

Council Meeting Agenda

December 11, 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

1. November 27, 2018 Council Meeting Page 6

B FINANCIAL REPORTS

1. All Divisions – File: 2025-350 – 2019 Draft Base Operating and Capital Budget
Staff Report Page 20

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: As per Section 606(2)(a) of the *Municipal Government Act*, the Public Hearings were advertised in the Rocky View Weekly on November 13, 2018 and November 20, 2018.

MORNING APPOINTMENTS 10:00 A.M.
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1. Division 1 – File: PL20180099 (05818002) – Bylaw C-7842-2018 –
Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm
District to Ranch and Farm Three District

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2. Division 4 – File: PL20170100 (03305007) – Bylaw C-7737-2017 –
Redesignation Item Fragmented Country Residential – Agricultural Holdings
District to Residential Two District – Outside of an Area Structure Plan

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AFTERNOON APPOINTMENTS

1:30 P.M.

3. Division 5 – File: PL20180055 (05219012/002) – Bylaw C-7834-2018 – Amendment to the Delacour Community Area Structure Plan

Note: this item should be considered in conjunction with item C-4

Staff Report

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4. Division 5 – File: PL20150148 (05219002/03/05/06/10/11/12/13/14) – Bylaw C-7833-2018 – Conceptual Scheme Item – Fairways at Delacour Conceptual Scheme

Note: this item should be considered in conjunction with item C-3

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5. Division 7 – File: PL20180072 (07320007) – Bylaw C-7838-2018 – Redesignation Item – Ranch and Farm District to Direct Control District

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6. Division 5 – File: PL20170102 (05322016) – Bylaw C-7809-2018 – Redesignation Item – Residential Two District to Business – Highway Frontage District Outside of a Business Area

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D GENERAL BUSINESS

1. All Divisions – File: N/A – Appointment of Chief Administrative Officer

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2. All Divisions – File: N/A – Springbank Off-Stream Reservoir

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3. All Divisions – File: N/A – Regional Resilience Program Approval

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4. All Divisions – File: N/A – 2018 Emergency Services Budget Adjustment

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5. All Divisions – File: N/A – Appointment of Deputy Directors of Emergency Management

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6. Division 5 – File: 6060-600 – Dalroy U.F.A. Association Emergency Funding Request

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7. Division 7 – File: 6060-500 – Cochrane and District Agricultural Society Emergency Funding Request

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8. All Divisions – File: 1013-135 – Terms of Reference – County Plan Amendments

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9. Division 1 – File: 5045-100/5045-275 – Update on Banded Peak Schools Wastewater System Connection

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10. Division 1 – File: N/A – Budget Adjustment for Highway 758 and Highway 22 Improvements

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11. Division 6 – File: N/A – Proposed Speed Limit Change on Highway 2A and Highway 72 from Highway 2 to Crossfield

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E BYLAWS
- None

F UNFINISHED BUSINESS
- None

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G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

1. Councillor Gautreau – Canada Post Mailing Address Changes

Notice of Motion

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2. Councillor Wright and Councillor Hanson –High-Speed Internet Servicing for all Rocky View County Residents

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 9 – File: PL20180067 (08902003) – Subdivision Item - First Parcel Out

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2. Division 3 – File: PL20180049 (04711031) – Subdivision Item - Residential One District

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3. Division 9 – File: PL20180041 (06801009) – Subdivision Item – Residential Two District

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4. Division 2 – File: PL20180138 (04723003) – Subdivision Item – Residential Two District

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ROCKY VIEW COUNTY
Cultivating Communities

262075 ROCKY VIEW POINT
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K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2018-24

THAT Council move in camera to consider the confidential report “Langdon Fire Hall Budget Adjustment” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

Section 25 – Disclosure harmful to economic and other interests of a public body

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 27, 2018

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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on November 27, 2018 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor (left the meeting at 12:50 p.m.)
	Division 3	Councillor K. Hanson
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn

Absent:	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

Also Present:

- R. McDonald, Interim County Manager
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- M. Wilson, Acting Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Jewison, Manager, Utility Services
- D. Hafichuk, Manager, Capital Project Management
- J. Kwan, Planner, Planning and Development Services
- S. MacLean, Planner, Planning and Development Services
- S. Kunz, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- J. Kirychuk, Planner, Planning and Development Services
- L. Ganczar, Planner, Planning and Development Services
- A. Pare, Engineering Support Technician, Planning and Development Services
- S. de Caen, Community Services Coordinator, Recreation, Parks and Community Support
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Councillor Wright and Councillor Kissel.

1-18-11-27-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the following items from the November 27, 2018 Council meeting agenda be removed from the agenda:

1. Item D-5 – Bearspaw Area Structure Plan Review Terms of Reference;
2. Item D-6 – Bragg Creek Hamlet Expansion Strategy Terms of Reference.

Carried

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In Favour

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

Opposed:

Councillor Hanson

MOVED by Deputy Reeve Schule that the following item be added to the November 27, 2018 Council meeting agenda as item D-7:

1. Future Workshop for Area Structure Plan Reviews and Preparation.

Carried

MOVED by Councillor Henn that the November 27, 2018 Council meeting agenda be approved as amended.

Carried

1-18-11-27-02

Confirmation of Minutes

MOVED by Councillor Hanson that the November 13, 2018 Council meeting minutes be approved as presented.

Carried

MOVED by Councillor McKylor that the November 15, 2018 special Council meeting minutes be approved as presented.

Carried

1-18-11-27-05 (D-1)

All Divisions – PPC Recommendations for Fall 2018 Regional Recreation Funding Applications

File: 6070-175

MOVED by Deputy Reeve Schule that the capital funding requests for Spray Lake Sawmills Recreation Park Society in the amount of \$85,000.00 for security gates and arena parking lot paving be approved from the Regional General Reserve.

Carried

MOVED by Deputy Reeve Schule that the operational and capital funding request for Bow Valley Agricultural Society in the amount of \$100,208.11 be approved with funding as follows:

- a) \$95,816.35 from the 2018 Regional Recreation Levy; and
- b) \$4,391.76 from the Joint Regional General Facilities Reserve for Indus and Langdon

Carried

MOVED by Deputy Reeve Schule that the capital funding request for North Bow Community Facility Board in the amount of \$300,000.00 for quad diamond development at the Langdon Joint Use Site be approved with funding as follows:

- a) \$100,000.00 from the 2018 Regional Recreation Levy;
- b) \$100,000.00 from the Joint Regional General Facilities Reserve for Indus and Langdon; and
- c) \$100,000.00 from the Regional General Reserve.

Carried

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1-18-11-27-06 (D-2)

All Divisions – Fall 2018 District Community Recreation Funding Grant: Capital Funding Requests

File: 6060

MOVED by Deputy Reeve Schule that the Bearspaw Historical Society's request for up to \$5,000.00 to design and install interpretive signage at the Historic Bearspaw School be approved from the Bearspaw Glendale Recreation District Public Reserve.

Carried

MOVED by Deputy Reeve Schule that the Bow Valley Community Club's funding request for up to \$6,450.00 to repair parking lot paving outside the Indus Curling Rink be approved from the Bow North Recreation District Public Reserve.

Carried

MOVED by Deputy Reeve Schule that the Langdon Community Association's request for up to \$731.00 to install a new power pole and remount the floodlight at the outdoor ice rink be approved from the Bow North Recreation District Public Reserve.

Carried

The Chair called for a recess at 9:41 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Councillor McKylor that the request from Springbank Community Association totaling \$27,760.00 to conduct a feasibility assessment for a community, recreation, and event centre in Springbank be approved from the Rocky View West Recreation District Public Reserve.

TABLING MOTION:

MOVED by Councillor Hanson that Item D-2 be tabled until later in the meeting.

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:06 a.m. with all previously mentioned members present.

1-18-11-27-03 (C-1)

Division 9 – Bylaw C-7839-2018 – Road closure to consolidate a portion of Parcel 'B' as shown on Plan 8732 H.X.

File: PL20180114

MOVED by Councillor Gautreau that the public hearing for item C-1 be opened at 10:07 a.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

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

Carried

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MOVED by Councillor Gautreau that Bylaw C-7839-2018 be given first reading.

Carried

MOVED by Councillor Gautreau that Administration be directed to forward Bylaw C-7839-2018 to the Minister of Transportation for approval.

Carried

1-18-11-27-04 (C-2)

Division 6 – Bylaw C-7828-2018 – Redesignation Item – Redesignation for Agricultural Purposes

File: PL20180053 (08515005/08515008/08515010)

Reeve Boehlke vacated the Chair as the redesignation application was located in Division 6 and he wished to participate in the debate and voting on this item. Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-2 be opened at 10:12 a.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-2 be closed at 10:17 a.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7828-2018 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7828-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7828-2018 be considered for third reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7828-2018 be given third and final reading.

Carried

Deputy Reeve Schule vacated the Chair. Reeve Boehlke assumed the Chair.

1-18-11-27-06 (D-2)

All Divisions – Fall 2018 District Community Recreation Funding Grant: Capital Funding Requests

File: 6060

MOVED by Councillor McKylor that Item D-2 be lifted from the table.

Carried

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MOTION ARISING:

MOVED by Councillor McKylor that the request from Springbank Community Association totaling \$27,760.00 to conduct a feasibility assessment for a community, recreation, and event centre in Springbank be approved from the General District Recreation portion of the Public Reserve.

Carried

1-18-11-27-07 (D-3)

Division 9 – Fall 2018 Friends of Westbrook School Capital Funding Application

File: 1006-600

Persons who presented: Colette Winter, Director of Facility Planning, Rocky View Schools

MOVED by Councillor Hanson that the Friends of Westbrook School Society's request for up to \$100,000.00 to build an expanded size gymnasium at the new Westbrook School be approved from the Ranch Lands Recreation District Public Reserve.

Carried

1-18-11-27-08 (D-4)

Division 5 – Terms of Reference – Conrich Area Structure Plan Future Policy Area Review

File: 1012-370

MOVED by Councillor Gautreau that the Conrich Area Structure Plan Future Policy Area Review Terms of Reference be approved as presented in Appendix 'A'.

Carried

In Favour

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Gautreau
Councillor Henn

Opposed:

Reeve Boehlke
Deputy Reeve Schule

1-18-11-27-11 (E-1)

Division 5 – Consideration of Bylaw C-7784-2018 – PL20170167 Conrich Truck Facility

File: PL20170167 (04329188)

Councillor Kamachi abstained from the debate and voting on the redesignation application as he was not present during the public hearing held for this item at the November 13, 2018 Council meeting.

MOVED by Councillor Gautreau that the applicant be allowed to speak to Council on Item E-1.

Carried

Abstained: Councillor Kamachi

Persons who presented: Steve Grande, Terradigm Development Consultants Ltd, Applicant

The Chair called for a recess at 11:30 a.m. and called the meeting back to order at 11:50 a.m. with all previously mentioned members present.

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MOVED by Councillor Gautreau that Part 3, Clause 1 in Bylaw C-7784-2018 be amended as follows:

Part 5, Land Use Map No. 43 and No. 43-NW of Bylaw C-4841-97 be amended by redesignating a **portion of** Lot 1, Block 1, Plan 1110135 within NW-29-24-28-W04M from Ranch and Farm Three District to Business – Industrial Campus District ~~and Agricultural Holdings District~~, as shown on the attached Schedule ‘A’ forming part of this Bylaw.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Councillor Gautreau that Part 3, Clause 2 in Bylaw C-7784-2018 be amended as follows

A portion of Lot 1, Block 1, Plan 110135 within NW-29-24-28-W04M is hereby redesignated to Business – Industrial Campus District ~~and Agricultural Holdings District~~ as shown on the attached Schedule ‘A’ forming part of this Bylaw.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Councillor Gautreau that Schedule ‘A’ of Bylaw C-7784-2018 be amended as follows:

That the portion to be redesignated from Ranch and Farm Three District to Agricultural Holdings District be removed from Schedule ‘A’ of the Bylaw.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

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MOVED by Councillor Gautreau that Council concludes that the proposed development as amended is consistent with the Conrich Area Structure Plan policies;

AND that Bylaw C-7784-2018 be given first reading as amended.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Councillor McKylor that Bylaw C-7784-2018 be given second reading as amended.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

MOVED by Deputy Reeve Schule that Bylaw C-7784-2018 be considered for third reading as amended.

Carried
Abstained: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7784-2018 be given third and final reading as amended.

Carried
Abstained: Councillor Kamachi

In Favour:

Councillor McKylor
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Reeve Boehlke

1-18-11-27-12 (E-2)

Division 1 – Bylaw C-7843-2018 – Transfer of Lands to Rocky View County and Designation of Public Utility Lot

File: 1025-700/1007-100

MOVED by Councillor Kamachi that Bylaw C-7843-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7843-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7843-2018 be considered for third reading.

Carried

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MOVED by Councillor Kamachi that Bylaw C-7843-2018 be given third and final reading.

Carried

The Chair called for a recess at 12:01 p.m. and called the meeting back to order at 1:02 p.m. with all previously mentioned members present with the exception of Councillor McKylor.

Councillor McKylor left the meeting during the recess at 12:50 p.m. and did not return to the meeting.

1-18-11-27-13 (E-3)

Division 1 – Bylaw C-7844-2018 – Water/Wastewater Utilities Bylaw Amendment

File: 4060-100/5050-100

MOVED by Councillor Kamachi that Bylaw C-7844-2018 be given first reading.

Carried

Absent: Councillor McKylor

MOVED by Councillor Gautreau that Bylaw C-7844-2018 be given second reading.

Carried

Absent: Councillor McKylor

MOVED by Deputy Reeve Schule that Bylaw C-7844-2018 be considered for third reading.

Carried

Absent: Councillor McKylor

MOVED by Councillor Kamachi that Bylaw C-7844-2018 be given third and final reading.

Carried

Absent: Councillor McKylor

1-18-11-27-18 (D-7)

All Divisions – Future Workshop for Area Structure Plan Review and Preparation Process

File: N/A

MOVED by Deputy Reeve Schule that Administration be directed to schedule a County Manager workshop to discuss the Area Structure Plan review and preparation process by the end of January, 2019.

Carried

Absent: Councillor McKylor

1-18-11-27-14 (J-1)

Division 7 – Subdivision Item – Residential One District

File: PL20170030 (06516014)

MOVED by Councillor Henn that Subdivision Application PL20170030 be approved with the conditions noted in Appendix 'A':

A. That the application to create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder from Lot 5, Plan 0010692, NE-16-26-1-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

- 1) The application is consistent with statutory policy;
- 2) The subject lands hold the appropriate land use designation;

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

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall construct a new paved approach on Calterra Estates Drive in order to provide access to Lot 1.

Fees and Levies

- 3) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to endorsement. The County shall calculate the total amount owing:
- a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Site Servicing

- 5) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op., an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot 2;
- b) Documentation proving that water supply has been purchased for proposed Lot 2;
- c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that includes the following:
- a) The implementation of the onsite stormwater management strategies in accordance with the findings of the Site Specific Stormwater Management Plan prepared by Osprey Engineering Inc. (August 2017);

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- b) The installation of a packaged sewage treatment system meeting BNQ or NSF 40 Standards, in accordance with the findings of the Private Sewage Treatment System Assessment and Site Evaluation prepared by SOILWORX (December 2016).

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

Carried
Absent: Councillor McKylor

1-18-11-27-15 (J-2)

Division 6 – Subdivision Item – Industrial – Business Highway Frontage District

File: PL20180086 (08422002)

MOVED by Deputy Reeve Schule that Subdivision Application PL20180086 be approved with the conditions noted in Appendix 'A':

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 53.97 hectare (± 133.48 acre) remainder within NE-22-28-29-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

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Other

- 2) The Owner shall secure an agreement with the owner(s) of Block A, Plan 108 HT for the purposes of securing a downstream discharge easement for overland stormwater flow.

Payments and Levies

- 3) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.
- 4) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 1 as shown on the Plan of Survey.

Municipal Reserve

- 5) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by (Altus Group / 13120.102658.015 / September 12, 2018), pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) A Deferred Reserve Caveat shall be registered on the remainder lands.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried
Absent: Councillor McKylor

1-18-11-27-16 (J-3)

Division 5 – Subdivision Item – Direct Control District Bylaw 76

File: PL20180094 (03331036)

MOVED by Councillor Gautreau that Subdivision Application PL20180094 be approved with the conditions noted in Appendix 'A':

- A. The application to create a bareland condominium plan comprising 14 units, common property, and parking within Lot 1, Block 2, Plan 0412838, SW-31-23-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final

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subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Payments and Levies

- 2) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 13 new units.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried
Absent: Councillor McKylor

1-18-11-27-17 (J-4)

Division 7 – Subdivision Item – Industrial – Industrial Activity District; outside of a business area

File: PL20180054 (07306001)

MOVED by Councillor Henn that Subdivision Application PL20180054 be approved with the conditions noted in Appendix 'A':

- A. The application to create a ± 2.02 hectare (± 5.00 acre) parcel with a ± 55.07 hectare (± 136.09 acre) remainder within SE-1/4-06-27-28-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1) The subject lands hold the appropriate land use designation; and
 - 2) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure

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the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) In order to provide access to Lot 1, the Owner shall:
 - a) Amend the existing access easement agreement (instrument #1411820) to include Lot 1; or
 - b) Provide a new access right of way plan and enter into an access easement agreement with Lot 2 Block 1 Plan 1411819 in order to provide access to Lot 1.

Payments and Levies

- 3) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.
- 4) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 1 as shown on the Plan of Survey.

Municipal Reserve

- 5) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the land value as listed in the land appraisal prepared by (Black and Associates / 11051 / May 18, 2018), pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) A Deferred Reserve Caveat shall be registered on the remainder lands.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried
Absent: Councillor McKylor

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Adjournment

MOVED by Councillor Gautreau that the November 27, 2018 Council meeting be adjourned at 1:43 p.m.

Carried

Absent: Councillor McKylor

REEVE

CAO or Designate



FINANCIAL SERVICES

TO: Council
DATE: December 11, 2018 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2019 Draft Operating and Capital Base Budget

¹POLICY DIRECTION:

The *Municipal Government Act* provides that each Council must adopt an operating and capital budget for each calendar year.

EXECUTIVE SUMMARY:

Administration started the 2019 draft Operating and Capital budget process in May 2018. A variety of information is used to compile yearly budgets including public input, Council policies, planning documents, strategic documents and workshops. An analysis of current and desired future service levels are balanced with the efficient and effective use of resources.

The 2019 recommended budget achieves a reasonable balance between fiscal restraint and the desire to maintain or improve the levels and quality of services to our citizens. Council and Administration will continue to review the operating and capital budget which will be finalized in April/May 2019 in conjunction with the 2019 tax rate bylaws.

BACKGROUND:

Section 242(1) and 245 of the *Municipal Government Act* provides that each Council must adopt an operating and capital budget for each calendar year.

The 2019 draft budget utilizes resources that will maintain current service levels to Rocky View County residents. A 3% tax increase for inflationary items has been added to the budget which equates to \$2,080,411 and is subject to change up to budget finalization in April/May 2019. A 2.8% assessment growth factor has been added to the draft operating base budget that will leave an excess amount of \$2,393,700. This excess amount will be used to support currently unfunded projects and initiatives in the 2019 year.

The 2019 recommended budget achieves a reasonable balance between fiscal restraint and the desire to maintain or improve the levels and quality of services to our citizens. Council and Administration will continue to review the operating and capital budget which will be finalized in April/May 2019 in conjunction with the 2019 tax rate bylaws.

Using various inputs the County has compiled the 2019 draft Operating and Capital base budget that will maintain current service levels provided to the residents of Rocky View County.

BUDGET IMPLICATION(S):

The approval of the draft Operating and Capital Base Budget provides resources to maintain current service levels in the County.

¹ **Administration Resources**
Barry Woods, Financial Services



OPTIONS:

- Option #1 THAT the 2019 Draft Operating and Capital Base Budget as attached be approved as per Attachment 'A'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Rick McDonald"

Executive Director

Interim CAO

ATTACHMENTS:

ATTACHMENT 'A' – 2019 Draft Operating and Capital Base Budget



DRAFT 2019 OPERATING & CAPITAL BASE BUDGET

NOVEMBER 2018



ROCKY VIEW COUNTY

Mission

To effectively provide municipal services
that cultivate and support our distinct communities.



ROCKY VIEW COUNTY

2019 BUDGET AT A GLANCE

The average proposed 2019 tax increase would be:



Based on an average property value of \$948,000.
Individual tax increases or decreases will vary based on changes in assessed property value.

How Tax Dollars Are Spent

Here's a look at how the average residential tax bill supports programs and services. The numbers are per person, based on the County's official population of 39,407.



ROADS
\$229.28



SNOW & ICE CONTROL
\$35.37



**FIRE & EMERGENCY
MANAGEMENT**
\$170.05



ENFORCEMENT
\$33.91



RECREATION
\$48.57



SOLID WASTE & RECYCLING
\$25.38



AGRICULTURE SERVICES
\$15.50



**FAMILY & COMMUNITY
SUPPORT SERVICES**
\$5.05



CEMETERY SERVICES
\$13.03



ECONOMIC DEVELOPMENT
\$4.85



PLANNING & DEVELOPMENT
\$25.20

How Tax Dollars Are Spent (Continued)



PROPERTY ASSESSMENT
\$19.80



**BUILDING PERMITS,
INSPECTIONS**
\$12.36



UTILITY SERVICES
\$29.03



ENGINEERING SERVICES
\$114.58



MANAGING COUNTY LANDS
\$12.41



FLEET
\$21.77

Where the County's Budget Comes From



Specific revenue percentages can not be determined until budget finalization in April of 2019, but here is a look at the estimated sources of County revenue.

■ Residential Property Taxes – 31.5%

■ Farm Property Taxes – 0.9%

■ Non-Residential / Business Property Taxes – 22.8%

■ Business Machinery & Equipment Taxes – 4.0%

■ Linear Property Fees* – 9.4%

■ User Fees – 22.9%

■ Provincial / Federal Grants – 8.6%

*Fees paid for the use of County land for oil and gas wells, pipelines, power systems, and telecommunications systems.

