in and for the Province of Alberta

APPROVAL:

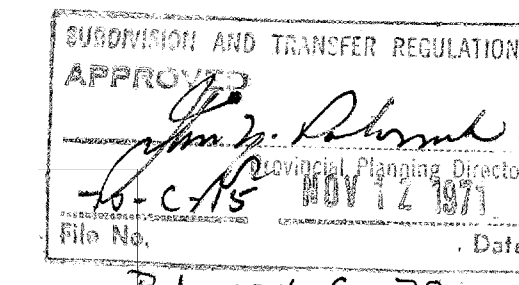
For Caveat No. 8149 N & 8148 KN (affidavit attached to instrument)

John Owen

Harry A. Carwell

William J. Dunlop

CALGARY REGIONAL PLANNING COMMISSION			
DATE	ITEM	STATUS	REMARKS
May 22/70	Nov. 22/71	70-C-15	Subject to prior registration of a Practising Surveyors Agreement appearing as to development and subdivision of commercial.

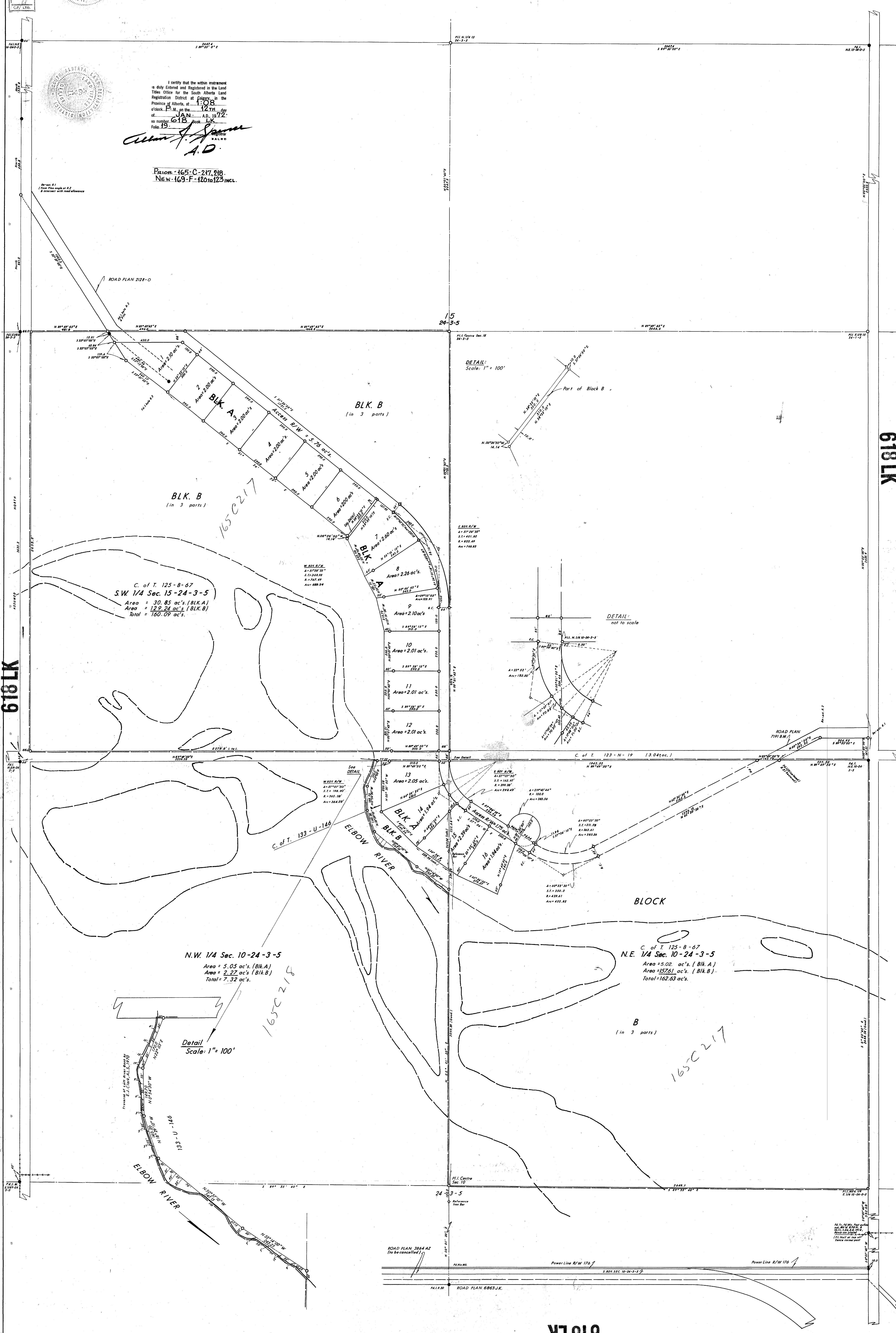


The requirements for public review have been deferred with a caveat in accordance with Section 26 (3) of The Planning Act.

Under the provision of Section 22 (5) of The Planning Act 1962, the above mentioned instrument is effective for a period of twelve months from the date of the above approval.