How Our Taxes Compare

Tax rates will be set in April of 2019. Here are the 2018 tax rates for comparison. Data from Alberta Municipal Affairs.

2018 RESIDENTIAL Property Tax Rates Per \$1,000 of Assessed Value	
Community	Taxes
Beiseker	\$9.089
Irricana	\$8.523
Chestermere	\$8.164
Crossfield	\$5.179
Kananaskis I.D.	\$4.897
Cochrane	\$4.570
Airdrie	\$4.201
Calgary	\$3.901
Wheatland County	\$3.760
M.D. of Foothills	\$3.424
Mountain View County	\$2.870
Kneehill County	\$2.804
Rocky View County	\$2.514
M.D. of Bighorn	\$1.949

2018 NON-RESIDENTIAL Property Tax Rates Per \$1,000 of Assessed Value	
Community	Taxes
Chestermere	\$15.390
Calgary	\$15.323
Kneehill County	\$14.052
Irricana	\$12.095
Mountain View County	\$10.224
Beiseker	\$9.747
Wheatland County	\$8.774
Airdrie	\$8.645
M.D. of Foothills	\$8.397
Rocky View County	\$7.576
M.D. of Bighorn	\$7.277
Crossfield	\$6.810
Cochrane	\$6.324
Kananaskis I.D.	N/A

2019 Estimated Tax Split



■ Residential

■ Non-Residential/Business

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OVERVIEW

Rocky View County Administration has worked diligently to form a 2019 budget that reflects the current economic climate, while ensuring that important public services are maintained at an appropriate standard.

Some municipalities create artificially high budgets to allow for the optics of then publically cutting them. This is not the practice at Rocky View County. Administration works towards maximum efficiency and effectiveness, and presents the resulting budget to County Council as Administration's best effort in achieving Council directions on services and service standards.

This budget continues Rocky View County's long-standing tradition of having low residential property tax rates, and non-residential property tax rates that are highly competitive.

Public Input

In developing this budget, Rocky View County Administration considered feedback from the public. Public submissions are sought every year, and every two-to-three years the County implements a more formal program – the award-winning *Your County, Your Money, Your Voice* process.

Public input helps Council and Administration understand what programs and services Rocky Viewers think should be offered, and where the County can make changes. The input is used in combination with existing plans and policies, the experience and judgement of councillors, and rules set out under the Municipal Government Act and other legislation to make the best possible decisions for Rocky View County.

Administrative Costs

It is traditional for municipalities to report administrative costs as separate budget items. But heat, light, computers, Council, and other administrative costs are incurred only because they are needed to provide effective and efficient services to County residents. Reporting these administrative costs separately can give a distorted picture of the true cost of the services provided.

Rocky View County is showing leadership among Canadian municipalities in assigning administrative costs to the County services that they support. This gives a more accurate picture of the true investment the County makes in the services and service standards that residents experience.

The budgets for administrative departments are shown in this document to ensure transparency, but those budgets are then re-assigned to service departments as an "Administrative Cost Allocation." The allocated budgets are for Council, Human Resources, Finance, Information Services (I.T.), Corporate Properties Technology, Communication Services, Legislative & Legal Services, and senior management.

Internal Recoveries

In this budget are line items called Internal Recoveries. These reflect one County department doing work for another. For example, mowing roadside vegetation is important for road safety, so the Roads department has a budget for the task. The actual work is carried out by the Agriculture & Environment department, so the budget is transferred.

Departments

In overall budgets, four main areas are shown: Corporate Services, Protective Services, Community & Development Services, and Infrastructure and Operations. These areas are made up of the following departments:

- Corporate Services: Human Resources, Information Services, Legislative & Legal Services, Communication Services, Financial Services
- Protective Services: Emergency Management Services, Enforcement Services, Fire Services
- Community & Development Services: Assessment Services, Building Services, Economic Development, Planning Services, Recreation & Community Services
- Infrastructure & Operations: Agricultural Services, Cemetery Services, Engineering Services, Municipal Lands, Road Maintenance Services, Solid Waste & Recycling, Utility Services, Corporate Properties, Fleet Services

Rounding

Budget figures in this document are rounded to the nearest \$100.

BUDGETING PROCESS

Council Operating & Capital Base Budget Review

1

Goals

- Overview of budget review process
- Confirm base budget assumptions
- Review draft 2019 operating and capital base budget

Timing

- November

Operating & Capital Base Budget Approval

2

Goals

- Approval of an operating and capital base budget at a public meeting

Timing

- December

Unfunded Project Review & Prioritization

3

Goals

- Review and prioritize current and future unfunded capital and operating costs

Timing

- April

2019 Budget Finalization

4

Goals

- Review the 2019 base budget, if required
- Approval 2019 Tax Rate Bylaws

Timing

- April

2019 Public Engagement

5

Goals

- Publish a budget package
- Provide opportunity for public input on 2020-and-beyond budgets and services

Timing

- Summer

OPERATING BUDGET

2019 Operating Budget			
	2018	2019	Change
EXPENSES			
Council	850,100	938,100	88,000
County Manager & General Managers	2,658,700	2,700,700	42,000
Corporate Services	49,805,000	46,645,500	(3,159,500)
Protective Services	15,291,300	15,390,800	99,500
Community & Development Services	12,895,900	12,726,300	(169,600)
Infrastructure & Operations	63,235,200	62,859,600	(375,600)
Total Expenses	\$144,736,200	\$141,261,000	(\$3,475,200)
REVENUES			
County Manager & General Managers	143,000	-	(143,000)
Corporate Services	35,663,900	34,271,900	(1,392,000)
Protective Services	1,491,700	1,559,300	67,600
Community & Development Services	5,736,400	5,330,800	(405,600)
Infrastructure & Operations	32,353,800	28,828,500	(3,525,300)
Total Non-Tax Revenue	\$75,388,800	\$69,990,500	(\$5,398,300)
NET COSTS			
Council	850,100	938,100	88,000
County Manager & General Managers	2,515,700	2,700,700	185,000
Corporate Services	14,141,100	12,373,600	(1,767,500)
Protective Services	13,799,600	13,831,500	31,900
Community & Development Services	7,159,500	7,395,500	236,000
Infrastructure & Operations	30,881,400	34,031,100	3,149,700
TOTAL NET OPERATIONS COST	\$69,347,400	\$71,270,500	\$1,923,100
PROPERTY TAX & EMERGENCY SERVICES LEVY REVENUE	\$69,347,400	\$73,664,200	\$4,316,800
Available for New Initiatives/Unfunded Projects	-	2,393,700	2,393,700

Important Note: Rocky View County is required to collect education and seniors lodging taxes on behalf of the Province of Alberta. This amounted to \$48,173,500 in each of 2018 and 2019. These Provincial taxes do not appear in this document, since they are not a part of the County's operations and are not under the County's control. The amounts will appear in Rocky View County's official financial statements to ensure transparency.

CAPITAL PROJECTS BUDGET

2019 Capital Projects Budget		
	2019 From Prior Year	2019 New
INFORMATION SERVICES		
Storage Area Network Expansion	-	55,000
Replacement of End of Life IT Equipment	-	67,000
Total	-	\$122,000
ENFORCEMENT SERVICES		
Community Peace Officer Vehicle	60,400	-
Total	\$60,400	-
FIRE SERVICES		
Fire Equipment (Portable Radios and SCBA)	-	98,000
Langdon Fire Hall	4,178,400	
Total	\$4,178,400	\$98,000
ENGINEERING SERVICES (ROADS)		
Langdon Joint Use Site	300,000	-
Bragg Creek Flood Mitigation	25,485,000	-
Peigan Trail (Division 5)	200,000	-
Township Road 251a (Division 2)	244,600	-
Township 233 (Division 4)	690,000	-
Centre Street – Langdon Paving and Sidewalks (Division 4)	1,800,000	-
Range Road 290 – Hwy 566 to Township Road 270 Subgrade Reconstruction (Division 7)	3,500,000	-
Township Road 250 – Hwy 22 to RR 40 Widening and Asphalt Overlay (Division 2)	1,000,000	-
Bearspaw Road – Township Road 262 to Burma Road (Division 8)	250,000	-
Range Road 283 – Township Road 250 to Hwy 1 (Division 5)	500,000	-
Range Road 14 – Crossfield Evacuation Route (Division 6)	102,900	-
Range Road 32 – Springbank Road to Township Road 245 (Division 2)	215,700	-
Langdon 4 th Street Pedestrian Walkway (Division 4)	75,000	-
Range Road 275 Bridge Replacement (Division 6)	12,000	-
Range Road 265 Bridge Replacement (Division 5)	831,300	-
Range Road 270 Bridge Replacement (Division 5)	681,700	-
Range Road 284 Bridge Replacement (Division 6)	150,000	-
Continued . . .		

2019 Capital Projects Budget -- Continued	2019 From Prior Year	2019 New
Township Road 260 Bridge Replacement (Division 6)	580,000	-
Township Road 262 Bridge Replacement (Division 6)	580,000	-
Range Road 20 Bridge Replacement (Division 6)	480,000	-
Dickson Stevenson Widening and Asphalt Overlay Airdrie Boundary to Township Road 280 (Division 7)	-	2,500,000
Springbank Road Widening and Asphalt Overlay RR 33 to RR 40 (Division 1 and 2)	-	3,500,000
Total	\$37,678,200	\$6,000,000
UTILITY SERVICES		
Pinebrook Lift Station Bypass	51,200	-
Langdon Waste Water Plant Phase 2 Upgrades	359,800	-
Total	\$411,000	-
FLEET SERVICES		
Fleet Vehicle Replacement	2,240,800	1,534,000
Total	\$2,240,800	\$1,534,000
CAPITAL PROJECTS SUB-TOTAL	\$44,568,800	\$7,754,000
CAPITAL PROJECTS TOTAL	\$52,322,800	

COST OF SERVICE

2019 Operating Budget – Cost of Service					
Service	Details on Page	2019 Budgeted Net Cost	APPROX. AMOUNT SUPPORTED BY		
			Non-Residential Taxes	Residential Taxes	Residential Taxes Per Person*
Agricultural & Environmental Services	16	1,334,700	720,700	614,000	15.50
Assessment Services	19	1,704,600	920,500	784,100	19.80
Building Services	21	1,064,100	574,600	489,500	12.36
Cemetery Services	23	1,121,700	605,700	516,000	13.03
Economic Development	26	417,300	225,300	192,000	4.85
Emergency Management	28	86,900	46,900	40,000	1.01
Enforcement Services	29	2,919,800	1,576,700	1,343,100	33.91
Engineering Services	31	9,865,900	5,327,600	4,538,300	114.58
Engineering Services Road Operations	31	2,831,100	1,528,800	1,302,300	32.88
Family & Community Support	46	435,100	235,000	200,100	5.05
Fire Services	38	14,554,600	7,859,500	6,695,100	169.04
Fleet Services	68	1,874,200	1,012,100	862,100	21.77
Municipal Lands	40	1,068,300	576,900	491,400	12.41
Planning Services	43	2,169,700	1,171,600	998,100	25.20
Recreation	46	4,181,700	2,258,100	1,923,600	48.57
Roads	49	19,956,400	10,776,500	9,179,900	231.77
Solid Waste & Recycling	52	2,185,000	1,179,900	1,005,100	25.38
Utility Services	56	2,499,400	1,349,700	1,149,700	29.03
DEBT					
Additional Long Term Debt Payment		1,000,000	540,000	460,000	11.61
TOTALS		\$71,270,500	\$38,486,100	\$32,784,400	\$827.75

* Based on population numbers from Statistics Canada's 2016 census.

BUDGET DETAILS – LEADERSHIP

COUNTY COUNCIL

Encompasses all legislative activities of the Reeve and Council for Rocky View County. Council represents the residents of Rocky View County and sets policy, objectives, and priorities for the County and Administration.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Council	Deliberate and set policy, service levels, and plans for the betterment of Rocky View County and its residents.	Representing the residents of Rocky View County and managing the collective services need through the approval of plans, policies, and budgets.	General tax support.	None.	As per the <i>Municipal Government Act</i> .

Note: The cost of this department forms part of the Administrative Cost Allocation.

County Council Budget

2019 BUDGET	
Expenses	
Salaries, Wages & Benefits	818,100
Travel & subsistence	70,000
Council initiatives	30,000
Services (hall rentals)	1,500
Telecommunications (cell phones)	13,500
Materials, Goods & Supplies	5,000
Sub Total	938,100
Administrative Cost Allocation	(938,100)
Total Budgeted Expenses	-
Net Cost: Allocated to Service Departments	

COUNTY MANAGER & GENERAL MANAGERS

Oversees Administration in pursuing the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions. This department includes the County Manager's Office and Intergovernmental Affairs.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
County Manager (Chief Administrative Officer)	Responsible directly to Council for the execution of its decisions, and for the work of all departments.	To pursue the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions.	General tax support.	None.	As per MGA and CAO Bylaw (Delegation Order)
General Managers	Responsible to the County Manager for the strategic leadership of operational departments, and related advice and support.	To pursue the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions.	General tax support.	None.	As per MGA and CAO Bylaw (Delegation Order)
Governmental Affairs	Liaise with other jurisdictions and levels of government.	Inter-jurisdictional co-operation and understanding is an important aspect to effective municipal program and service delivery for the County and residents.	General tax support.	None.	To co-ordinate and enhance understanding of County interests and priorities; and, ensure effective communication on inter-jurisdictional matters.
Strategic planning	To develop, manage, and report on the Rocky View County Corporate Strategy, as well as corresponding operational plans.	Ensures that Administration has a shared direction and goals in its operations, increasing stability and success in the long term.	General tax support.	None.	Prepare strategic plan every 4 years; facilitate annual operational planning; report on operational and strategic initiatives annually.

Note: The cost of this department forms part of the Administrative Cost Allocation.

County Manager & General Managers Budget

2019 BUDGET	
Expenses	
Salaries, Wages & Benefits	1,776,000
Planning & engineering contracts (paving, gravel, studies)	500,000
Services (facilitation, advocacy planning)	157,900
County Manager corporate restructuring	200,000
Travel & subsistence	28,100
Publications & subscriptions	3,700
Memberships	7,400
Advertising	2,000
Internal Charges	3,500
Materials, Goods & Supplies	22,100
Sub Total	2,700,700
Administrative Cost Allocation	(2,700,700)
Total Budgeted Expenses	-
Net Cost of Service: Allocated to Service Departments	

BUDGET DETAILS – SERVICE DELIVERY**AGRICULTURAL SERVICES**

Agricultural Services provides residents with a range of information and services aimed at protecting and enhancing agriculture within the County.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Enhance environmental sustainability for agricultural producers by encouraging responsible stewardship of air, land, and water resources	Provide liaison and board representation to a variety of watershed groups and other land, air, and water interests in the County, region, and Province.	To support agricultural and environmental stewardship which is legislated or Provincially mandated; and advising on best management practices that are Provincially recommended. To address community requests, supporting residents and organizations in improving their agricultural communities.	Provincial and federal grants, partnership agreements, registration fees, and property taxes support these services. Approximately 75% is provided by general tax support.	None.	The current service level and County funding is the service level expected by the Province.
Promote and develop agricultural policies to meet agricultural producers' needs	Continue implementing recommendations from the approved Agriculture Master Plan. The County Land Use Bylaw is currently going through a review and recommendations from the Agricultural Master plan are being assessed and implemented.	Council approved plan has identified a number of recommendations specific to Agricultural Services implementation.	Funded through Provincial grants and general tax support.	None.	Standards are identified through the current ASB Strategic Plan, Agricultural Master Plan and County Land Use Bylaw.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Provide diverse educational opportunities for Rocky View agricultural producers and acreage owners	Provide technical information and workshops to agricultural producers. Provide basic agricultural principles and practices to acreage owners and other rural residents. Partner with other agencies and organizations to provide this information.	To ensure agriculture is valued and respected and that the agriculture industry flourishes, providing social, economic, and ecological benefits to the County.	Funded through Provincial grants and general tax support.	None.	Standards are identified through the current Agriculture Service Board (ASB) Strategic Plan, Agricultural Master Plan and used as performance indicators in the Rocky View County Provincial ASB Grant.
Prevent and control agricultural pests, diseases and invasive weeds as mandated by legislation	Protect public and private land from agricultural pests and regulated weeds. Agricultural Services controls weeds/pests on properties under County control, and directs private landowners/tenants through education and enforcement.	Provincial legislation requires municipalities to undertake these responsibilities. This also supports the goals of agricultural and environmental stewardship.	Funded through Provincial grants, enforcement penalties and general tax support.	Enforcement penalties are cost plus 15%. Provincial grants cover approximately 15%.	Seasonal programs are based on Provincial standards and BMPs.
Roadside mowing, MR mowing, and seeding programs	Mow approximately 3,300 acres of roadside ditch and approximately 450 acres of MR's. Responsible for re-seeding grass to newly constructed roads and reclamation sites owned by the County.	To facilitate public safety and proper overland drainage, integrated vegetation management to control noxious weeds, preserve motorists' sightlines and to enhance the overall aesthetics of the land.	General tax support.	Services are paid for via inter-departmental transfers.	County policy and current maintenance service standards for mowing. Policy #428.

Agricultural Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	807,500	User & Other Revenue	39,200
License renewal	12,000	Grant Revenue	243,400
Pick-up trucks	52,900	Internal Recoveries	462,200
ASB awareness sessions	16,100		
Weed & pest enforcement	10,000		
Pest sampling	26,000		
Sustainable agriculture programs	26,000		
Agriculture tour	12,800		
County land improvement	11,000		
Mosquito control (Langdon)	52,000		
Travel & subsistence	21,600		
Courier & freight	100		
Advertising	2,000		
Publications, subscriptions, & memberships	3,600		
Internal Charges	422,000		
Materials, Goods & Supplies	253,700		
Sub Total	1,729,300		
Administrative Cost Allocation	350,200		
Total Budgeted Expenses	2,079,500	Total Budgeted Revenue	744,800
Net Cost of Service: \$1,334,700			

ASSESSMENT SERVICES

Prepares and defends annual property assessments for all real property, including farmland, residential, exempt, and specialized properties within the County for the purpose of property taxation.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Property assessments	Provide the foundation base for funding through the taxation structure and through some grant provisions (grant-in-lieu and payments-in-lieu of taxes). Assessment assists other departments with ad-hoc appraisals and current data to populate models for growth scenarios and fiscal impact analysis and advises Administration on legislative changes that may impact the County.	Assessment Services is responsible for preparing and defending annual property assessments for all real property, including farmland, residential, exempt, and specialized properties within the county for the purpose of property taxation.	General tax support.	None.	Assessment is a legislative requirement governed by the Municipal Government Act (MGA) and Alberta regulations. Standards of practice for various classes of property assessment are Provincially set and measured. The statistical measurements are used by the auditors of Municipal Affairs to attain the specified ratios for various property classes for all municipalities. Approximately 20% of the properties are inspected on an annual basis.

Assessment Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,226,500	User & Other Revenue	167,300
Linear charges (set by Province)	51,000		
Info services (2 oilfield/1 GIS data)	2,000		
Services (new notice design, appraisals, income reviews)	2,500		
Market appraisals & income review contract	15,000		
Commercial data	9,500		
3 vehicles leased with fuel	29,300		
Central industrial assessment	113,300		
Travel & subsistence	15,400		
Advertising	8,200		
Publications & subscriptions	900		
Memberships	14,800		
Internal Charges	47,000		
Materials, Goods & Supplies	21,300		
Sub Total	1,556,700		
Administrative Cost Allocation	315,200		
Total Budgeted Expenses	1,871,900	Total Budgeted Revenue	167,300
Net Cost of Service: \$1,704,600			

BUILDING SERVICES

Administers, reviews, and issues building permits and sub trade permits for the County. Safety codes officers regularly visit all building sites for inspections to ensure that the work undertaken is in compliance with the Safety Codes Act, National Energy Code for Buildings and the Alberta Building Code.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Review plans based on the Alberta Building Code, National Energy Code for Buildings. Issue building permits and sub trade permits	A process governed by Provincial legislation and County bylaws and policies. Includes the review of documents and plans for issuance of building permits and sub trade permits.	Legislated - Safety Codes Act, Alberta Building Code, National Energy Code for Buildings and Safety Codes Council Quality Management Plan requirements.	Permit fees and fines.	Striving toward full cost recovery.	Daily – safety codes officers, safety codes technicians, and building services clerks and Davis inspections.
Alberta Building Code and National Energy Code for Buildings inspections and Alberta electrical, plumbing, gas and PSTS code inspections	Inspect buildings under construction to ensure conformity to examined plans, <i>Alberta Building Code, National Energy Code for Buildings</i> and related codes. Maintain logs of all construction activity in accordance with the Building Quality Management Plan.	Legislated - Safety Codes Act, Alberta Building Code, National Energy Code for Buildings and Safety Codes Council Quality Management Plan requirements.	Permit fees and fines.	Striving toward full cost recovery.	Daily –safety codes officers, safety codes technicians, building services clerks and Davis inspections.

Building Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,660,800	User & Other Revenue	3,082,000
Permit inspection agencies	610,000		
Travel & subsistence	8,000		
Publications & subscriptions	13,700		
Memberships	3,600		
Services (cell phones, temporary staff)	33,200		
Internal Charges	85,500		
Materials, Goods & Supplies	33,100		
Sub Total	3,447,900		
Administrative Cost Allocation	698,200		
Total Budgeted Expenses	4,146,100	Total Budgeted Revenue	3,082,000
Net Cost of Service: \$1,064,100			

CEMETERY SERVICES

Provides effective and appropriate end-of-life services to clients, families or their loved ones. Provides the setup and excavation involved to perform graveside services, family plot planning, monument and memorial sales and services in a park-like setting at the Garden of Peace, Bottrel, and Dalmead Cemeteries. Provides general grounds keeping and landscape maintenance for Municipal Lands, Corporate Properties, and Road Services.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Cemetery services	End-of-life services for cemetery clients through in-ground interments or cremations, family plot planning, monument and memorial sales and installations.	Cemetery Master Plan adopted by Council in 2009- providing a logical comprehensive blueprint for sustainable cemetery services in Rocky View.	Funded through sales of plots, niches, monuments, memorial benches and cemetery related services; and 50% through property taxes for cemetery grounds maintenance.	Striving toward full cost recovery.	Cemetery Master Plan, County approved bylaw C-6947-2010, Western Canada Cemeteries Association- BMP's, Cemeteries Act 249/98 and Regulations RSA 2000, 172/2013.
Pathways and trails	Facilitation of pathway and trail clearing (snow and ice clearing in winter/sweeping in summer months) and fringe vegetation management.	Maintain pathway and trails in a manner which protects the health and safety of the public.	Funded through inter-departmental transfers from sister departments and their tax funded support.	Services are paid for via inter-departmental transfers. Tax supported.	Parks & Open Space Master Plan, Parks & pathways – Planning Development & Operations Guidelines and Maintenance Service Levels Policy 319: Inspection & Maintenance of Pathways & Trails within County Lands.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Garden of Peace Chapel and Crematorium	Created a cremation services business opportunity and chapel space rental for end of life services. To be provided through third party contracted via a future operating and cross sales and marketing agreement with County.	Cemetery Master Plan adopted by Council in 2009- providing a logical comprehensive blueprint for sustainable cemetery services in Rocky View.	Funded through the combination of a future rental agreement and a future sales and cross marketing agreement. Tax support may be necessary for future capital investments, based on a positive ROI.	Striving toward full cost recovery.	Cemetery Master Plan, County approved Western Canada Cemeteries Association- BMP's, Cemeteries Act 249/98 and Regulations RSA 2000, 172/2013 bylaw C-6947-2010, Funeral Services Act, Funeral Services General Regulation, Funeral Services Exemption Regulation, Crematory Regulation.
Inter-departmental grounds maintenance	Maintenance and selected grounds keeping of 5,146 acres of County lands and properties for all municipal lands, several corporate properties, some public works and utility properties, cemetery lands and recently FAC'd lands/properties at County approved service levels.	Facilitate a cost effective program for grounds maintenance for parks and municipal properties in land adjacent to hamlets, e.g. Langdon, Bragg Creek and business parks similar to Cross Iron, etc.	Funded through inter-departmental transfers from sister departments and their tax funded support.	Services are paid for via inter-departmental transfers. Tax supported.	Cemetery Master Plan, Parks & Open Space Master Plan, Maintenance Service Levels, Policy 318 Pathways and Trails Policy 320 Inspection of County Lands Policy 428 Mowing of County Lands Procedure PRO-318 Pathways and Trails.

Cemetery Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	996,200	User & Other Revenue	494,800
Garden of Peace cemetery maintenance & upgrades	64,000	Grant Revenue	21,000
Dalemead cemetery maintenance & upgrades	500	Internal Recoveries	419,000
Bottrel cemetery maintenance & upgrades	14,000		
Capital upgrades	10,000		
East Balzac storm pond	32,000		
Langdon Park maintenance (mowing of PULs, Roadside in Langdon)	100,700		
Travel & subsistence	5,300		
Advertising	5,000		
Memberships	2,000		
Telephone	12,200		
Internal Charges	230,000		
Materials, Goods & Supplies	188,300		
Reserve Transfers	50,000		
Sub Total	1,710,200		
Administrative Cost Allocation	346,300		
Total Budgeted Expenses	2,056,500	Total Budgeted Revenue	934,800
Net Cost of Service: \$1,121,700			

ECONOMIC DEVELOPMENT

Works with businesses within and beyond county boundaries to generate economic growth and prosperity for the County and its residents.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Investment attraction and promotion	To generate new investment prospects that could locate in Rocky View County.	To drive opportunities to Rocky View County. Economic Development also works closely with local landowners, developers, and investors as they realize their business and industrial development objectives.	General tax support.	None.	Constant and consistent investment attraction and promotion fills the “pipeline” of new and prospective development that will eventually work through planning, engineering, development services and eventual tax revenue generation.
Data management	Data management is tracking and utilizing information sources and statistics for economic development work.	To incorporate Rocky View census data with the federal census reports, and to research and correlates new information gathered from various private sector sources.	General tax support.	None.	Data management helps to address business development and investment inquiries. Data also plays an important role in tracking success and measuring long-term sector growth.
Business retention and expansion	Business retention and expansion is the assistance offered to existing business and industry in the County to help ensure prosperity and sustainability.	To assist businesses one-on-one, and to work confidentially and discretely with developers, land owners and investors in addressing delays and red-tape issues.	General tax support.	None.	Maintain and support existing business and industry.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Regional economic development	Regional economic development involves working with neighbouring municipalities as well as provincial and federal agencies in order to ensure Rocky View County benefits from regional opportunities, trends, and developments.	Economic Development has a very good working relationship with our urban neighbours. The Province of Alberta is also working directly with Rocky View County and wants to do more, in light of our overwhelming success in retail and warehousing development.	General tax support.	None.	Meet and work with regional partners on opportunities in retail development, agri-food processing, warehousing and logistics, as well as attracting and retaining foreign direct investment that helps drive economic prosperity in the Province.

Economic Development Budget

2019 BUDGET	
Expenses	
Salaries, Wages & Benefits	153,900
Consulting (special projects)	58,000
Advertising	45,000
Travel & subsistence	17,000
Publications & subscriptions	3,500
Memberships	12,000
Internal Charges	1,600
Materials, Goods & Supplies	56,000
Sub Total	347,000
Administrative Cost Allocation	70,300
Total Budgeted Expenses	417,300
Net Cost of Service: \$417,300	

EMERGENCY MANAGEMENT SERVICES

Provides a contingency amount should Rocky View County need to respond to an emergency situation such as but not limited to flooding, hazardous material spill, or wild fire.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Regional Emergency Management	To create and maintain a (regional) municipal emergency response plan/program designed to ensure a quick, effective, and co-ordinated response to deal with natural, man-made, and technological hazards affecting Rocky View County and area.	The Emergency Management program develops, implements, maintains, and evaluates emergency management activities for Rocky View County.	General tax support. ACP Grant (2017)	None.	Emergency Services Bylaw Emergency Services Act <ul style="list-style-type: none"> Emergency Services Committee Director of Emergency Management plus two alternates Emergency Co-ordinator (Administration)

Emergency Management Budget

2019 BUDGET			
Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	90,000	Grant Revenue	52,000
Internal Charges	500		
Materials, Goods & Supplies	15,000		
Travel & subsistence	2,000		
Services (disasters)	8,000		
Sub Total	115,500		
Administrative Cost Allocation	23,400		
Total Budgeted Expenses	138,900	Total Budgeted Revenue	52,000
Net Cost of Service: \$86,900			

ENFORCEMENT SERVICES

Monitor and enforce Provincial statutes and municipal bylaws. These include traffic enforcement; infrastructure protection; and land use, nuisance and unsightly property, and animal bylaws.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Infrastructure protection	The protection of County roads from heavy commercial traffic (road ban violations, overweight vehicles).	To ensure roads are safe for the community, and best utilize active patrol officers' time on the road.	Funded through general tax support (59%) and user fees, fines and other revenue.	None.	On duty patrol officers educate and ticket violators of road rules. There are standards in place for call back and response times.
Traffic enforcement	Assisting in the ongoing initiative of safe roads within the County on both County roads as well as secondary Provincial highways.	To assist in ensuring public safety from speed related incidents, traffic control device infractions (stop signs, lights, U-turns, etc.) distracted driving, and best utilize patrol officers' time on the road.	Funded through general tax support (59%) and user fees, fines and other revenue.	None.	On duty patrol officers educate and ticket violators on road rules. There are standards in place for call back and response times.
Community liaison	Attendance at community group meetings and functions as requested.	To provide information and expertise to community groups on department related issues and concerns.	General tax support.	None.	There are several requests throughout the year and attendance is close to if not 100%.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
County bylaw enforcement	Assisting in the ongoing initiative of safe and beautiful communities within the County.	To assist in striving for resident satisfaction by enforcing County bylaws through education, fines and court orders bylaws include the Land Use bylaw, Animal Control bylaw, Unsightly Premise bylaw, Off-Site Pumping bylaw, Fire Services bylaw, etc.	Funded through general tax support (89%) and user fees, fines and other revenue.	None.	There are standards in place for call back and response times. Length of time for complaint resolution is dependent on the bylaw infraction.

Enforcement Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,082,400	User & Other Revenue	917,800
Enhanced RCMP	522,000		
Traffic & admin services (Weigh scales, radar)	43,500		
Bylaw services (Humane Society, cell phones, licensing agreements)	19,000		
Travel & subsistence	12,000		
Publications & subscriptions	2,000		
Memberships	1,200		
Movie/film permits	10,000		
Animal impoundment	4,500		
Internal Charges	396,800		
Materials, Goods & Supplies	98,000		
Sub Total	3,191,400		
Administrative Cost Allocation	646,200		
Total Budgeted Expenses	3,837,600	Total Budgeted Revenue	917,800
Net Cost of Service: \$2,919,800			

ENGINEERING SERVICES

Works to ensure the submissions of developers meet County standards for design and construction, and oversees the contracting of services for complex projects.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Technical document review	Review of submissions to determine if they meet County standards for compliance with Provincial and federal regulations and/or requirements, and for the protection of future tax supported expenditures.	To ensure developments meet minimum standards so that County taxpayers do not have to bear the cost of correcting issues in the future.	Funded by developer fees paid during the planning processes.	Striving for full cost recovery.	County servicing standards: drawing reviews within four- to six- weeks. Policy requirements: 449, 402, 406, 407, 407A, 408, 410, 412, 415, 416, 417, 419, 420, 430, 431, 433, 436, 443, 445, 449, 454, 456 and 458. Provincial regulatory ERSD requirements – Water Act/EPEA Permit to practice – allows the County to complete in-house and engineering reviews under the guidelines of APPEGA.
Technical expertise to other departments	Provide technical expertise to other departments in support of their projects or processes.	To ensure other departments have the technical information which they require concerning their projects.	Partially funded by developer fees taken in during other department's processes. Partially taxpayer supported.	Striving to full cost recovery.	Meet needs of other departments in a time and cost efficient manner.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Completion of defaulted projects	Completion of projects which developers have defaulted on their requirements under the development agreement and ensuring they meet County standards and any required Provincial and/or federal requirements.	To ensure required infrastructure is completed for developments and that it is constructed to required standards.	Funded by securities held by the County at signing of a development agreement.	None.	Terms of signed development agreements and the County's servicing standards. Work in defaulted development agreements are paid for by the securities posted by the developer in accordance with Policies 407 and/or Policy 407A. Any ERSD or federal requirements.
Capital projects management	Provide project management for various County lead projects.	Ensure County projects are delivered on time and within budget.	Grant funding, general tax support.	None.	Yearly ongoing requirement determined through the budget process. Capital Projects will oversee a number of contracted engineering and environmental consultants.
Rural lighting	Operation and maintenance of street lights along County roads.	To provide County residents, businesses and visitors with a safe and efficient means of travel on the County road network.	General tax support.	None.	In accordance with County Policies 412 Servicing Requirements and 417 Installation and Operation of Street Lighting, and following the Illuminating Engineering Society of North America standards.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Road program	Provide expertise and management of the road replacement program.	Ensure that the road replacement program is identified, engineered, and managed to meet the goals and priorities of Council.	Grant funding, levies, general tax support.	None.	Ongoing yearly service to identify roads to be upgraded, pending Council approval of capital budgets. Engineering Services project manages, including management of consultants and subcontractors. Construction is guided by the County's servicing standards.
Road signage and traffic data acquisition	Recommendation for and implementation and maintenance of traffic control signage and devices along County controlled roads. Collection of information on the characteristics of traffic on County roads.	To provide County residents, businesses and visitors with a safe and efficient means of travel on County roads. To provide support information for planning the County's long term road program.	General tax support. Fee for service charged for third party requests of traffic data.	None.	Adherence to the Alberta Traffic Safety Act and County Policy 412 Servicing Requirements and following Provincial and federal standards and guidelines.
Railway crossing maintenance	Maintenance of crossing control devices (signals, gates, etc.) at areas where County roads cross CN or CP rail lines.	To provide residents, businesses and visitors with a safe and efficient means of travel on County roads.	Cost sharing agreements with rail companies on a 50/50 basis for routine maintenance of crossing controls.	None.	Carried out in accordance with maintenance agreements with the rail companies and adherence to Transport Canada's Guide to Railway Charges and Railway-Roadway Grade Crossings Policy.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Gravel off sales	Administration of a program that provides County taxpayers with access to a limited amount of the County's gravel inventory at cost.	To provide County taxpayers the benefit of acquiring gravel products to improve their property at a cost below market price.	Funded through the sale of gravel tickets.	Cost neutral.	A value added program exclusive to property owners within Rocky View County. Service limited to availability of loading equipment and operator.
Bridge repair	Administration of the County's bridge program, which includes routine inspections, required preventative maintenance, and major repairs and replacements.	To provide County residents, businesses and visitors with a safe and efficient means of travel on the County road network.	General tax support.	None.	In accordance with Provincial general specifications for bridge construction and Provincial bridge guidelines and procedures. Adherence to the Alberta Traffic Safety Act and County Policy 423 Cattle Guards and Passes.
Road use	Control of County road usage by industry through the implementation of road bans, vehicle permitting, and road use agreements.	To protect County road infrastructure and adjacent property from damage so that County residents, businesses, and visitors have a safe and efficient means of travel on the County road network.	General tax support, with vehicle permitting funded through permit fees.	Working toward partial cost recovery through service fees on requests to use road infrastructure for purposes over and above normal public use.	In accordance with County Traffic Control bylaw, County Policies 402 Road Approaches, 410 Road Access Control, 433 Road Licensing, 436 Utility Placement Within Municipal Road Allowances, 457 Road Side Memorials, and the Alberta Traffic Safety Act. Registration with the Provincial Transportation Routing and Vehicle Information System (TRAVIS).

Engineering Services Budget

Part 1 – Engineering

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	927,800	User & Other Revenue	3,631,500
Engineering fees	250,000	Grant Revenue	7,600,000
Developer funded 3 rd party reviews	200,000	Reserve Transfers	40,000
CSMI Engineering & Construction	7,640,000		
Watershed	15,000		
Travel & subsistence	6,000		
Memberships	3,400		
Services	4,000		
Internal Charges	67,000		
Materials, Goods & Supplies	6,500		
Reserve Transfers	2,990,000		
Sub Total	12,109,700		
Administrative Cost Allocation	2,452,000		
Total Budgeted Expenses	14,561,700	Total Budgeted Revenue	11,271,500
Net Cost of Service: \$3,290,200			

Part 2 – Projects

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	763,200	Reserve Transfers	400,000
Contributed To Capital	700,000		
Gravel Pit Operation	330,000		
Gravel Program	850,000		
Painting of Road Lines	305,000		
Pavement Preservation	100,000		
Planning & Engineering Costs	200,000		
Drainage Projects	400,000		
Travel & Subsistence	2,600		
Memberships	2,500		
Cell Phones	4,200		
Internal Charges	142,300		
Materials, Goods & Supplies	893,000		
Long Term Debt	22,000		
Reserve Transfers	1,090,000		
Sub Total	5,804,800		
Administrative Cost Allocation	1,170,900		
Total Budgeted Expenses	6,975,700	Total Budgeted Revenue	400,000
Net Cost of Service: \$6,575,700			

Part 3 – Roads Operations

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	774,600	User & Other Revenue	814,000
Gravel Pit Development and Operations	9,500		
Rail Crossing Upgrades	100,000		
Rail road maintenance	45,200		
Travel & subsistence	2,100		
Memberships	3,200		
Bridge Maintenance	472,000		
Traffic Signs and Streetlights	110,100		
Road use permits	47,400		
Rural Lighting	310,500		
Services	5,300		
Internal Charges	205,500		
Materials, Goods & Supplies	198,300		
Long Term Debt	57,200		
Reserve Transfers	700,000		
Sub Total	3,040,900		
Administrative Cost Allocation	604,200		
Total Budgeted Expenses	3,645,100	Total Budgeted Revenue	814,000
Net Cost of Service: \$2,831,100			

FIRE SERVICES

Provides a blended model of service comprised of full-time, part-time and volunteer firefighters who provide public education, inspections, investigations, fire prevention, fire rescue and fire suppression.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Fire services	The protection of life and property in relation to fire, whether the result of natural and or man-made emergencies.	To ensure there is a competent level of response to fire and other emergencies in the County.	Funded through general tax support, governmental grant monies.	Motor Vehicle Accidents (Alberta Transp.): \$280,000. Fire Services provided to other municipalities: \$100,000.	Service standard set out in bylaw C-7140-2012 Current service delivery model: Four Full-Time stations (Two have volunteer brigades assigned to them) 24 Full-Time Firefighters 120 Part-Time Firefighters 40 Volunteer Three Volunteer stations 80 Volunteer Firefighters Fire Headquarters Manager of Fire Services Deputy Fire Chief Three District Chiefs

Fire Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	9,301,800	User & Other Revenue	539,500
Mutual aid contracts	607,900	Grant Revenue	50,000
Services (SCBA testing, cell)	108,900		
Fire Programs (response guide/exercises)	50,000		
Equipment maintenance	25,600		
Travel and subsistence	7,000		
Memberships	3,000		
Contributed To Capital	98,000		
Grants To Organizations	79,000		
Long Term Debt	613,400		
Internal Charges	1,444,700		
Other	-		
Materials, Goods & Supplies	158,000		
Reserve Transfers	200,000		
Sub Total	12,697,300		
Administrative Cost Allocation	2,446,800		
Total Budgeted Expenses	15,144,100	Total Budgeted Revenue	589,500
Net Cost of Service: \$14,554,600			

MUNICIPAL LANDS

Provides the administration of over 700 parcels (approximately 5,200 acres) of County land including Municipal Reserves, Environmental Reserves, and fee simple lands by performing inspection and maintenance services; parks, open space and active transportation planning; and providing ongoing disposition of County land assets.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Inspection and maintenance of County lands (Municipal Reserve, Environmental Reserve, and Fee Simple).	Track and ensure the inspection of County land. Annual inspection program to identify safety hazards, private encroachments, and application of appropriate maintenance service levels. Identify the inventory of lands required and inform the suitable County forces in relation to four-season maintenance of County-owned lands including mowing, weed control, playgrounds, landscaping, and snow and ice control.	To facilitate public safety and enhance the overall aesthetics of County parks and open space.	General tax support.	None.	Directed by Policy 318 and Policy 319 and applicable maintenance service levels- identifying four season maintenance of County lands and related improvements such as pathways and trails.
Facilitate planning for parks, open space, and active transportation opportunities.	Provide feedback and technical information to developers and internal administration at the initial planning and land development phases to ensure park, open space and active transportation needs are met for existing and future County residents.	To ensure full feature parks and open space are provided through the subdivision and land development phase for existing and future County residents.	General tax support.	None.	Standards are identified through current policies and procedures and the Council adopted Parks and Open Space Master Plan.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Promote and develop parks and open space policies to meet Rocky View County parks, open space, and active transportation needs.	Continue implementing recommendations from Parks and Open Space Master Plan and support policies which ensure safe development and operations of parks, open space, and active transportation networks.	Council approved plan has identified a number of recommendations specific to municipal lands implementation.	Funded through Provincial grants and general tax support.	None.	Standards are identified through best management practices and through direction from the Parks and Open Space Master Plan; Servicing Standards; Corporate Strategic Plan; corporate values and the mission statement.
County land administration	Manage a portfolio of over 700 parcels of County lands including, but not limited to ensuring the proper occupancy, third party agreements and dispositions occur on County reserve lands.	Ensures County lands are managed in compliance to relevant legislation and policy. Works with occupants of County land to facilitate effective relationships.	General tax support.	None.	Standards are identified through best management practices and through direction of the Municipal Government Act; the Parks and Open Space Master Plan; Policies 313, 314, 318, 319, and 320; Corporate Strategic Plan; corporate values and the mission statement.

Municipal Lands Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	319,100	User & Other Revenue	30,000
Services (trails, pathways, County lands)	274,500	Reserve Transfers	150,000
Professional services (appraisals, surveys)	30,000		
Travel & subsistence	3,500		
Advertising	4,000		
Memberships	2,000		
Internal Charges	375,000		
Materials, Goods & Supplies	30,000		
Sub Total	1,038,100		
Administrative Cost Allocation	210,200		
Total Budgeted Expenses	1,248,300	Total Budgeted Revenue	180,000
Net Cost of Service: \$1,068,300			

PLANNING SERVICES

Plans and regulates development within county boundaries. Implements the County's Land Use bylaw and the amendments to it. Primarily involved with any proposed change to the use or intensity of development for land or buildings.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Land use applications	A process, governed by Provincial legislation and County policies, that changes the use on a particular parcel of land	To ensure that all policies governing legislation related to land use applications are met	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We provide customer service daily and are always working to improve our delivery of service.
Subdivision application	If a parcel of land has the appropriate land use, it can proceed to subdivision (a division of land to create unique parcels with individual titles).	To ensure that the subdivision process is administered according to Provincial legislation and County policies.	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We provide customer service daily and are always working to improve our delivery of service.
Subdivision endorsements	Once a subdivision has been granted, there is a list of conditions that must be met in order to have the subdivision endorsed and ready to be registered at Land Titles.	To ensure that the Subdivision Authority's Conditions of Approval are met and that all proper documents are prepared to be registered with the plan of subdivision.	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We work with the Applicant and other internal agencies to assist in meeting the Conditions of Approval. We are working on streamlining this process to improve customer service.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Development permit applications	Development such as a change in the intensity of the land use or a building; the creation or stockpile, or setback relaxations, discretionary uses, etc. requires a development permit.	To evaluate development permit applications in accordance to Rocky View Land Use bylaws and County policies. This is a legislated process.	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We provide customer service daily and are always working to improve our delivery of service.
Certificate of compliance requests	With each land sales transaction there is a Real Property Report prepared by a surveyor and is submitted to the County requesting confirmation that all setbacks meet the Land Use bylaw.	To ensure that the location of buildings comply with the Land Use bylaw. This is a service and not a legislative requirement.	Funded through application fees.	Close to full cost recovery.	We provide customer service daily and are always working to improve our delivery of service.