SURVEY APPROVED subject to registration on or before February 17th, 1972
A Commissioner for Oaths in and for the Province of Alberta

Subdivision and Transfer Regulation
Dated this 14th day of Dec. 1971
Divisional Engineer
Dept. of Lands and Forests



618 LK

618 LK

618 LK



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180074
DESCRIPTION: To Close for consolidation in 2 parts, 0.54 Acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 Acres of road to be consolidated into Lot RW, Block ACC, Plan 618LK.
GENERAL LOCATION: Mountain River Estates - NW-10-24-3-W5M
APPLICANT: Herget, Eric & Sheri
OWNER: The Crown in right of Alberta
GROSS AREA: 0.64 acres, to be confirmed by plan of survey

I, Ewen Munro, the owner of 7, A, 618-LK,

Lot Block Plan

and/or _____, _____, _____, _____, W__ M

Qtr

Sec

Twp

Rge

Support

or

Oppose

this proposed road closure for consolidation purposes.

Comments:

I support the closure and consolidation of this land. As a member of the community I feel the land will be better managed and tended for under the stewardship of Eric & Sheri Herget

Ewen Munro

29 July 2018

Signature

Date



ROCKY VIEW COUNTY
Engineering Services

AUG 03 2018

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180074

DESCRIPTION: To Close for consolidation in 2 parts, 0.54 Acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 Acres of road to be consolidated into Lot RW, Block ACC, Plan 618LK.

GENERAL LOCATION: Mountain River Estates - NW-10-24-3-W5M

APPLICANT: Herget, Eric & Sheri

OWNER: The Crown in right of Alberta

GROSS AREA: 0.64 acres, to be confirmed by plan of survey

I, DONNA HOLOBOFF, the owner of 12 A 618LK,

Lot Block Plan

and/or _____, _____, _____, _____, W__ M

Qtr

Sec

Twp

Rge

Support

or

Oppose

this proposed road closure for consolidation purposes.

Comments:

Donna Holoboff

Signature

July 24, 2018

Date



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180074

DESCRIPTION: To Close for consolidation in 2 parts, 0.54 Acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 Acres of road to be consolidated into Lot RW, Block ACC, Plan 618LK.

GENERAL LOCATION: Mountain River Estates - NW-10-24-3-W5M

APPLICANT: Herget, Eric & Sheri

OWNER: The Crown in right of Alberta

GROSS AREA: 0.64 acres, to be confirmed by plan of survey

I, Mountain River Estates Ltd, the owner of

10-24-03-05
N-10-24-03-05
SW 15-24-03-05

RW-ACC-618 LK SW15
B-618 LK

and/or NW, 10, 24, 3, W5 M
Qtr Sec Twp Rge

Support

or

Oppose

this proposed road closure for consolidation purposes.

Comments:

Mountain River Estates Ltd
Elizabeth Peary
Signature Secretary/Treasurer

July 20, 2018
Date



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180074
DESCRIPTION: To Close for consolidation in 2 parts, 0.54 Acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 Acres of road to be consolidated into Lot RW, Block ACC, Plan 618LK.
GENERAL LOCATION: Mountain River Estates - NW-10-24-3-W5M
APPLICANT: Herget, Eric & Sheri
OWNER: The Crown in right of Alberta
GROSS AREA: 0.64 acres, to be confirmed by plan of survey

I, D.A. Richardson, the owner of Co. A, 618 LK /
Lot Block Plan
and/or S.W. 15 24 03/05 W__ M
Qtr Sec Twp Rge

(Support)

or

Oppose

this proposed road closure for consolidation purposes.

Comments:

D.A. Richardson

Signature

July 20/18

Date



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180074
DESCRIPTION: To Close for consolidation in 2 parts, 0.54 Acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 Acres of road to be consolidated into Lot RW, Block ACC, Plan 618LK.
GENERAL LOCATION: Mountain River Estates - NW-10-24-3-W5M
APPLICANT: Herget, Eric & Sheri
OWNER: The Crown in right of Alberta
GROSS AREA: 0.64 acres, to be confirmed by plan of survey

I, Elisabeth Prany, the owner of 11, A, 618LK /
 Lot Block Plan
 and/or NW, 20, 24, 3, W5 M
 Qtr Sec Twp Rge

☒ Support

or

☐ Oppose

this proposed road closure for consolidation purposes.

Comments:

Elisabeth Prany

Signature

July 20, 2018

Date



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180074
DESCRIPTION: To Close for consolidation in 2 parts, 0.54 Acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 Acres of road to be consolidated into Lot RW, Block ACC, Plan 618LK.
GENERAL LOCATION: Mountain River Estates - NW-10-24-3-W5M
APPLICANT: Herget, Eric & Sheri
OWNER: The Crown in right of Alberta
GROSS AREA: 0.64 acres, to be confirmed by plan of survey

I, GORDON LENNON, the owner of 10, A, 618LK,
Lot Block Plan
and/or SW, 15, 24, 03, W5M
Qtr Sec Twp Rge

Support

or

Oppose

this proposed road closure for consolidation purposes.

Comments:

- A great idea! Using this area for gardening by Eric Herget makes a lot of sense! Some kids like to come past our gate & go down the road to the Elbow River - but this is a private subdivision & we need to be aware of this. These people can park north of us & walk down the path of RR 33!

Gordon Lennon July 8/18

Signature

Date