Planning Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,080,400	User & Other Revenue	694,500
Inter-municipal projects (IDP amendments)	50,000		
Municipal policy projects	150,000		
Travel & subsistence	15,000		
Publications & subscriptions	1,000		
Memberships	10,000		
Telephone	4,000		
Services (temp staff - backfill)	20,000		
Sub appraisal fees	10,000		
Internal Charges	31,500		
Materials, Goods & Supplies	10,000		
Sub Total	2,381,900		
Administrative Cost Allocation	482,300		
Total Budgeted Expenses	2,864,200	Total Budgeted Revenue	694,500
Net Cost of Service: \$2,169,700			

RECREATION & COMMUNITY SERVICES

Recreation: Supports 10 district recreation boards, over 80 community organizations, and a regional recreation facility board that provides residents with recreation facilities. Family and Community Support Services: Uses a preventive social services model to support community organizations in delivering programs and services throughout the county that improves the social well-being of individuals, families, and communities.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Community Recreation Grant Funding Program	Co-ordination of capital and operational grant funding.	To provide funding support to non-profit community groups and facilities.	Tax levy, cash-in-lieu; voluntary recreation contributions; grants.	None.	Capital grant application intake is twice annually; Operational grant application intake is once annually.
Liaise with district recreation boards	Provide information, guidance and advice to Council appointed volunteer district recreation boards.	Volunteers require input and guidance from Administration to fulfill their roles and mandate on the boards.	General tax support.	None.	Builds capacity in the communities and provides a conduit for communication with residents; Occurs as required.
Liaison to non-profit community groups	Provide information, guidance, and advice to community groups applying for community recreation funding.	To support local community groups to achieve identified level of service to County residents.	General tax support.	None.	Assists in providing an identified level of service to residents; Occurs as required.
Liaison to regional recreation board	Provide information, guidance, and advice to regional recreation board regarding four regional facilities.	To support existing regional recreation facilities and opportunities for future investment and development.	General tax support.	None.	To maintain current level of service provided to residents through investment in and development of existing and new facilities; Occurs as required.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Special projects: recreation master plan; community toolkit;	Projects are typically designed to improve communications; identify partnership opportunities	Projects are identified by community need	General tax support.	None.	To increase sustainability through identified partnerships; to provide communication to residents Occurs as required
Family and community support services	In Rocky View, not-for-profit organizations are invited to apply annually for FCSS funding. The FCSS Board reviews all applications received and makes recommendations to Council based on FCSS Funding Policy 131. The FCSS mission is: Cultivating caring communities that enhance social well-being through prevention, volunteerism, collaboration, and community development.	This is a cost shared agreement between the Province and municipalities to provide preventive social services that are locally determined. The programs developed are intended to help individuals in their community to adopt socially healthy lifestyles, thereby improving the quality of life and building the capacity to prevent and/or deal with crisis situations should they arise.	Program spending funded 80% by the Province of Alberta and 20% by Rocky View County.	The funding agreement signed with the Province stipulates that we must provide a minimum of 20% matching dollars to receive their funding.	FCSS programs are governed under Provincial legislation to meet the requirements of the Provincial FCSS Act and regulation.

Recreation & Community Services Budget

Part 1 – Recreation & Community Services

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	449,700	Tax Revenue	88,600
Rural library services	571,500	Grant Revenue	404,300
Travel & subsistence	24,900	Internal Recoveries	40,000
Publications & subscriptions	200		
Memberships	1,300		
Services (cell, needs assessments, strategic planning, feasibility studies)	135,900		
Grants To Organizations	2,723,500		
Internal Charges	2,200		
Materials, Goods & Supplies	11,500		
Sub Total	3,920,700		
Administrative Cost Allocation	793,900		
Total Budgeted Expenses	4,714,600	Total Budgeted Revenue	532,900
Net Cost of Service: \$4,181,700			

Part 2 – Family & Community Support Services

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	104,800	Grant Revenue	854,100
Travel & subsistence	32,200		
Services	6,800		
Grants To Organizations	884,300		
Internal Charges	40,000		
Materials, Goods & Supplies	4,000		
Sub Total	1,072,100		
Administrative Cost Allocation	217,100		
Total Budgeted Expenses	1,289,200	Total Budgeted Revenue	854,100
Net Cost of Service: \$435,100			

ROAD MAINTENANCE SERVICES

Ensures all county roads and road-related assets are maintained to an acceptable standard. This includes snow and ice control on roads and sidewalks.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Gravel road maintenance	Maintenance of approximately 1,500 km of gravel-surfaced roads including regular blading, spot gravel repairs, dust control, and rehabilitation of previously oil-treated roads.	To ensure rural and farming residents have safe access to local roads in order to provide connectivity with paved collector roads and the Provincial highway network.	General tax support.	Additional dust control product costs are fully cost recoverable from the resident.	See Policy 425 and related procedures. The County has 10 divisional graders that provide, on average, re-blading of gravel roads every three weeks. Annual dust control product is applied to all eligible residents at no cost.
Hard-surfaced road maintenance	Maintenance of approximately 1,280 lane-km of asphalt roads, 460 lane-km of chip-sealed roads and 17 km of concrete sidewalks. Includes patching, repairs, crack sealing, annual sweeping, and re-chipping.	To maintain the ride quality of hard-surfaced roads and sidewalks and protect the investment in the infrastructure.	General tax support. Grant funding is occasionally available for additional non-core projects.	None.	See Policy 426, 458 and related procedures. Annual fall inspections of all hard-surfaced roads and sidewalks are performed to identify and prioritize required repair work for the following year. Spring sweeping is performed on all hard-surfaced subdivision roads.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
General road maintenance	Repairs and maintenance to road-related infrastructure such as culverts, guardrails and cattle guards as well as annual roadside mowing, brushing and ditch clean-up.	To maintain safety, functionality and aesthetics within the road allowances.	General tax support.	Some maintenance and repairs of cattle guards and cattle passes are recoverable from the benefitting party as per Policy 423.	Cattle passes are classified as bridge structures and inspected as per Provincial legislation; replacements scheduled by priority. Annual roadside mowing as per Policy 428. Roadside brushing is conducted as per County Policy 409. Litter clean-up and removal of dead animals is performed as needed.
Snow and ice control	Maintenance of all County roads to a safe standard during the entire winter season.	To ensure the travelling public has a safe network of roads in all conditions and that residents have uninterrupted entry and egress to their homes and businesses.	General tax support.	Minor cost recovery from some developers under Policy 456 for plowing of non-FAC'd roads and from some residents under Policy 442 for plowing of private driveways.	Plowing priorities defined within Policy 405. Gravel roads cleared when accumulations are 10 cm or more. Hard-surfaced priority one routes are plowed and sanded by end-of-shift following the end of each snow event; priority two roads are plowed and sanded within 48 hours of the end of a snow event. Snow fencing is installed in those areas identified as potential areas of drifting (see Policy and Procedure 424).

Road Maintenance Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	4,993,000	User & Other Revenue	100,000
Paved roads	1,780,000	Internal Recoveries	56,500
Gravel roads	1,426,500		
Other (Roadside cleanup, sidewalk maintenance, guide rails, culverts)	1,593,000		
Snow & ice control	700,000		
Roads R&D	200,000		
Travel & subsistence	7,500		
Memberships	1,500		
License & permits	2,600		
Services (cell, Aircards, AVL modems)	97,200		
Engineering & back sloping	60,000		
Long Term Debt	36,800		
Internal Charges	4,336,200		
Materials, Goods & Supplies	1,498,000		
Sub Total	16,732,300		
Administrative Cost Allocation	3,380,600		
Total Budgeted Expenses	20,112,900	Total Budgeted Revenue	156,500
Net Cost of Service: \$19,956,400			

SOLID WASTE & RECYCLING

Ensures that every household within the County has access to easy, cost effective, community-supported, and environmentally responsible ways of reducing, reusing, recycling, and disposing of solid waste.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Operation of transfer sites and recycle depots	Locations for residents to drop off household waste, recycling, hazardous materials, grass and leaves, and more operated 2 days per week in Bragg Creek, Irricana, Langdon and 4 days per week in Springbank.	Provide local, cost-effective, community supported, and environmentally responsible sites for recycling and disposing of solid waste.	General tax support, some user pay, Partnership agreements, and sale of recyclables support this service.	Some recovery through "Tag-a-Bag" fees and the sale of recyclables	Transfer sites are operated to: - Occupational Health and Safety Standards - Provincial environmental regulations - Regional best practices - Solid Waste Authority of North America Transfer Site certification standards - Align with community need/demand - Waste diversion guiding principles in the Strategic Plan - The County's Solid Waste Master Plan 2007 - 2057.
Operation of CHUCK Wagons	Provides an avenue for residents to drop off waste and recycling where transfer sites do not yet exist. Hosted in Springhill/ Cochrane Lakes, Madden, Keoma, Bearspaw, and Elbow Valley.	Provide weekly local temporary waste and recycling services for residents living in more remote areas of the County.	User pay, general tax support, sale of recyclables supports this service.	Some recovery through "Tag-a-Bag" fees and sale of recyclables	Locations for CHUCK Wagons are based on community need and distance from transfer sites. Sites are managed with a high degree of customer service and in accordance with transfer site best practices. This service supports the County's waste diversion guiding principles in the 2015-2018 Strategic Plan and the County's Solid Waste Master Plan 2007 - 2057.
Management of legacy waste management facilities	Management of closed landfill and dump sites per the Alberta Environment regulations and standards.	To be in compliance with Alberta regulations and to monitor and protect the environment.	General tax support.	None.	Alberta Environment Code of Practice for Landfills (1997) and the Standards for Landfills in Alberta (AENV 2010a)

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Inter-municipal partnerships and collaboration	Provides residents with access to waste management facilities in adjacent jurisdictions via partnerships, including Redwood Meadows, Beiseker, Cochrane, Airdrie, and Crossfield.	To provide Rocky View residents with convenient access to waste management facilities in municipalities adjacent to Rocky View.	General tax support, and user pay.	None.	Service standards may vary depending on region/ community/ municipality.
Operation of rural round-up events	Day events where agricultural waste can be dropped off for proper disposal or recycling (pesticide containers, wire, old chemicals, tires, and plastics). Hosted where transfer sites do not yet exist, including: Scott Lake area, Crossfield area, Madden, Springbank, Balzac, Weedon, Bottrel, Delacour and Jumping Pound.	Provides rural residents with annual opportunities to properly dispose of old agricultural chemicals and hard-to-manage items. Service promotes environmental and agricultural stewardship and builds stronger communities.	General tax support. Funds provided from Alberta Recycling for paint collection and e-waste collection.	None.	This program is offered annually and supports the County's waste diversion guiding principles in the 2015-2018 Strategic Plan and The County's Solid Waste Master Plan 2007-2057.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Operation of curbside collection programs (Langdon)	Weekly to every other week collection of garbage, recycling, and organics at a resident's curb or alley.	To provide a convenient way for residents to participate in waste disposal and diversion programs. Encourages environmental stewardship, and directly supports the Sustainable Communities pillar in the County's 2015 – 2018 Strategic Plan.	User pay, utility fees.	Yes.	Supports the County's Sustainable Communities objectives in the 2015-2018 Strategic Plan and the County's Solid Waste Master Plan 2007 - 2057. Service standards also guided by community engagement, regional best practices, and Langdon Waste Collection ByLaw (C-7429-2017).

Solid Waste & Recycling Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	184,300	User & Other Revenue	864,700
Transfer & Recycling sites operational costs	1,190,000		
Langdon curbside collection	522,100		
Services (landfill closure & monitoring, hazardous waste, waste education)	220,200		
Other (landfill tipping, round-up)	229,000		
Water quality & air sheds	61,500		
Travel & subsistence	3,900		
Advertising	7,000		
Membership	2,000		
Internal Charges	40,500		
Materials, Goods & Supplies	10,000		
Reserve Transfers	65,700		
Sub Total	2,536,200		
Administrative Cost Allocation	513,500		
Total Budgeted Expenses	3,049,700	Total Budgeted Revenue	864,700
Net Cost of Service: \$2,185,000			

UTILITY SERVICES

Provides water, wastewater and drainage services through County owned or controlled infrastructure

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
East Balzac water system	Operate and maintain a potable water supply system for residential and commercial customers in the East Balzac and Conrich service areas.	To provide County residents and businesses with a safe and reliable supply of drinking water and to support economic growth in the region.	Funded mainly through user fees or rates charged to users of the system. Partially subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of third-party operations contracts.
Bragg Creek water system	Operate and maintain a potable water supply system for residential and commercial customers in the Hamlet of Bragg Creek and outlying areas.	To provide County residents and businesses with a safe and reliable supply of drinking water, to support economic growth in the region, and to mitigate long standing groundwater contamination issues in the area.	Funded through user fees or rates charged to users of the system. Shortfall subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of third-party operations contracts.
East Rocky View wastewater system	Operate and maintain a wastewater collection, treatment, and disposal system for residential and commercial customers in the East Rocky View service area.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater and to support economic growth in the region.	Funded mainly through user fees or rates charged to users of the system. Partially subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party operations contracts.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Elbow Valley / Pinebrook wastewater system	Operate and maintain a wastewater collection and disposal system for residential and commercial customers in the Elbow Valley, Pinebrook, Lott Creek, and Stonepine service areas.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater.	Funded solely through user fees or rates charged to users of the system.	Full cost recovery from system users.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party operations contracts.
Bearspaw Regional wastewater system	Operate and maintain a wastewater collection, treatment, and disposal system for residential and commercial customers in the Watermark service area of the Bearspaw region.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater and to support economic growth in the region.	Currently fully funded by the Watermark Developer through a lease agreement with the County.	Cost recovery from system users with shortfall subsidized by developer.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party lease agreements.
Cochrane Lakes wastewater system	Services provided by the town of Cochrane to the County for the receipt of wastewater from development at Cochrane Lakes delivered to the town of Cochrane through a private collection and transmission system.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater.	Funded solely through the pass through of County costs to the owner of the private collection and transmission system.	Full cost recovery from system users.	In accordance with the requirements of the Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, the service agreement between the town of Cochrane and the County and the agreement between the County and the end user.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Bragg Creek wastewater system	A wastewater collection and treatment system for residential and commercial customers in the Hamlet of Bragg Creek.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater, to support economic growth in the region, and to mitigate long standing groundwater contamination issues in the area.	Funded through user fees or rates charged to users of the system. Partially subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party operations contracts.
Storm water management	Operation and management of County-controlled storm water management systems.	To protect County infrastructure and County residents and businesses from surface flooding.	General tax support.	None.	Alberta Water Act and the Alberta Environmental Protection and Enhancement Act, County Policies 412 Servicing Requirements, 431 Storm Water System Management and 454 Flood Response.
Utility Franchise Agreements	Administration of Franchise Agreements entered into with private service providers.	To provide County residents and businesses with a safe, responsible, and reliable supply of potable water, wastewater, and storm water services and to support economic growth in the region.	Funded through the charging of Franchise Fees and/or subsidized through taxes.	None.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, Alberta Utilities Commission regulations, County Policies, and the terms and conditions of the Franchise Agreements.

Utility Services Budget

Part 1 – Utility Services – Operations

2019 BUDGET			
Expenses		Revenue	
Balzac water (communication, meter install, water supply, general maintenance)	178,600	User & Other Revenue	5,192,000
Balzac water (electricity, heat)	189,700		
Raw water conveyance Balzac	247,800		
Water operations services Balzac	489,800		
Langdon wastewater operations services	696,700		
Bragg Creek water (electricity, heat)	23,700		
Water operations services Bragg Creek	140,500		
Water services Knee Hill (services, contract operator fees)	56,000		
Langdon wastewater (electricity, heat, water)	550,000		
Bragg Creek water (communication, meter install, water supply, general maintenance)	50,000		
Elbow Valley/Pinebrook wastewater operation	181,000		
Elbow Valley/Pinebrook wastewater general maintenance	123,400		
General Bragg Creek wastewater (communication, effluent hauling)	12,000		
Utilities - Bragg Creek wastewater (electricity, heat)	54,000		
Bragg Creek wastewater services	210,700		
Bragg Creek wastewater general maintenance	45,000		
Cochrane Lakes wastewater (billing by Cochrane)	127,900		
Elbow Valley/Pinebrook wastewater treatment fees	609,200		
Langdon wastewater general maintenance	785,000		
Langdon wastewater effluent hauling	15,000		
Internal Charges	912,700		
Materials, Goods & Supplies	455,500		
Reserve Transfers	10,000		
Sub Total	6,164,200		
Administrative Cost Allocation	1,248,000		
Total Budgeted Expenses	7,412,200	Total Budgeted Revenue	5,192,000
Net Cost of Service: \$2,220,200			

Part 2 – Utility Services – Administration

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	809,800	Internal Recoveries	912,700
Storm water management	50,000		
Right of way	10,000		
Travel & Subsistence	5,000		
Memberships	3,400		
Engineering & surveying	12,500		
Services	4,900		
Internal Charges	74,500		
Materials, Goods & Supplies	21,000		
Sub Total	991,100		
Administrative Cost Allocation	200,700		
Total Budgeted Expenses	1,191,800	Total Budgeted Revenue	912,700
Net Cost of Service: \$279,100			

BUDGET DETAILS – SUPPORT

CORPORATE PROPERTIES

Provides and oversees 24/7/365 operation and maintenance of the County's facilities. Also provides courier services for staff to County facilities, and to areas surrounding the County's jurisdiction (Cochrane, Calgary).

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Building operations	The operation of County facilities which include full time and volunteer fire halls; maintenance shops; grader sheds; cemetery office, shops and chapel; administration buildings; and lease spaces.	To ensure that the County has facilities out of which to perform its operations. Some items are legislated, some are best practices, and some are striving to be industry leaders. To provide a functional workspace to the front line staff of Rocky View County.	General tax support.	None.	Facility co-ordinators ensure operational facilities and supporting structures on a daily basis, 365 days a year.
Courier Services	Provide internal courier services to all County facilities, and expedited delivery to our business partners.	To provide timely and cost effective courier services to the departments of Rocky View County.	General tax support.	None	Ensure timely and cost effective delivery services.

Note: The cost of this department forms part of the Administrative Cost Allocation.

Corporate Properties Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	683,900	Internal Recoveries	838,700
Maintenance - Electrical	79,000		
Maintenance - Pest control	29,100		
Maintenance - Preventative	237,200		
Maintenance - Plumbing	51,100		
Maintenance - Equipment	3,500		
Maintenance - Mechanical	76,800		
Maintenance - Office furniture/appliances	12,900		
Services (cell, working-alone devices)	6,300		
Janitorial services	425,500		
Memberships	1,500		
Other Locations (County Hall, old Administration Building, and grader sheds)	135,000		
Garbage & recycling	124,500		
Fire hall	135,000		
Travel & subsistence	10,000		
Publications & subscriptions	1,400		
Planning & Engineering Fees	40,000		
Facility Security & life safety	393,100		
Landscaping/snow removal	191,300		
Internal Charges	191,000		
Materials, Goods & Supplies	1,286,000		
Reserve Transfers	25,000		
Sub Total	4,139,100		
Administrative Cost Allocation	(3,300,400)		
Total Budgeted Expenses	838,700	Total Budgeted Revenue	838,700
Net Cost of Service: Allocated to Service Departments			

COMMUNICATION SERVICES

Provide leadership and innovation in ensuring residents and stakeholders receive the information they want and need about the County. Support internal and external communication efforts by engaging audiences to understand their needs, and developing communication initiatives that are timely, accurate, and understandable.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Direct communication with Rocky Viewers	Producing and distributing communication pieces for broad and targeted audiences. Includes brochures, SAFE & SOUND messages, news-letters, general advertising, digital products, and more.	To ensure residents are aware of the County's programs, services, and actions, in order to build understanding, inform residents of benefits and services available to them, and ensure the County has a direct voice in communicating with Rocky Viewers.	General tax support.	None.	Service standards are set for each individual project undertaken through a planning and evaluation process. Targets, goals, or desired outcomes are developed based on the objectives of each initiative.
Indirect communication with Rocky Viewers	Work with the media and other intermediaries to deliver messages to residents and business owners. Includes media releases, assisting reporters, reviewing articles, pitching stories, and responding to media inquiries.	Attempt to achieve balanced reporting in a media environment that is increasingly focused on controversy.	General tax support.	None.	Media and third-party communications are monitored and assessed on an ongoing basis.
Legislative requirement advertising	Place advertising in the local newspaper concerning Council and other meetings.	Required under the <i>Municipal Government Act</i> and other provincial legislation.	General tax support.	None.	Advertising is placed within the defined parameters of the relevant act, which includes wording, timing, number of placements, etc.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Develop and maintain the County website and other online communication vehicles	Constant development of rockyview.ca – adding, removing, and reorganizing information to meet the needs of Rocky Viewers. Communicating through social media.	Provide County residents and businesses with an easily-accessed source of information on almost every aspect of operations and governance. Help meet legislative requirements on the availability of information. Provide a platform for online service offerings.	General tax support.	None.	Online communications are managed in a manner that firstly respects the needs and preferences of Rocky Viewers and secondarily reflects the “information out” needs of the County. Constant review of all content is undertaken through data analysis to adjust content and access.
Internal Assistance	Assist other staff with internal and external communications.	Ensure important County presentations and communication pieces are clear, concise, and professional.	General tax support.	None.	Service standards are set for each individual project. Targets, goals, or desired outcomes are developed based on the objectives of each initiative.
Public consultation	Develop and implement select public engagement models that encourage input while respecting the authority and autonomy of Council.	Political and administrative decision-making is enhanced through citizen engagement.	General tax support.	None.	Communication Services’ involvement in public engagement is currently limited to the Your County, Your Money, Your Voice program; held every two years

Note: The cost of this department forms part of the Administrative Cost Allocation.

Communication Services Budget

2019 BUDGET	
Expenses	
Salaries, Wages & Benefits	552,800
Advertising, public notices	92,500
Printing – long-life products (brochures, guides, etc.)	38,200
Promotion & short-life printing (event support materials, flyers, etc.)	47,700
Travel & subsistence	7,800
Subscriptions & memberships	5,600
Internal Charges	1,600
Materials, Goods & Supplies	10,500
Sub Total	756,700
Administrative Cost Allocation	(756,700)
Total Budgeted Expenses	-
Net Cost of Service: Allocated to Service Departments	

FINANCIAL SERVICES

Provides County Council, residents, and County departments with a wide range of services and supports, including financial planning, budget, accounting, revenue billing, collections, grant funding, procurement, financial statements, and audits. Aims to improve overall financial management by developing and maintaining strong financial controls, refining the basic accounting structure, and by continuing to develop effective revenue and expenditure strategies in support of the strategic pillar of fiscal responsibility.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Financial planning and reporting	Strategic planning of financial affairs of the County, reporting to various stakeholders. Legislated by the Municipal Government Act.	MGA 241 – 283.	General tax support.	None.	Review policies and procedures to ensure they are current and align to best business practices. Set goals and objectives to align with future strategic direction. Report to Council on a quarterly/yearly basis.
Yearly operating and capital budget compilation	Collection, assembly, deliberation, approval, and distribution of budgets.	MGA 242 – 246, Policy 207.	General tax support.	None.	To have approval by December 31 and finalization by May 1.
Year-end audit and reporting	To compile, review and report year-end final numbers to Council, Alberta government and other stakeholders.	MGA 276 – 283, PS 1201.	General tax support.	None.	To report audited yearend financial figures, audit findings and Auditor opinion letter to Council and Alberta government by May 1.
Revenue collection and expense disbursement	Day-to-day operations of the County.	MGA 248, 250 and 256, PS 3410, County policies 201, 202, 204, 205, & 317.	General tax support.	None.	Ensure revenues are collected in a timely fashion, expenses contain proper approvals, and financial assets are safe guarded.
Purchasing	To ensure proper process is followed to reduce risk exposure, create transparency, and obtain the best price without sacrificing quality.	NWTPA, CFTA, County policy 203.	General tax support.	None.	To ensure compliance with governing bodies, policy and procedure 203. To review disbursements for compliance.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Tangible capital assets	To identify, quantify, and record the construction, acquisition, and deletion of assets of Rocky View County.	County policy 210, 216, PS 3150.	General tax support.	None.	To identify, quantify, and record the construction, acquisition, and deletion of assets of Rocky View County on an annual basis. To ensure proper recording, valuation and disposition of Rocky View County assets.

Note: The cost of this department forms part of the Administrative Cost Allocation.

Financial Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,380,200	User & Other Revenue	2,369,800
Services (money pick-up, software enhancements)	44,000		
Audit fees	65,000		
Travel & subsistence	5,300		
Advertising	3,300		
Publications & subscriptions	1,000		
Memberships	7,900		
Grants To Organizations	11,700		
Internal Charges	2,100		
Other	332,400		
Materials, Goods & Supplies	18,700		
Reserve Transfers	1,000,000		
Sub Total	2,871,600		
Administrative Cost Allocation	(501,800)		
Total Budgeted Expenses	2,369,800	Total Budgeted Revenue	2,369,800
Net Cost of Service: Allocated to Service Departments			

FLEET SERVICES

Provides the administration, logistics, maintenance, and replacement of all County vehicles and non-office equipment.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Vehicle and equipment maintenance and replacement	Overall maintenance and replacement of vehicles and equipment, including department specific vehicles such as fire, enforcement, roads, municipal lands, etc.	Vehicles maintained in accordance with Commercial Vehicle Inspection Program (legislated).	Funds collected from user departments.	None.	Maintained in accordance with manufacturers' recommendations, as well as government regulations.

Fleet Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,057,700	User & Other Revenue	42,000
Contributed To Capital	200,000	Internal Recoveries	6,476,800
Outsourced vehicle repairs	220,000		
Insurance claims & settlements	80,000		
Travel & subsistence	9,000		
Memberships	2,000		
Equipment maintenance	4,000		
Licenses & permits	3,500		
Services	6,500		
Internal Charges	118,500		
Materials, Goods & Supplies	2,928,500		
Reserve Transfers	1,350,000		
Sub Total	6,979,700		
Administrative Cost Allocation	1,413,300		
Total Budgeted Expenses	8,393,000	Total Budgeted Revenue	6,518,800
Net Cost of Service: \$1,874,200			

HUMAN RESOURCES

Contributes to creating workforce capabilities and management practices that align with County goals and service delivery expectations. Delivers organizational excellence in recruiting, compensation, retention, benefits, labour relations, training and development, and administrative support.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Labour Relations	Work with the local union – International Association of Firefighters (IAFF)	To ensure that the County and all related employees are in compliance with the collective agreement.	General tax support.	None.	To build a healthy working relationship with the local IAFF so that we can provide a quality level of service to residents while ensuring our employees are safe.
Recruitment	Co-ordination and oversight of the hiring process of all County employment opportunities.	To ensure that the process is fair and consistent and adheres to Provincial legislation; County policies and standards; and collective agreement language.	General tax support.	None.	To ensure that the process is consistent and transparent, we distributed an approved recruitment process for all management. The process states that we will strive to fill vacancies in 38 days. The only exception would be hard to fill positions due to market demands.
Compensation	Administration of the biweekly payroll for the County.	To ensure that Council, employees, board members and volunteers are fairly compensated and paid in accordance with all legislative and County policy requirements.	General tax support.	None.	Employees are paid in accordance with the County policies, which state that employees are paid 26 times per year (biweekly pay cycle).

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Benefits	Administration and co-ordination of the County's employee benefits.	By ensuring we have a competitive benefits package, we are able to recruit and retain the best employees to serve County residents.	General tax support.	None.	Provide a benefits package that is: 1) competitive so we can attract and retain employees; 2) cost effective.
Training	Administration and co-ordination of the County's corporate learning and development for employees.	By ensuring we have a comprehensive learning and development program we are able to ensure that we adhere to all legal and legislative requirements and support industry changes and trends.	General tax support.	None.	Meet all legal and legislative requirements, as well as ensuring employees maintain the required skills to continue to succeed and grow in their current role and the organization as a whole.

Note: The cost of this department forms part of the Administrative Cost Allocation.

Human Resources Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,359,300	User & Other Revenue	36,600
Recruitment	71,000		
Compensation survey	35,000		
Cell phones	3,300		
Drivers abstracts & medicals	3,700		
Time & attendance software management	29,500		
Audiometric testing, training	16,100		
Health & Safety (ergonomic, awards)	1,200		
Working-alone devices & renewal	45,500		
COR Audit	5,100		
Coaching	10,000		
Personnel Events	58,800		
Travel & subsistence (HR, Health & Safety)	5,800		
Publications & subscriptions	1,100		
Memberships	4,000		
Internal Charges	1,100		
Materials, Goods & Supplies	37,000		
Sub Total	1,687,500		
Administrative Cost Allocation	(1,650,900)		
Total Budgeted Expenses	36,600	Total Budgeted Revenue	36,600
Net Cost of Service: Allocated to Service Departments			

INFORMATION SERVICES

Provides all corporate information technology services, including hardware, software, research and development of in-house applications and databases, the geographic information system, internal help desk support, radio/telecommunications, and corporate website platform management.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Systems	Oversee County use of technology in government operations, and service delivery to the public. The study, design, development, application, support, or management of computer-based information systems.	Support departments in meeting their objectives. Provide network admin.; software development and installation; and management of the County's technology life cycle. Maintain, upgrade, and replace hardware and software.	General tax support.	None.	Systems is a 24/7 service section. Systems follow Information Technology Infrastructure Library (ITIL) best practices, which focuses on aligning IT services with the needs of business.
Geographic information system (GIS)	A geographic information system (GIS) is a system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data. Services include: <ul style="list-style-type: none"> • Legal parcel management • County map publication • Rural road net management • Land Use bylaw mapping • Municipal addressing • Aerial photography 	Required to support all departments in meeting their own objectives. This service encompasses all within the County strategic plan.	General tax support.	Minimal from sales of maps and data.	The Information Technology Infrastructure Library (ITIL)

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Radio/ Telecommunications	<p>Services include maintaining:</p> <ul style="list-style-type: none"> • All Fire Services hand held and truck radio communications. • All County Enforcement radio communication systems and modems. • The link between 911 Calgary dispatch and County fire stations and apparatus, Nakota Fire, and other rural fire stations. • Fire stations alerting system • The County phone system. • The communication between County deployed water meters and administration offices. • Public Works hand held radios, equipment radios, and equipment modems. 	Required to support all departments in meeting their own objectives. This service encompasses all within the County Strategic Plan.	General tax support.	None.	The Information Technology Infrastructure Library (ITIL)

Note: The cost of this department forms part of the Administrative Cost Allocation.

Information Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,066,800	User & Other Revenue	14,100
Contributed To Capital	122,000		
Base services (software licensing, Internet, professional services)	475,400		
System & supply maintenance (UPS replacement batteries, printer toner)	65,000		
Telecom maintenance (radio equipment, radio shed maintenance, licenses)	120,300		
Professional services (contracted tech support for SharePoint, MS Exchange)	172,000		
IS application fees (47 software application maintenance agreements)	747,300		
Internet services	177,000		
Telephone (usage)	130,000		
Travel & subsistence	10,000		
Memberships	3,000		
Internal Charges	29,000		
Materials, Goods & Supplies	236,500		
Reserve Transfers	93,000		
Sub Total	4,447,300		
Administrative Cost Allocation	(4,433,200)		
Total Budgeted Expenses	14,100	Total Budgeted Revenue	14,100
Net Cost of Service: Allocated to Service Departments			

LEGISLATIVE & LEGAL SERVICES

Provides a link between County Council, the organization, and the community. Supports the decision making processes of the organization and Council, ensures compliance with legislative requirements, provides procedural advice and administrative support to Council and Council-appointed committees, acts as returning officer, and conducts the municipal census.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Records information management (RIM)	Records and information management (RIM) is the practice of maintaining the records of an organization from the time they are created up to their eventual disposition. Every decision the County makes and the day-to-day operations involve the use of records/information. How well we manage this information can impact productivity and legal risk.	Assist departments and Council in managing corporate electronic and paper records, including classification and disposition.	General tax support.	None.	Meet legislative and legal requirements for records classification, retention, and disposition.
Access and Privacy (FOIP)	Administration and co-ordination of corporate responses to FOIP requests. Provide advice and training for staff on access to information and protection of privacy.	To ensure that FOIP requests are processed within legislated timelines and that the records are reviewed for compliance.	General tax support.	In accordance with the fee schedule in the FOIP Regulations.	Respond to all FOIP requests within legislated timelines.
Corporate Governance	Development, review, management, and control of Council and corporate policies and procedures, and of County bylaws. Support Council committees and public engagement process (public hearings)	To ensure that the governance documents and procedures are in place and managed.	General tax support.	None.	Continued review of policy/procedure framework that will provide the day to day direction to the organization.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Appeals	Manage the appeal process for the Subdivision and Development Appeal Board (SDAB), the Enforcement Appeal Committee (EAC), and the Assessment Review Board (ARB).	Co-ordinate hearings and agendas for hearings. Support board members in decision making.	Funded through general tax support and appeal fees.	Appeal fees cover a portion of costs.	Hearings are scheduled as needed and within legislated timelines.
Administrative Support	Provide external customer service and internal administrative support.	The role of this team is to provide support to the County by ensuring: 1) our external guests' needs and inquiries are met; and 2) support internal employees with their administrative needs.	General tax support.	None.	To provide a level of customer service that meets and exceeds the customer service delivery requirement of the County Administration.

Note: The cost of this department forms part of the Administrative Cost Allocation.

Legislative & Legal Services Budget

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,646,800	User & Other Revenue	122,000
Postage	152,000		
Insurance	610,000		
Legal fees	650,000		
Travel & subsistence	23,500		
Publications & subscriptions	1,500		
Memberships	36,300		
Services (cell, archives, call center, shredding)	86,900		
Public relations initiatives	5,000		
Land title fees	18,000		
Internal Charges	3,600		
Materials, Goods & Supplies	90,000		
Reserve Transfers	100,000		
Sub Total	3,423,600		
Administrative Cost Allocation	(3,301,600)		
Total Budgeted Expenses	122,000	Total Budgeted Revenue	122,000
Net Cost of Service: Allocated to Service Departments			



ROCKY VIEW COUNTY

Cultivating Communities

PLANNING & DEVELOPMENT SERVICES

TO: Council
DATE: December 11, 2018 **DIVISION:** 1
TIME: Morning Appointment
FILE: 05818002 **APPLICATION:** PL20180099
SUBJECT: Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm District to Ranch and Farm Three District

¹POLICY DIRECTION:

The application was evaluated against the agricultural policies found within the County Plan and was found to be non-compliant:

- The Applicant's proposed use could be carried out under the existing land use and does not constitute a new or distinct operation as defined within Section 8 the County Plan.
- The Applicant did not provide a planning rationale to support the proposal, as required by Policy 8.18 b. of the County Plan.
- The subject lands are landlocked and do not have direct access to a County road. Future subdivision of this parcel would encourage the continued use of panhandles, which would further fragment agricultural lands and may carry risk of being problematic for emergency responders in adverse conditions.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to accommodate the subdivision of a ± 16.19 hectare (± 40.00 acre) parcel (Lot 1) , with a ± 16.19 hectare (± 40.00 acre) remainder (Lot 2).

The lands contain an existing dwelling and accessory building. Servicing infrastructure is provided by means of a septic field and water well. The existing parcel is accessed from Township Road 252 (paved) via an Access Easement Agreement (Instrument 141 214 626) through adjacent parcels to the south and east.

The Applicant indicated that this proposal constitutes a New Agricultural Operation in accordance with Section 8 of the County Plan. In order to prevent the unnecessary fragmentation of agricultural land, proposals for New 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 New Agricultural Operations:

- A demonstration of the need for the new agriculture operation;
- An assessment of the proposed parcel size and design to demonstrate that 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.

¹ Administrative Resources

Jamie Kirychuk, Planning & Development Services
Eric Schuh, Planning & Development Services

The subject lands are identified on Schedule 9 as a parcel without access. Section 36.2 states that all listed uses (with the exception of agriculture general, utilities, and services) become discretionary. Therefore, the new proposed lot (and existing) would be required to obtain a development permit for any new or change in development, including the construction of a dwelling.

Overall, the proposal does not meet the above-listed criteria. The Applicant stated that there is an existing family owned ranch on the parcel, and that they wish to give the northern half (Lot 1) to their daughter and son-in-law to assist in the operation; however, estate planning does not constitute a planning rationale as per the County Plan. Furthermore, the expansion of the existing ranching operation does not constitute a new or distinct operation and the existing use could be carried out under the current land use. 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: August 10, 2018
DATE DEEMED COMPLETE: August 15, 2018

PROPOSAL: To redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to accommodate the subdivision of a ± 16.19 hectare (± 40.00 acre) parcel (Lot 1) , with a ± 16.19 hectare (± 40.00 acre) remainder (Lot 2).

LEGAL DESCRIPTION: E $\frac{1}{2}$ NW-18-25-04-W05M

GENERAL LOCATION: Located 4.82 kilometres (3 miles) southwest of the town of Cochrane, approximately 0.80 kilometres (1/2 mile) north of Twp Rd. 252 and 2.41 kilometres (1.5 mile) east of Range Road 51.

APPLICANT: Konschuk Consulting

OWNERS: Thelma West-Eklund & Charles Eklund, Lara & Kerry Kruger

EXISTING LAND USE DESIGNATION: Ranch and Farm District

PROPOSED LAND USE DESIGNATION: Ranch and Farm Three District

GROSS AREA: ± 32.37 hectares (± 80.00 acres)

SOILS (C.L.I. from A.R.C.): **4T, H80, 6W20**– Severe limitations due to adverse topography (steep and/or long uniform slopes), temperature limiting factors, and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to thirteen adjacent landowners. No letters were received in support or objection to the application. The application was also circulated to a number of internal and external agencies, and those comments are available in Appendix 'A'.

HISTORY:

No relevant subdivision or development history.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to accommodate the subdivision of a ± 16.19 hectare (± 40.00 acre) parcel (Lot 1) , with a ± 16.19 hectare (± 40.00 acre) remainder (Lot 2).

The lands contain an existing dwelling and accessory building. Servicing infrastructure is provided by means of a septic field and water well. The applicant provided a level 1 variation assessment that indicates that the septic field was installed in 2015 and is in good working order. The new lot is proposed to be serviced in a similar fashion.

The existing parcel is accessed from Township Road 252 (paved) via an Access Easement Agreement (Instrument 141 214 626) through adjacent parcels to the south and east. The new lot is proposed to be accessed via the existing easement agreement.

The topography of the subject lands is undulating, and slopes from east to west. The County mapping system indicates that there are slopes of approximately 19% on the west of the subject lands. As a condition of future subdivision, the Applicant / Owner would be required to submit a Slope Stability Assessment, prepared by a qualified professional, in accordance with the requirements of the County Servicing Standards. If any areas of concern are identified, the Applicant shall submit a full Slope Stability Analysis.

Proposed Development:

The 80 acre parcel is currently being used as a family owned ranch. The Applicant indicated that the homeowners wish to expand their existing operation by involving their daughter and son-in-law. The daughter and son-in-law would assist in the existing operation by calving out heifers and managing them on the proposed Lot 1. A calving shed, corrals, and a loading chute would be built to enable this. Proposed Lot 2 would continue to be used for pasture.

Transportation:

The subject lands are landlocked, and do not have direct access to a County standard road or undeveloped road allowance. The nearest roads to the subject lands are Township Road 252 (paved) and Range Road 50 (gravel).

Access to the subject lands is currently achieved through neighboring properties via an Access Easement Agreement registered on title (Instrument 141 214 626). Rather than referencing a registered plan, this easement agreement is descriptive, and the easement area is defined as: "the most southerly 20 metres of the westerly 20 metres of the NE-18-25-04-W05M; and the most westerly 20 metres of the SE-18-25-04-W05M." The Applicant is proposing to continue to use this existing Access Easement Agreement for this subdivision. It should be noted that this descriptive easement area does not cover the entire area that is currently being used for access to the subject lands. Therefore, this agreement should be amended if the current driveway access is continued to be used.

Administration determined three potential options to be considered at the subdivision stage should Council choose to approve this land use amendment:

1. Direct road access via road dedication & construction:

As a condition of subdivision, the Applicant would be required to provide road dedication, by plan of survey, of a 20 metre wide strip of land through the southern neighbouring property (SW-18-25-04-W05M, Roll 05818005) and the subject lands, to provide direct road access from Township Road 252 to the property line of the proposed Lot 1. The applicant would be required to enter into a Development Agreement to construct a Regional Low Volume Standard road within the dedicated road allowance, which would be required to terminate in a cul-de-sac bulb in accordance with the requirements of the County Servicing Standards. This condition would also put additional road maintenance responsibilities on the County upon the road being turned over to the County when the construction is complete.



2. Direct road access via panhandles:

The future subdivision application would be required to include the lands to the south (SW-18-25-04-W05M, Roll 05818005), dedicating panhandles to the subject lands to facilitate direct access to Township Road 252. Panhandles do not comply with Policy 16.13 of the County Plan. However, this would allow for direct road access while not burdening the County with additional road maintenance responsibilities. As the panhandles would not be built to County Standards or maintained by the County, access could potentially be problematic for emergency responders in adverse conditions.

3. Legal access through E-18-25-04-W05M:

As a condition of subdivision, the Applicant would be required to provide a new Access Easement Agreement and Access Right-of-Way Plan to be registered on title of all affected parcels. This would allow for creation of an additional parcel that is landlocked; this is not preferred.

POLICY ANALYSIS:

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

County Plan (Bylaw C-7280-2013):

The subject lands were evaluated against the Agricultural (Section 8) and Transportation Policies (Section 16) of the County Plan.

Section 8 – Agricultural

The overall goal of the County Plan with respect to agriculture is to preserve the municipality's agricultural land base, avoid fragmentation of agricultural lands, and at the same time encourage business opportunities.

The following policies provide for a variety of parcel sizes to accommodate a wide range of agricultural pursuits by acknowledging that emerging trends in agriculture may be successfully developed on smaller parcels of land:

8.18 *Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:*

- a. *A similar pattern of nearby small agricultural operations;*
 - The surrounding land uses are primarily large, unsubdivided farming operations, and the proposed land use would be compatible with the pattern of development in the area. As the lands would continue to be used for agricultural purposes, there are no further concerns in relation to this requirement.
- b. *A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;*
 - The Applicant indicated that the homeowners wish to expand their existing operation by involving their daughter and son-in-law. However, expansion of the existing operation could be carried out under the existing land use, and estate-planning purposes do not qualify as a planning rationale.
- c. *A demonstration of the need for the new agriculture operation;*
 - The Applicant did not provided a demonstration of the need for the new agriculture operation.
- d. *An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site Assessment criteria includes:*

- i. suitable soil characteristics and topography;*
 - The topography of the subject lands is undulating and slopes from east to west. The County mapping system indicates that there are slopes of approximately 19% on the west of the subject lands. As a condition of future subdivision, the Applicant / Owner shall submit a Slope Stability Assessment, prepared by a qualified professional, in accordance with the requirements of the County Servicing Standards. If any areas of concern are identified, the Applicant shall submit a full Slope Stability Analysis. Wetlands have not been identified on the subject lands.
- ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and*
 - Servicing infrastructure is provided by means of a septic field and water well. The applicant provided a level 1 variation assessment; it indicates that the septic field was installed in 2015 and is in good working order. The new lot is proposed to be serviced in a similar fashion.
- iii. compatibility with existing uses on the parent parcel and adjacent lands.*
 - As the proposed use would expand upon the existing operation, there would little to no detriment to the existing uses on the parent parcel and adjacent lands.
- e. An assessment of the impact on, and potential upgrades to, County infrastructure; and*
 - The subject lands are landlocked, and direct road access cannot be provided without lands from the south or west being dedicated to the County as road allowance, or being consolidated into the subject lands to provide panhandle access. As panhandles would not be built to County Standards or maintained by the County, access could potentially be problematic for emergency responders in adverse conditions and is therefore not preferred. Furthermore, easements on title have potential of being dissolved within court, potentially creating a parcel with no legal access.
- f. An assessment of the impact on the environment including air quality, surface water, and groundwater.*
 - There is no apparent impact to air quality, surface water, or groundwater.

Land Use Bylaw

Section 45 – Ranch and Farm Three District

The purpose of the Ranch and Farm Three district is to provide for a range of smaller sizes for agricultural uses. The intent is to accommodate traditional and emerging trends in agriculture that may successfully be developed on smaller parcels of land. The minimum parcel size for a Ranch and Farm Three District (RF-3) parcel is 12.14 hectares (29.99 acres), and as such, the proposed parcel would meet the Land Use Bylaw provisions for size.

Section 36 – Parcels without Access

The subject lands are identified on Schedule 9 as a parcel without access. Section 36.2 states that all listed uses (with the exception of agriculture general, utilities, and services) become discretionary. Therefore, the new proposed lot (and existing) would be required to obtain a development permit for any new or change in development, including the construction of a dwelling.

CONCLUSION:

The subject land is not located within the policy area of an area structure plan and was therefore evaluated against the County Plan's new or distinct agricultural policies. The Applicant did not provide a

planning rationale required through the County Plan policies regarding the creation of a New Agricultural Operation, and did not justify the need to further fragment the County's agricultural land base. Additionally, the proposed site is landlocked and does not have direct access to a County road, which could pose a risk in the future to continued access to the property.

OPTIONS:

- Option #1: Motion #1 THAT Council sets aside Section 8.18 of the County Plan.
 Motion #2 THAT Bylaw C-7842-2018 be given first reading.
 Motion #3 THAT Bylaw C-7842-2018 be given second reading.
 Motion #4 THAT Bylaw C-7842-2018 be considered for third reading.
 Motion #5 THAT Bylaw C-7842-2018 be given third and final reading.
- Option #2: THAT application PL20180099 be refused.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Rick McDonald"

Executive Director
Community Development Services

Interim County Manager

JK/rp

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7842-2018 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	No comments provided.
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information provided. Please contact me if the application is changed in any way, or you have any questions or concerns.
<i>Public Utility</i>	
ATCO Gas	No comments provided.
ATCO Pipelines	No comments provided.
AltaLink Management	No comments provided.
FortisAlberta	Easements are required for this development. FortisAlberta will contact the developer to initiate the process of securing an easement for the proposed subdivision. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify once these steps have been completed and confirm to you that FortisAlberta no longer has any concerns with approval of this

AGENCY	COMMENTS
	subdivision.
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.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments provided.
Ranch Lands Recreation Board	The Ranch Lands Recreation District Board has no comments on this circulation.
<i>Internal Departments</i>	
Legal and Land Administration	No comments provided.
Development Authority	No comments provided.
GeoGraphics	No comments provided.
Building Services	No comments provided.
Bylaw and Municipal Enforcement	No concerns.
Fire Services	No comments at this time.
Planning & Development Services - Engineering	<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 size is 80 acres. Seeking to redesignate from RF to RF3. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> County GIS indicates that there are slopes of approximately 19% on the west of the subject lands; As a condition of future subdivision, the applicant shall

AGENCY	COMMENTS
	<p>submit a Slope Stability Assessment, prepared by a qualified professional, in accordance with the requirements of the County Servicing Standards. If any areas of concern are identified the applicant shall submit a full Slope Stability Analysis.</p> <ul style="list-style-type: none"> ○ The above slope stability assessment shall not be required if the future subdivision application indicates that construction and ground disturbance are only occurring outside the setbacks which are prescribed by Land Use Bylaw section 34. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The subject lands do not have access to the County standard road, nor do they front any undeveloped road allowances. The nearest roads to the subject lands are Township Road 252 (paved) and Range Road 50 (gravel); • Currently access to the subject lands is through neighboring properties via an Access Easement Agreement registered on title (Instrument 141 214 626). <ul style="list-style-type: none"> ○ Rather than referencing a registered plan, this easement agreement is descriptive, and the easement area is defined as: "the most southerly 20 metres of the westerly 20 metres of the NE-18-25-04-W05M; and the most westerly 20 metres of the SE-18-25-04-W05M." ○ It is noted that this descriptive easement area does not cover the entire area that is currently being used for access to the subject lands. Therefore, this agreement should be amended if the current driveway access is continued to be used. • The applicant is proposing to continue to use this existing Access Easement Agreement for this subdivision. However, ES recommends that the subject lands have direct access to a County road to facilitate subdivision. <ul style="list-style-type: none"> ○ It is noted that County Plan 16.13 states "Residential redesignation and subdivision applications should provide for development that provides direct access to a road, while avoiding the use of panhandles." • The subject lands are landlocked and direct road access cannot be provided without lands from the south or west being dedicated to the County as road allowance, or being consolidated into the subject lands to provide panhandle access. It is noted that the owner of the subject lands also owns the parcel to the south (SW-18-25-04-W05M, Roll 05818005) which has direct access to Township Road 252. • ES identifies 3 options for access to the proposed subdivision: <ul style="list-style-type: none"> ○ <u>Direct road access via road dedication & construction</u>: as a condition of future subdivision, the applicant shall

AGENCY	COMMENTS
	<p>provide road dedication, by plan of survey, of a 20 metre wide strip of land through the southern neighboring property (SW-18-25-04-W05M, Roll 05818005) and the subject lands, to provide direct road access from Township Road 252 to the property line of the proposed Lot 1. The applicant shall enter into a Development Agreement to construct a Regional Low Volume Standard road within the dedicated road allowance, which shall terminate in a cul-de-sac bulb in accordance with the requirements of the County Servicing Standards.</p> <ul style="list-style-type: none"> ▪ This is an onerous condition which would also put additional road maintenance responsibilities on the County upon the road being turned over to the County at the time of FAC. ○ <u>Direct road access via panhandles:</u> the future subdivision application shall include the lands to the south (SW-18-25-04-W05M, Roll 05818005) dedicating panhandles to the subject lands to facilitate direct access to Township Road 252. <ul style="list-style-type: none"> ▪ Panhandles do not comply with the 16.13 of the County plan. However, this would allow for direct road access while not burdening the County with additional road maintenance responsibilities. As the panhandles would not be built to County Standards or maintained by the County, access could potentially be problematic for emergency responders in adverse conditions. ○ <u>Legal access only via the current access through E-18-25-04-W05M:</u> as a condition of future subdivision, the applicant shall provide a new Access Easement Agreement and Access Right-of-Way Plan to be registered on title of all affected parcels. <ul style="list-style-type: none"> ▪ This would allow for creation of an additional parcel which is landlocked. • As the applicant is proposing to subdivide an RF3 parcel which will create parcels greater than 9.88 acres in size, Transportation Offsite Levy shall be deferred at this time. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • In accordance with County Policy 411, as both proposed parcels are greater than 30 acres in size, proof of servicing is not required; • The application included a Level 1 PSTS Assessment Variation, which indicates that the existing system meets setback requirements and operates correctly; • ES has no requirements at this time.

AGENCY	COMMENTS
Transportation Services	Water Supply And Waterworks - Section 600.0 & 800.0 requirements:
	<ul style="list-style-type: none"> • In accordance with County Policy 411, as both proposed parcels are greater than 30 acres in size, proof of servicing is not required; • ES has no requirements at this time.
	Storm Water Management – Section 700.0 requirements:
Capital Project Management	<ul style="list-style-type: none"> • ES has no requirements at this time.
	Environmental – Section 900.0 requirements: <ul style="list-style-type: none"> • County GIS does not identify any wetlands or riparian areas on the subject lands; • ES has no requirements at this time; • Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.
	<p>This parcel currently has no direct connection to County road network. Formal easements or road right-of-way dedication will be required.</p> <p>Legal access to new parcel to be determined at subdivision stage.</p>
	No concerns.

Circulation Period: August 28 – September 19, 2018



BYLAW C-7842-2018

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-7842-2018.

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. 58 of Bylaw C-4841-97 be amended by redesignating the east half of NW-18-25-04-W05M from Ranch and Farm District to Ranch and Farm Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The east half of NW-18-25-04-W05M is hereby redesignated to Ranch and Farm Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7842-2018 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: 1
File: 0581002/ PL20180099

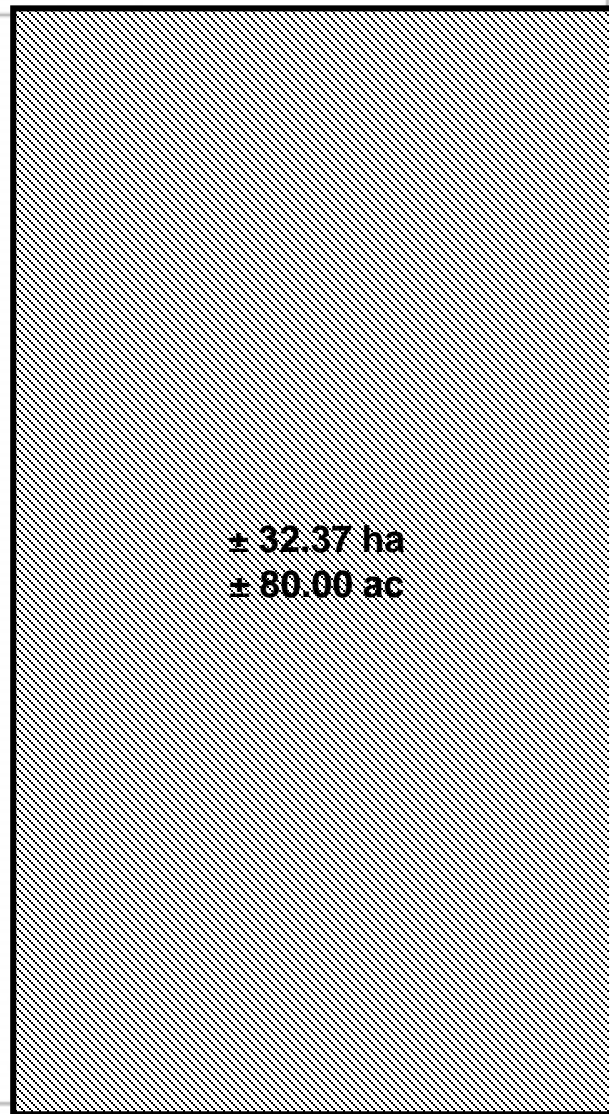
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

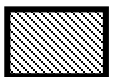
Date Bylaw Signed

BYLAW: C-7842-2018



AMENDMENT

FROM Ranch and Farm District **TO** Ranch and Farm Three District



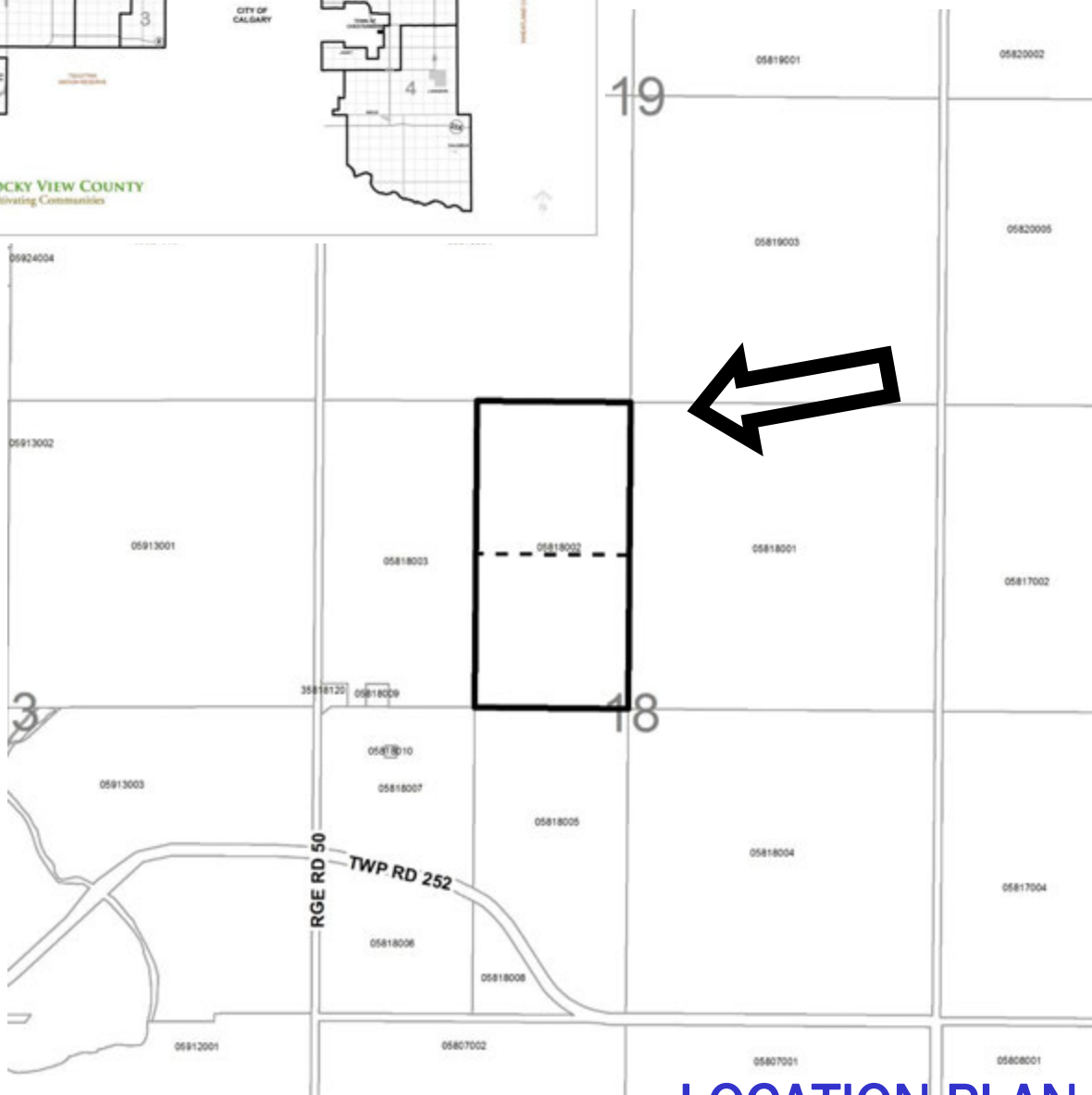
Subject Land _____

LEGAL DESCRIPTION: East Half of NW-18-25-04-W05M

FILE: 05818002- PL20180099

DIVISION: 1

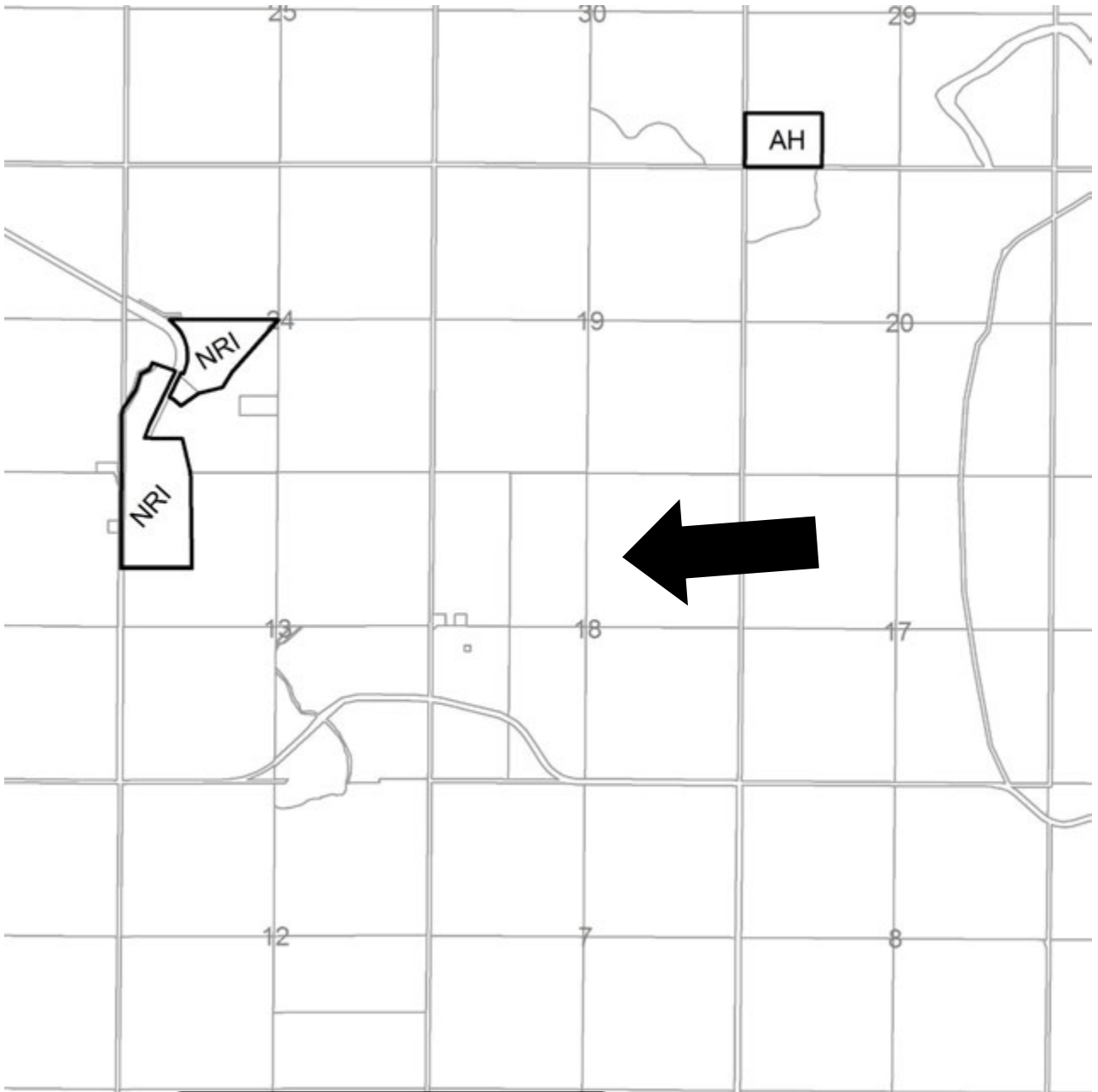




LOCATION PLAN

NW-18-25-04-W05M





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

LAND USE MAP

NW-18-25-04-W05M

Development Proposal: To redesignate the subject lands from Ranch and Farm District (RF) to Ranch and Farm Three District (RF-3) in order to accommodate the subdivision of a ± 16.19 hectare (± 40 acre) parcel (Lot 1) with a ± 16.19 hectare (± 40 acre) remainder (Lot 2).

Lot 1
 ± 16.19 hectare
(± 40.00 acre)
RF \rightarrow RF3

Lot 2
 ± 16.19 hectare
(± 40.00 acre)
RF \rightarrow RF3

DEVELOPMENT PROPOSAL

NW-18-25-04-W05M



Date: Aug 15, 2018

Division # 1

File: 05818002

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

NW-18-25-04-W05M

Date: Aug 15, 2018

Division # 1

File: 05818002

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

NW-18-25-04-W05M

Date: Aug 15, 2018

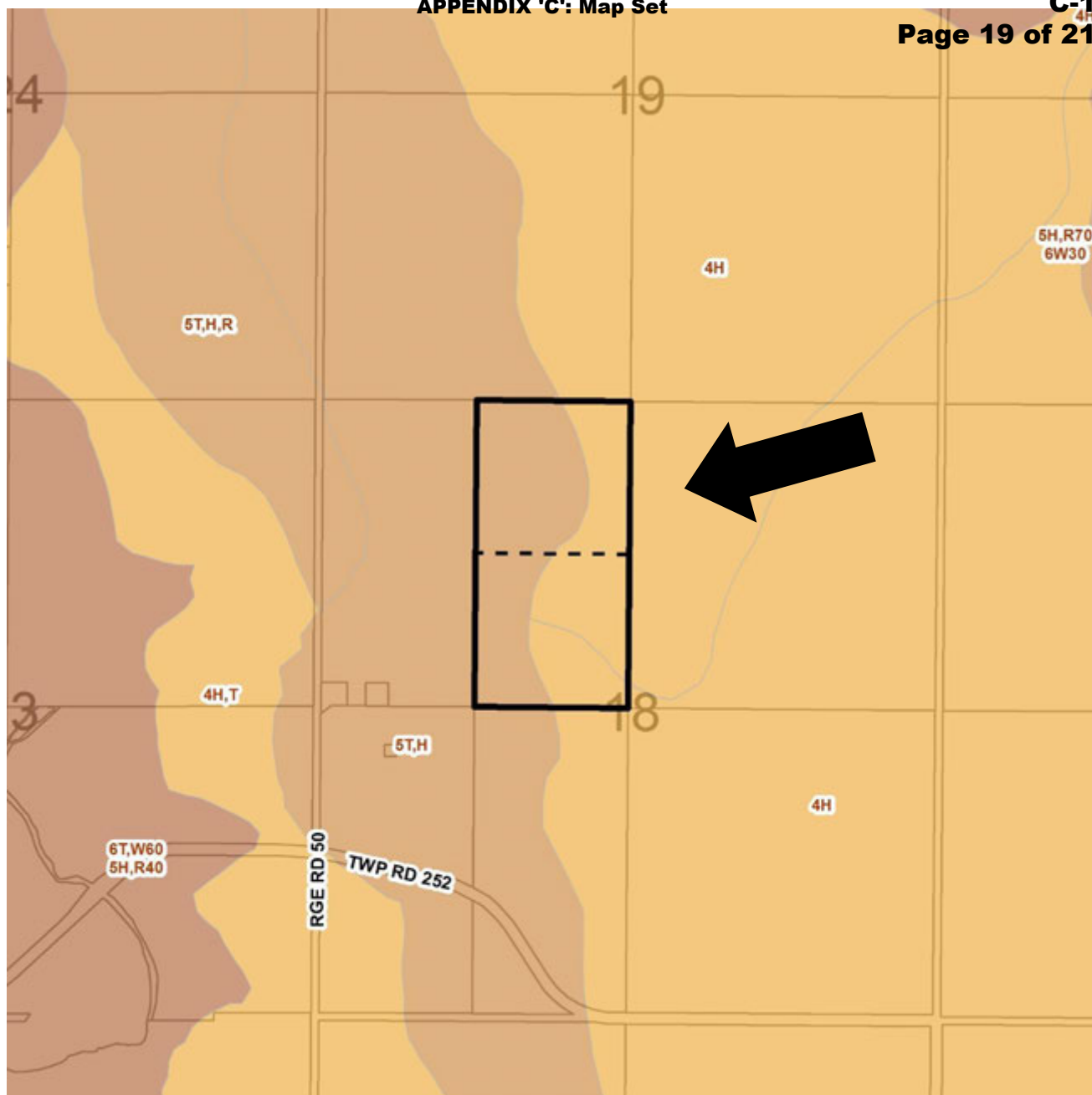
Division # 1

File: 05818002

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

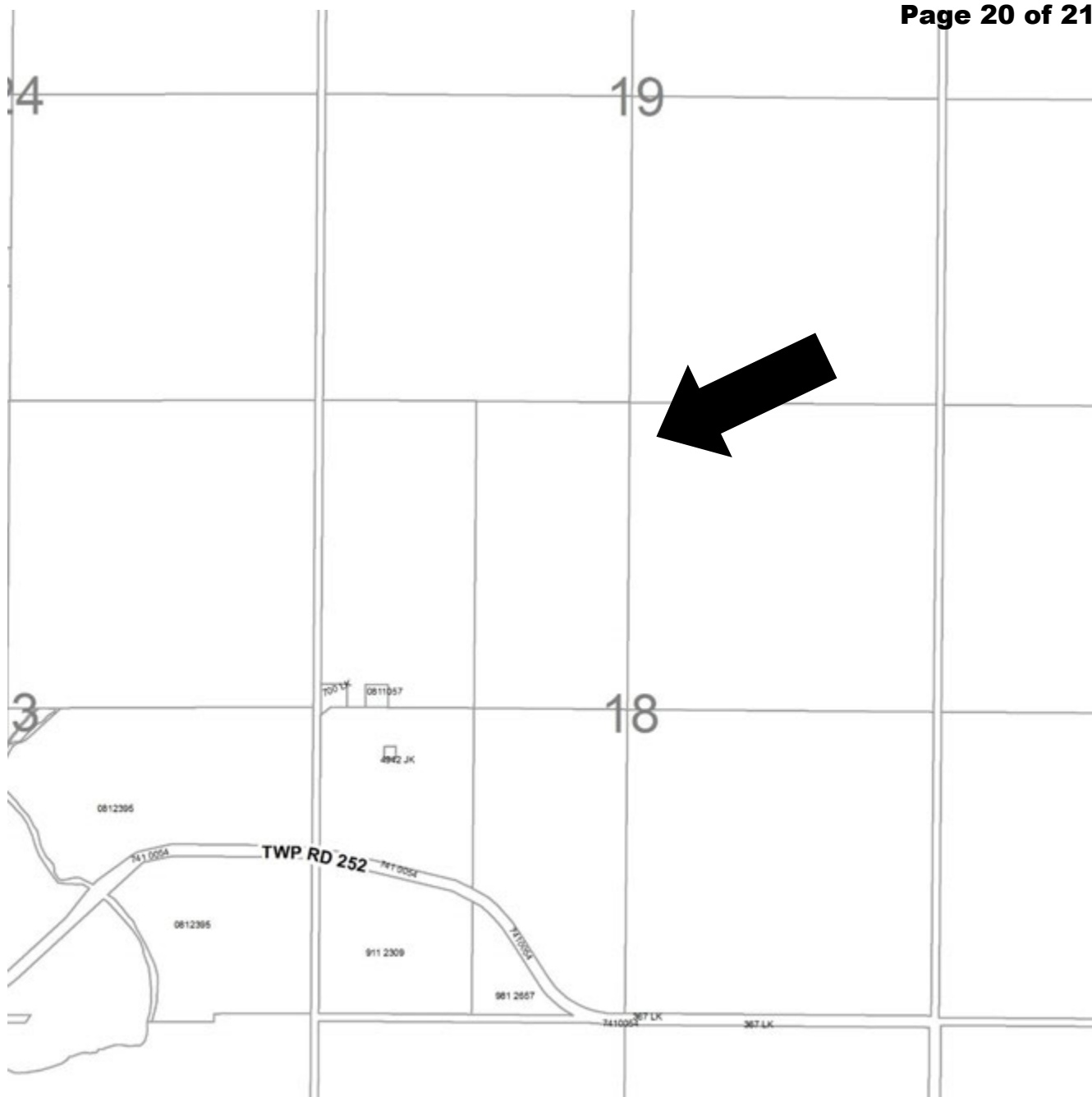
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

NW-18-25-04-W05M

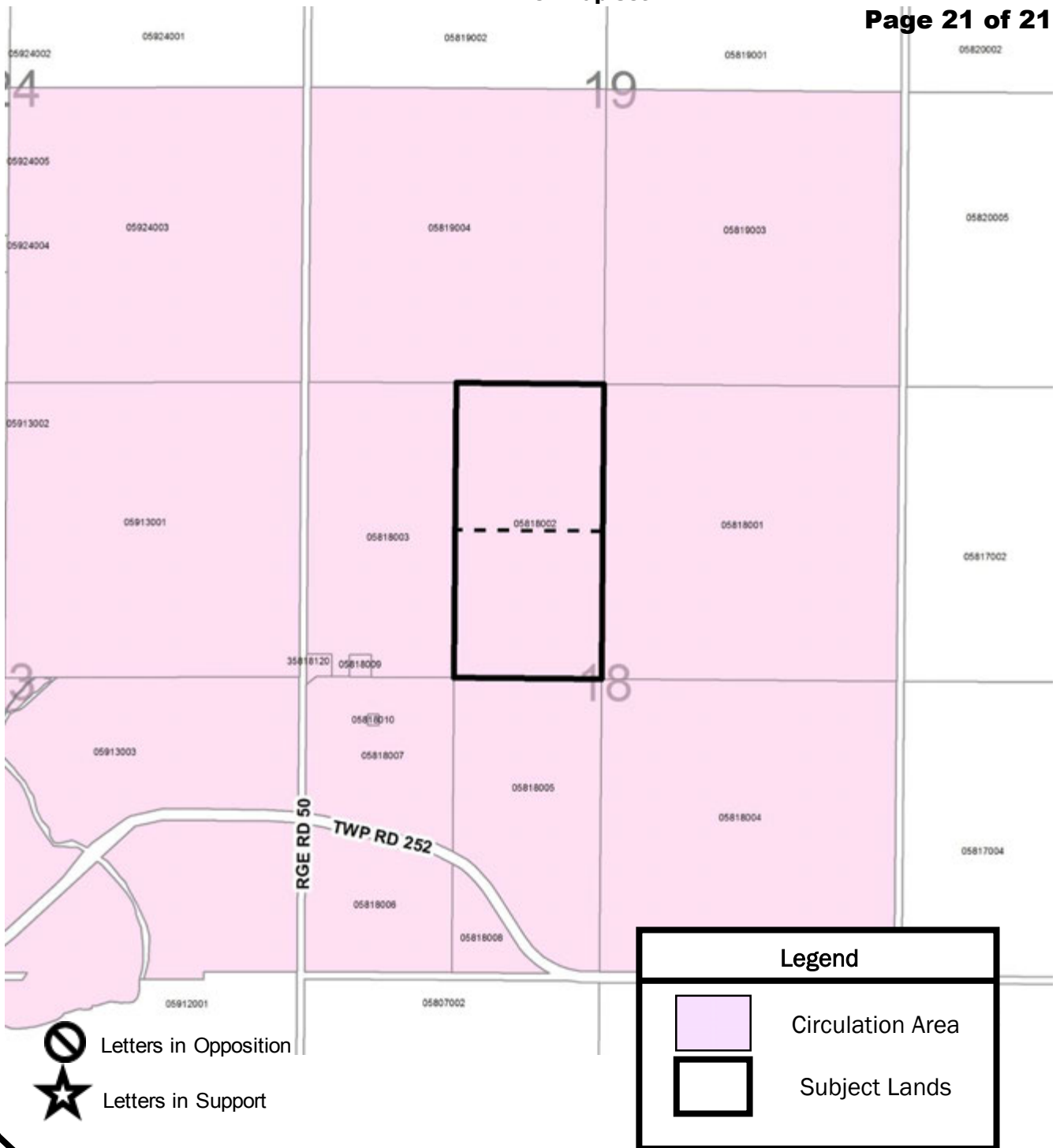
**Legend – Plan numbers**

- 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**NW-18-25-04-W05M**Date: Aug 15, 2018

Division # 1

File: 05818002**AGENDA****Page 119 of 778**



LANDOWNER CIRCULATION AREA

NW-18-25-04-W05M

PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: December 11, 2018 **DIVISION:** 4

TIME: Afternoon Appointment

FILE: 03305007 **APPLICATION:** PL20170100

SUBJECT: Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District – Outside of an Area Structure Plan

¹POLICY DIRECTION:

The application and the additional technical information requested by Council was re-evaluated against the policies within the County Plan and was found to be compliant:

- The lot and road plan requirement was waived; therefore, no further assessment of the Fragmented Quarter Section policies of the County Plan are required; and
- The Applicant provided information on servicing, access and stormwater in accordance with Council's motion, to the satisfaction of Administration.

EXECUTIVE SUMMARY:

The purpose of this report is to bring the proposed redesignation application before Council to consider new technical information prior to consideration of second and third reading. On January 23, 2018, Council considered the proposal and granted first reading. Following first reading, the following motions were passed:

MOVED by Councillor Schule that the requirement for a lot and road plan, as per policy 10.11 of the County Plan, be waived.

MOVED by Councillor Schule that the supporting technical materials (servicing, conceptual stormwater plan, and access), as required by section 10 of the County Plan and the County Servicing Standards, be provided prior to Bylaw C-7737-2017 being considered for second reading.

In keeping with Council's motion, the Applicant submitted further information with respect to water servicing and stormwater management.

The subject land is not located within the policy area of an area structure plan, and as such, the application was assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies. The lands are also located within the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) area and are identified on Map 4 of the IDP: Growth Corridors/Areas as a future residential growth corridor for The City of Calgary. The City provided a letter in opposition to the application, which was discussed in detail in the original staff report. The IDP states that applications within the growth corridor shall be assessed in accordance with the County's relevant statutory plans. The County Plan supports the redesignation and subdivision of fragmented quarter sections where the criteria set out in section 10.11 are adequately addressed.

¹ Administration Resources

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



In this case, Council set aside the *Lot and Road Plan* requirement and provided direction as to which technical matters were to be addressed at this time.

Administration determined that the application and the additional information provided meet policy.

RESPONSE TO MOTION:

The Applicant was directed to address the following matters:

Servicing

The Applicant provided a Phase I Aquifer Analysis for the proposed development. The assessment took into consideration existing hydrogeological studies and existing well data in the area and concludes that there is, theoretically, a sufficient supply of groundwater to support the proposed development. As a condition of future subdivision, the Applicant would be required to provide a Phase II Aquifer Pumping Test Report to determine the ability of the underlying aquifer to provide water to the proposed development in the long-term.

No information on wastewater servicing was provided.

Stormwater

The Applicant provided a conceptual level stormwater report for the proposed development. The report provides a conceptual stormwater management concept that includes the use of rain gardens and a centralized evaporation pond along the eastern boundary of the site to service the proposed development. Administration reviewed the concept and has no further concerns.

As a condition of future subdivision, the Applicant would be required to provide a Stormwater Management Plan for the proposed development, providing the detailed design of the stormwater management infrastructure as identified in the stormwater briefing.

Access

No further information was provided. The access road is shown as having a 12.00 m right of way width. In accordance with the County Servicing standards, Country Residential roads shall include a 25.00 m right of way. Therefore, at the subdivision application stage, Administration would require that the proposed site plan be updated to show the correct future roadway width.

Please note: the road width requirements and the road dedication requirements along Range Road 284 will limit the ability to create five lots based on the area of land available for development.

CONCLUSION:

In accordance with Council's motion, the Applicant submitted supporting technical matters to address servicing, stormwater, and access. Administration determined that the additional technical information meets policy.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7737-2017 be given second reading.
- Motion #2 THAT Bylaw C-7737-2017 be given third and final reading.
- Option #2: THAT application PL20170100 be refused.



Respectfully submitted,

“Sherry Baers”

Executive Director
Community Development Services
JA/rp

Concurrence,

“Rick McDonald”

Interim County Manager

APPENDICES:

APPENDIX ‘A’: Amended Engineering Comments

APPENDIX ‘B’: Original January 23, 2018 Staff Report Package

APPENDIX A: AMENDED ENGINEERING COMMENTS

AGENCY	COMMENTS
Planning & Development Services – Engineering	<p>General</p> <ul style="list-style-type: none"> • The application was previously tabled at the June 05, 2018, Council meeting pending the submission of technical studies required to support the proposed development. The applicant has now provided the necessary studies (water and stormwater) to move the application forward; • As a condition of subdivision, the applicant is required to provide a Construction Management addressing 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; • At future subdivision / development permit stage, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> respecting provision of the following: <ol style="list-style-type: none"> a) Construction of a public internal road system (Country Residential Standard) complete cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards; b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; c) Construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan; d) Implementation of the recommendations of the Construction Management Plan; e) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; f) Installation of power, natural gas, and telephone lines. <p>Geotechnical</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • At future subdivision stage, ES will require a Geotechnical report be submitted to provide recommendation for the proposed road structure design as well as confirm existing ground water levels on the subject lands. <p>Transportation</p> <ul style="list-style-type: none"> • At the future subdivision / development permit stage, as a

AGENCY	COMMENTS
	<p>condition of subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. In accordance with the current bylaw, the estimated levy payment owed at time of subdivision endorsement is \$124,700 (Base =</p> <ul style="list-style-type: none"> • $\\$4,595/\text{ac} \times 20.47 \text{ ac} = \\$94,060$ Special Area 8 = $\\$1,497/\text{ac} \times 20.47 \text{ ac} = \\$30,640$); • At future subdivision / development permit stage, as a condition of subdivision endorsement, the applicant will be required to enter into a Development Agreement for the construction of an internal subdivision road (Country Residential Standards) in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ Note that currently the proposed road is shown as having 12m width. In accordance with the County Servicing standards, Country Residential roads shall be 25m right of way. • Range Road 284 is currently identified as a Network B Road in the County's Long Range Transportation Plan, requiring 30m ultimate right of way. The current right of way width is 21m. At future subdivision stage ES recommends that 5m be dedicated along the entire east boundary of the subject lands for future road upgrades to Range Road 284; • As a condition of future subdivision, the applicant will be required to remove and reclaim the existing approach off of Range Road 284. All lots shall access off of the newly constructed internal road. <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> • At future subdivision stage, the Applicant will be required to submit a Level III PSTS report in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be required on the future lots as the proposed lots are less than 4 acres in size. • At future subdivision stage, ES requires a Level 1 Variation Assessment be submitted for the existing dwelling on the subject lands. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the

AGENCY	COMMENTS
	<p>recommendations included in the Level III PSTS report and for packaged sewage treatment systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449.</p>
	<p>Water Supply And Waterworks</p>
	<ul style="list-style-type: none"> • The applicant provided a Phase I Aquifer Analysis for the proposed development prepared by Groundwater Information Technologies dated June 05, 2018. The assessment took into consideration existing hydrogeological studies and existing well data in the area and concludes that there is theoretically a sufficient supply of groundwater to support the proposed development. ES has no further concerns at this time; • As a condition of future subdivision, the applicant will be required to provide a Phase II Aquifer Pumping Test Report to determine the ability of the underlying aquifer to provide water to the proposed development in the long term. The pump test and report shall be prepared by a qualified professional be conducted in accordance with the County Servicing Standards; • Should the pump test be favorable to support the proposed development, as a condition of future subdivision, the applicant will be required to drill a new well on each of the proposed lot confirm a minimum pump rate of 1 iGPM.
	<p>Storm Water Management</p>
	<ul style="list-style-type: none"> • The applicant provided a conceptual level stormwater report prepared by Westoff Engineering Resources dated July 13, 2018. The report provided a high level stormwater management concept for the proposed development which includes the use of rain gardens and a centralized evaporation pond along the eastern boundary of the site to service the proposed development. The overall concept is consistent with the requirements of the Shepard Regional Drainage Plan. ES has reviewed the concept and has no further concerns; • As a condition of future subdivision, the applicant will be required to provide a stormwater management report for the proposed development, prepared by a qualified professional, providing the detailed design of the stormwater management infrastructure as identified in the conceptual level stormwater report prepared by Westoff Engineering Resources; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the storm water infrastructure required as a result of the development and outlined in the stormwater briefing prepared by Westoff Engineering Resources and final approved Storm water Management Plan. Given the

AGENCY	COMMENTS
	<p>proposed number of parcels (five), the applicant will be required to register the necessary overland drainage easements and associated maintenance agreements as a condition of future subdivision.</p> <ul style="list-style-type: none">• As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation Control Plan, prepared by a qualified professional, providing the ESC measures to be implemented during construction <p>Other</p> <ul style="list-style-type: none">• There are no significant wetlands that exist on the subject land, as such, a BIA is not required by Engineering Services at this time.



PLANNING SERVICES

TO: Council

DATE: January 23, 2018 **DIVISION:** 4

TIME: Morning Appointment

FILE: 03305007 **APPLICATION:** PL20170100

SUBJECT: Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District – Outside an Area Structure Plan - Range Road 284

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20170100 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of five \pm 1.60 hectare (\pm 3.95 acre) parcels with an internal access road (see Appendix 'B').

The *Municipal Government Act* (MGA 640) gives Council the authority to pass bylaws to change or redesignate a parcel's land use designation (zoning) to regulate and control the use and development of land and buildings within its jurisdiction.

The subject land is located approximately 0.41 km (1/4 mile) north of Township Road 230, on the west side of Range Road 284, and 0.75 miles east of the city of Calgary. The parcel contains an existing dwelling and accessory buildings, and is serviced by a well and private sewage system. The existing dwelling is accessed from Range Road 284 by a gravel approach that is in good condition. The subject land is located in an area of the County that is primarily country residential, with large agricultural parcels to the east.

The Applicant has not provided the requested supporting technical materials to demonstrate the feasibility of servicing and stormwater management, as per the County Plan. Further, the Applicant has indicated in their submission that the lands are posted for sale, and the purpose of this application is to redesignate the lands to Residential Two District for estate planning purposes. Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use.

The subject land is not located within the policy area of an area structure plan, and as such, the application has been assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies. The lands are also located within the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) area and are identified on Map 4 of the IDP: Growth Corridors/Areas, as a future residential growth corridor for The City of Calgary (see Appendix 'C'). The City has provided a letter in opposition to the application, which is discussed in detail below. The IDP states that applications within the growth corridor shall be assessed in accordance with the County's relevant statutory plans. The County Plan supports the redesignation and subdivision of fragmented

¹ Administration Resources

Jessica Anderson, Planning Services

Angela Yurkowski, Engineering Services



quarter sections where the criteria set out in section 10.11 are adequately addressed. The subject lands meet the definition of a fragmented quarter section; however, no evidence or rationale has been provided to meet the criteria of fragmented quarter section policies (10.11-10.15 of the County Plan). The redesignation to Residential Two District cannot be recommended for the following reasons:

- 1) The proposal does not meet the criteria of the Fragmented Residential policies in section 10.0 of the County Plan;
- 2) The Applicant has not provided a *lot and road plan* consistent with policies 10.11 – 10.15 of the County Plan, which would provide relevant details on such matters as:
 - a) Water supply and sewage treatment;
 - b) Access and internal road network;
 - c) Stormwater management;
 - d) Design measures to minimize adverse impact on existing agricultural operations;
 - e) Connectivity to adjacent residential/agricultural acreages;
 - f) An assessment of the impact on off-site infrastructure, roads, and stormwater; and
 - g) Consultation with affected landowners;
- 3) The proposal is inconsistent with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), specifically section 8.1.3 and 8.1.4;
- 4) The Applicant has not provided the supporting technical materials to demonstrate the feasibility of servicing and stormwater management as per the County Plan and County Servicing Standards; and
- 5) The internal road proposed does not meet the requirements of the County Servicing Standards.

Should Council choose to approve the application, thereby waiving the requirement for a *lot and road plan* and deferring the technical requirements to the subdivision stage, there would be a number of associated risks for Council's consideration. Council will not have the assurance that the proposed development is suitable, technically feasible, and appropriate for the subject lands. Technical requirements, when applied as conditions of approval at the subdivision stage, can be appealed by the Applicant; therefore, there is the possibility that relevant technical requirements could be removed by an appeal board.

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

DATE APPLICATION DEEMED COMPLETE: June 29, 2017

PROPOSAL:	To redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five \pm 1.60 hectare (\pm 3.95 acre) parcels with an internal access road.
LEGAL DESCRIPTION:	Block 2, Plan 628 LK, SE-05-23-28-W04M
GENERAL LOCATION:	Located approximately 0.41 km (1/4 mile) north of Township Road 230 and on the west side of Range Road 284.
APPLICANT:	Paul Schneider
OWNERS:	Sebastiano Antonio Tiberio
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District



PROPOSED LAND USE DESIGNATION:	Residential Two District
GROSS AREA:	± 8.28 hectares (± 20.47 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 2T50, E – Slight limitations due to adverse topography (steep and/or long uniform slopes) and past erosion damage.</p> <p>Class 5W70, 5T30 - Very severe limitations due to wetness/poor drainage.</p> <p>Class 1, 1 – No significant limitations.</p>

PUBLIC SUBMISSIONS:

The proposal was circulated to 41 adjacent landowners, to which no letters were received in support or objection.

AGENCY SUBMISSIONS:

The proposal was circulated to a number of internal and external agencies, including The City of Calgary as per the Rocky View County / City of Calgary Intermunicipal Development Plan. All responses are available in Appendix 'A'.

HISTORY:

October 1, 2013	The County Plan (Bylaw C-7280-2013) was adopted.
February 28, 2012	The Rocky View County / City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011) was adopted.
January 12, 1972	Plan 628 LK was registered including the subject ± 8.28 hectares (± 20.47 acres) parcel.

BACKGROUND:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of five ± 1.60 hectare (± 3.95 acre) parcels with an internal access road (see Appendix 'B'). The subject land is located approximately 0.41 km (1/4 mile) north of Township Road 230, on the west side of Range Road 284, 0.75 miles east of the city of Calgary (see Appendix 'C').

The subject land contains an existing dwelling and accessory buildings, and is serviced by a well and private sewage system. The existing dwelling is accessed from Range Road 284 by a gravel approach that is in good condition. The subject land is located in an area of the County that is primarily country residential, with large agricultural parcels to the east.

The topography of the land is generally flat, with drainage towards the south and west. There are three minor wetlands located on the subject lands; however, none of these inhibit development potential.

Despite requests by Administration, the Applicant has not provided the supporting technical materials to demonstrate the feasibility of servicing and stormwater management, as per the County Plan. Further, the Applicant has indicated in their submission that the lands are posted for sale, and that the purpose of this application is to redesignate the lands to Residential Two District for estate planning purposes. Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use designation.



POLICY ANALYSIS:

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

The lands are located within the IDP area and are further identified within Map 4 Growth Corridors/Areas as a residential growth corridor for the city of Calgary.

Section 8.0 provides direction on assessing applications in this corridor:

- 8.1.3 *Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.*
- 8.1.4 *Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.*
- 8.1.5 *Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.*

The City of Calgary provided the following comment:

"The City of Calgary Administration believes this application doesn't align with the intentions of the Rocky View/Calgary IDP. As such, The City of Calgary Administration recommends against the approval of this application to redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five (5) 1.60 hectare parcels."

Further, as detailed in Appendix 'A', the comments speak to concerns regarding the setting of precedent for future subdivisions within the growth corridor, and the challenges associated with developing fragmented lands at a future annexation stage. The City requests that, if the County moves forward with recommending approval for this application, this application be brought to the Intermunicipal Committee for discussion prior to consideration by the approving authority.

As per policy 8.1.3 of the IDP, growth areas will continue to be governed in accordance with existing County policy; therefore, further fragmentation of these lands would be assessed and managed in accordance with section 10 of the County Plan. Administration provided a response to The City, on January 12, 2018 indicating that the application would be recommended for refusal as it did not meet the criteria of the County Plan. The City has requested to be advised of Council's decision on the application.

County Plan (Bylaw C-7280-2013)

The subject land is not located within an area structure plan, and as such, the application has been assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies.

Historical subdivision approvals in parts of the County's agricultural area have resulted in fragmented pockets of country residential lots and small agricultural parcels. The County Plan addresses the issues related to fragmented land, and provides policies to enable a gradual transition to a more orderly and efficient residential development pattern.

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

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



The proposal meets this definition, and therefore the fragmented policies in section 10 have been used to evaluate this proposal.

- 10.11 *Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:*
- a. *A lot and road plan is provided that;*
 - i. *Plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;*
 - The Applicant has neither provided a *lot and road plan*, nor sufficiently addressed adjacent lands, possible lot layouts, or access for future subdivision applications.
 - ii. *Includes design measures to minimize adverse impacts on existing agriculture operations; and*
 - The Applicant has not provided a *lot and road plan* to address access or how impacts to existing agricultural operations would be minimized. The Applicant has not addressed the Agricultural Boundary Design Guidelines in their submission.
 - iii. *demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.*
 - Potential connectivity to future country residential or small agricultural acreage development has not been addressed.
 - b. *A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:*
 - i. *The internal road network, water supply, sewage treatment, and stormwater management; and*
 - The Applicant has provided no information on internal road networks, water supply, sewage treatment or stormwater management.
 - ii. *Any other assessment required by unique area conditions.*
 - None noted.
 - c. *A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;*
 - The Applicant has provided no information on off-site infrastructure, roads, or stormwater systems.
 - d. *A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.*
 - The Applicant has indicated that the adjacent landowners did not express an interest in participating in the *lot and road plan*.

A *lot and road plan* is a non-statutory plan that accompanies a land use redesignation application and is used to comprehensively address a limited set of specific planning issues. These issues include:

- 1) Water supply and sewage treatment;



- 2) Access and internal road network;
- 3) Stormwater management;
- 4) Design measures to minimize adverse impact on existing agricultural operations;
- 5) Connectivity to adjacent residential/agricultural acreages;
- 6) An assessment of the impact on off-site infrastructure, roads, and stormwater; and
- 7) Consultation with affected landowners.

Generally, multi-lot residential development would be accomplished through preparation of a conceptual scheme, which would address development at the quarter section level and include a policy framework to guide future subdivision and development. For existing fragmented quarters, the *lot and road plan* requirement is intended to eliminate the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land, while still addressing relevant planning issues. A *lot and road plan* does require consultation with owners within the plan area, and would be retained by the County to guide future subdivision approval.

Land Use Bylaw (C-4841-97)

The proposed land use is appropriate for the intended parcel sizes. The application is in accordance with the purpose and intent of the Residential Two District, which is to provide for residential uses on a small *parcel* of land that accommodates minor agricultural pursuits and required *accessory buildings*.

CONCLUSION:

The subject land is not located within the policy area of an area structure plan, and as such, the application has been assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies. Although the subject land meets the definition of a Fragmented Parcel, the application has not demonstrated how it meets the criteria of the Fragmented Country Residential Policies. Therefore, the redesignation to Residential Two District cannot be recommended for the following reasons:

- 1) The proposal does not meet the criteria of the Fragmented Residential policies in section 10.0 of the County Plan;
- 2) The Applicant has not provided a *lot and road plan* consistent with policies 10.11 – 10.15 of the County Plan, which would provide relevant details on such matters as:
 - a) Water supply and sewage treatment;
 - b) Access and internal road network;
 - c) Stormwater management;
 - d) Design measures to minimize adverse impact on existing agricultural operations;
 - e) Connectivity to adjacent residential/agricultural acreages;
 - f) An assessment of the impact on off-site infrastructure, roads, and stormwater; and
 - g) Consultation with affected landowners;
- 3) The proposal is inconsistent with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), specifically section 8.1.3 and 8.1.4;
- 4) The Applicant has not provided the supporting technical materials to demonstrate the feasibility of servicing and stormwater management as per the County Plan; and



5) The internal road proposed does not meet the requirements of the County Servicing Standards. Therefore, Administration recommends refusal in accordance with **Option #2**.

OPTIONS:

- Option #1: Motion #1 THAT the requirement for a *lot and road plan*, as per policy 10.11 of the County Plan, be waived.
- Motion #2 THAT the supporting technical materials (servicing, stormwater and access), as required by section 10 of the County Plan and the County Servicing Standards, be deferred to subdivision stage.
- Motion #3 THAT Bylaw C-7737-2017 be given first reading.
- Motion #4 THAT Bylaw C-7737-2017 be given second reading.
- Motion #5 THAT Bylaw C-7737-2017 be considered for third reading.
- Motion #6 THAT Bylaw C-7737-2017 be given third and final reading.
- Option #2: THAT application PL20170100 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

JA/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7737-2017 and Schedule A

APPENDIX 'C': Map Set



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	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0100) located just east of the City of Calgary. As per the circulation, Municipal Reserves will be considered at the subdivision stage.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	No comments provided.
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	<p>We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> The proposed sources of drinking water and type of wastewater systems were not identified in the application. Whenever possible, AHS supports the regionalization of water and wastewater utilities; in particular, the connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems. <p>If individual water wells are proposed for the development, AHS recommends that any water wells on the subject lands be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which states:</p> <p><i>"No person shall locate a water well within</i></p> <ol style="list-style-type: none"> <i>10m of a watertight septic tank, pump out tank or other</i>



AGENCY	COMMENTS
	<p><i>watertight compartment of a sewage or waste water system</i></p> <p>b) <i>15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy</i></p> <p>c) <i>30m of a leaching cesspool</i></p> <p>d) <i>50m of sewage effluent on the ground surface</i></p> <p>e) <i>100m of a sewage lagoon, or</i></p> <p>f) <i>450m of any area where waste is or may be disposed of at a landfill" (AR 243/2003, s.15(1)).</i></p> <p>Also, any existing or future 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>b. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
Public Utility	
ATCO Gas	No comments provided.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments provided.
FortisAlberta	FortisAlberta has no concerns with this redesignation.
Telus Communications	<p>Please accept this letter advising TELUS Communications Inc. has no objections to the current land owner proceeding with this redesignation application. However, TELUS will need to review the subdivision application when it is circulated.</p> <p>It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the</p>



AGENCY	COMMENTS
	land owner.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
Other External Agencies	
EnCana Corporation	No comments provided.
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p>The City of Calgary Administration believes this application doesn't align with the intentions of the <i>Rocky View/Calgary IDP</i>. As such, the City of Calgary Administration recommends against the approval of this application to redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five (5) 1.60 hectare parcels.</p> <p>Specifically regarding this application, the issue is the precedent it sets for future subdivision within the Calgary future urban growth corridor. The challenge we face is dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural residential lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural residential lands into an urban form include (but are not limited to):</p> <ul style="list-style-type: none"> • The increased impact imposed by fragmented ownership, roads, houses, and location of on-site services, as well as topography, drainage, etc. • The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes. • The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development. • The liability of existing on-site servicing for small parcels. <p>The subject parcels are located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the <i>Rocky View/Calgary IDP</i> recognizes growth</p>



AGENCY	COMMENTS
	<p>corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the <i>County Plan</i> echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>"Section 8. Community Development" of the <i>South Saskatchewan Regional Plan</i> outlines community development strategies and policies municipalities must consider. These include the expectation that municipalities make decisions and work together so achieve regional outcomes that support efficient use of land and limit premature fragmentation.</p> <p>A fragmented ownership adjacent to the municipal boundary is disadvantageous to comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors (especially those adjacent to the municipal boundary) will be maintained as un-fragmented as possible.</p> <p>If Rocky View County Administration is moving forward recommending approval for this application, The City of Calgary Administration requests this application be brought to the Intermunicipal Committee for discussion prior to consideration by the approving authority.</p> <p><i>Please note, a response was provided to the City of Calgary on January 12, 2018 confirming that Administration has recommended refusal of the application for the reasons noted above.</i></p>
Rocky View County – Boards and Committees	No comments provided.
Agricultural Services Staff	<p>The redesignation of a parcel of land from Agricultural Holdings District to Residential Two District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>
ASB Farm Members and Agricultural Fieldman	No comments provided.
Bow North Recreation District	The Bow North Recreation District Board suggested Cash in Lieu



AGENCY	COMMENTS
Board	for this circulation, but the rest had no comments.
<i>Internal Departments</i>	
Municipal Lands	The Municipal Lands Office has no concerns with this application.
Development Authority	No comments provided.
GeoGraphics	Please ensure a Road Naming Application is provided at Subdivision approval stage.
Building Services	No comments provided.
Emergency Services	Having reviewed the circulation, the Fire Service has no comments at this time.
Infrastructure and Operations – Engineering Services	<u>General</u>
	<ul style="list-style-type: none"> • It has been determined by Administration that this application should have been submitted together with a Lot and Road Plan, in accordance with the requirements of the County Plan. A Lot and Road Plan would have addressed specific technical issues for the proposal, which in the absence of such a plan or other supporting documentation, have not been addressed to the satisfaction of Engineering Services (see relevant sections below); • At future subdivision / 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"> a) Construction of a public internal road system (Country Residential Standard) complete cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards (it should be noted that the current roadway proposed by the applicant does not meet the County Servicing Standards); b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; c) Construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan. d) Installation of power, natural gas, and telephone lines;
	<u>Geotechnical</u>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • ES has no requirements at this time; • At future subdivision stage, ES will require a Geotechnical report be submitted to provide recommendation for the proposed road structure design as well as confirm existing ground water levels on the subject lands. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • At future subdivision / development permit stage, as a condition of subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided; • At future subdivision / development permit stage, as a condition of subdivision endorsement, the applicant will be required to enter into a Development Agreement for the construction of an internal subdivision road (Country Residential Standards) in accordance with the County Servicing Standards; <ul style="list-style-type: none"> ○ Note that currently the proposed road is shown as having 12 m width. In accordance with the County Servicing standards, Country Residential roads shall be 25 m right of way. Therefore, ES requires that the proposed site plan be updated to show the correct future roadway width. ES cannot support the internal road as currently proposed. • Range Road 284 is currently identified as a Network B Road in the County's Long Range Transportation Plan, requiring 30 m ultimate right of way. The current right of way width is 21 m. At future subdivision stage ES recommends that 5 m be dedicated along the entire east boundary of the subject lands for future road upgrades to Range Road 284; • As a condition of future subdivision, the applicant will be required to remove and reclaim the existing approach off of Range Road 284. All lots shall access off of the newly constructed internal road. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • In accordance with the requirements for a Lot and Road Plan, sewage treatment for the proposed lots should have been addressed as part of the proposed plan. This has not been provided. • At future subdivision stage, the Applicant will be required to submit a Level 4 PSTS report in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be



AGENCY	COMMENTS
	<p>required on the future lots as the proposed lots are less than 4 acres in size.</p> <ul style="list-style-type: none"> At future subdivision stage, ES requires a Level 1 Variation Assessment be submitted for the existing dwelling on the subject lands; As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report and for packaged sewage treatment systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> The applicant has not provided any information with respect to water servicing for the proposed subdivision. This does not meet the requirements of the County Servicing Standards or the requirements for a Lot and Road Plan as outlined in the County Plan. <u>ES requirements prior to going to Council are as follows (which have not been satisfied):</u> either: <ul style="list-style-type: none"> A Phase 1 Groundwater Evaluation be submitted in accordance with the County Servicing Standards; or Confirmation be received from a County approved piped water supplier that capacity is available and has been reserved for the proposed subdivision. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> <u>It is recommended</u> that a conceptual level storm water management plan is received prior to Council to demonstrate at a high level how the storm water design for the subdivision will be achieved while ensuring no negative impacts to adjacent properties. This is consistent with the requirements for a Lot and Road Plan as outlined in the County Plan. The applicant has not provided any information with regards to storm water management; <u>At future subdivision stage, a storm water management plan will be required in accordance with the County Servicing Standards and all regional plans for the area;</u> <u>At future subdivision / development permit stage, the applicant</u> will be required to enter into a Development Agreement for any storm water infrastructure required as a result of the development and outlined in the final approved Storm water Management Plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision; The Applicant will be required to obtaining AEP approval and licensing for the storm water management infrastructure. <p><u>Other</u></p>



AGENCY	COMMENTS
Infrastructure and Operations - Maintenance	<ul style="list-style-type: none"> There are no significant wetlands that exist on the subject land, as such, a BIA is not required by Engineering Services at this time. As per operations comments.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	Have concerns with location of proposed access point for subdivision onto Range Road 284. It is too close to existing residential approach to the north which will create traffic movement safety concerns.
Infrastructure and Operations - Utility Services	No concerns.

Circulation Period: August 4, 2017 to September 8, 2017



BYLAW C-7737-2017

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7737-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT Part 5, Land Use Map No. 33 and 33-SW of Bylaw C-4841-97 be amended by redesignating Block 2, Plan 628 LK within SE-05-23-28-W04M from Agricultural Holdings District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT Block 2, Plan 628 LK within SE-05-23-28-W04M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7737-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04
File: 03305007/PL20170100

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7737-2017

CITY OF CALGARY

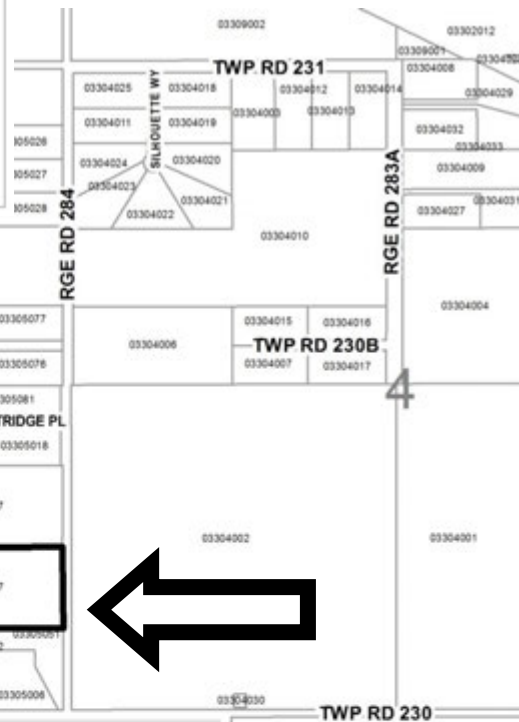
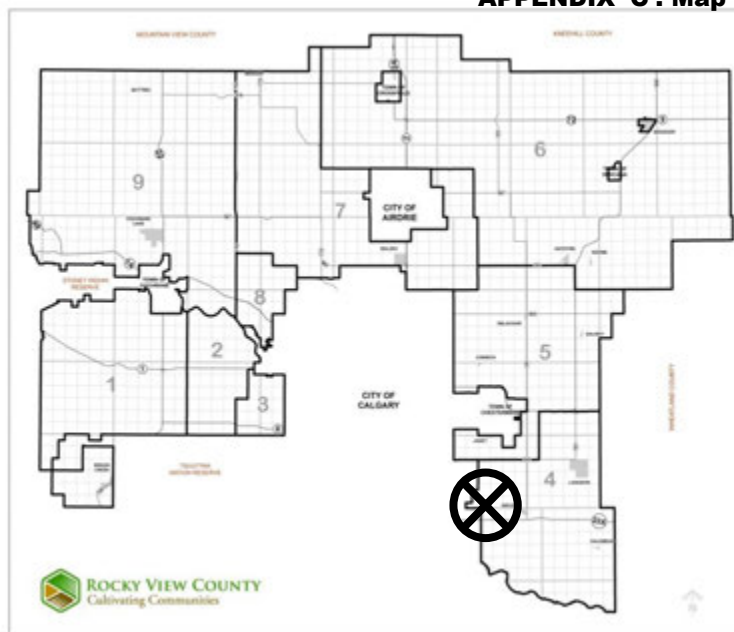
AMENDMENTFROM Agricultural Holdings District TO Residential Two District

Subject Land _____

LEGAL DESCRIPTION: Block 2, Plan 628 LK within
SE-05-23-28-W04MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: 03305007 PL20170100

DIVISION: 04

AGENDA**Page 144 of 778**



LOCATION PLAN

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

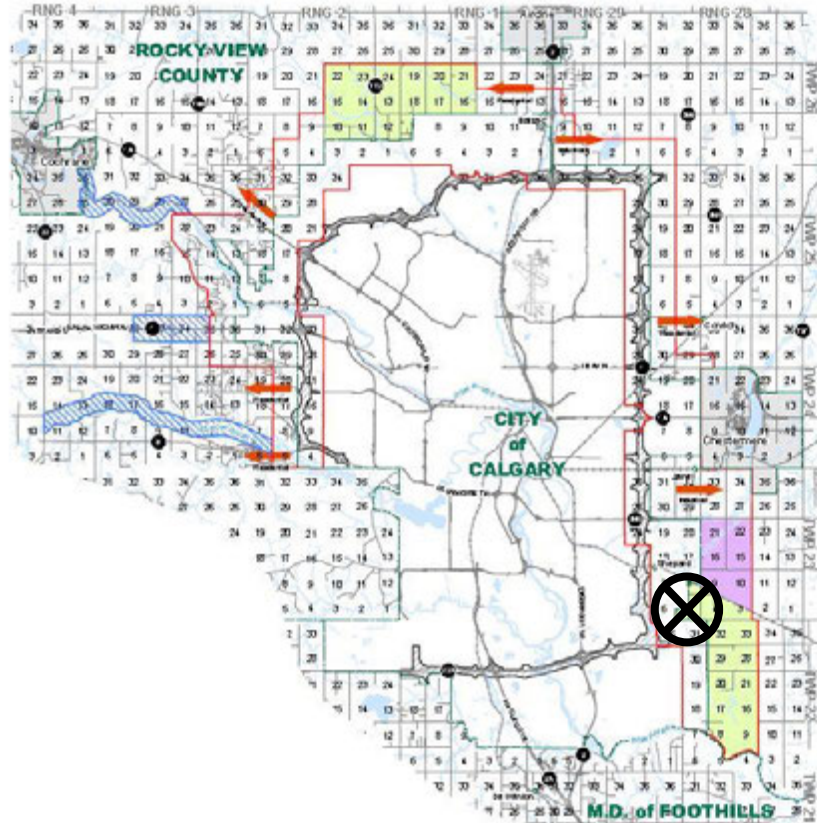
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MAP 4

GROWTH CORRIDORS/AREAS

- Legend
- Policy Area
 - Notification Zone
 - Policy Review Area
 - Transportation/Utility Corridor
 - Jurisdictional Boundaries
 - Highway #
 - Rocky View County Growth Corridors
 - Modified City of Calgary Growth Areas
 - Industrial
 - Residential

0 1 2 3 4 5 6 7 8 9 10
Kilometres



Amended:
Calgary Bylaw: 24P2012
Rocky View Bylaw: C-7107-2012

Approved:
Calgary Bylaw: 14P2011
Rocky View Bylaw: C-7070-2011

This map is conceptual only. No measurements of distances or areas should be taken from this map.

24 •

ROCKY VIEW COUNTY/CITY OF CALGARY • INTERMUNICIPAL DEVELOPMENT PLAN

RVC/City IDP Map 4: Growth Corridors/ Areas

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

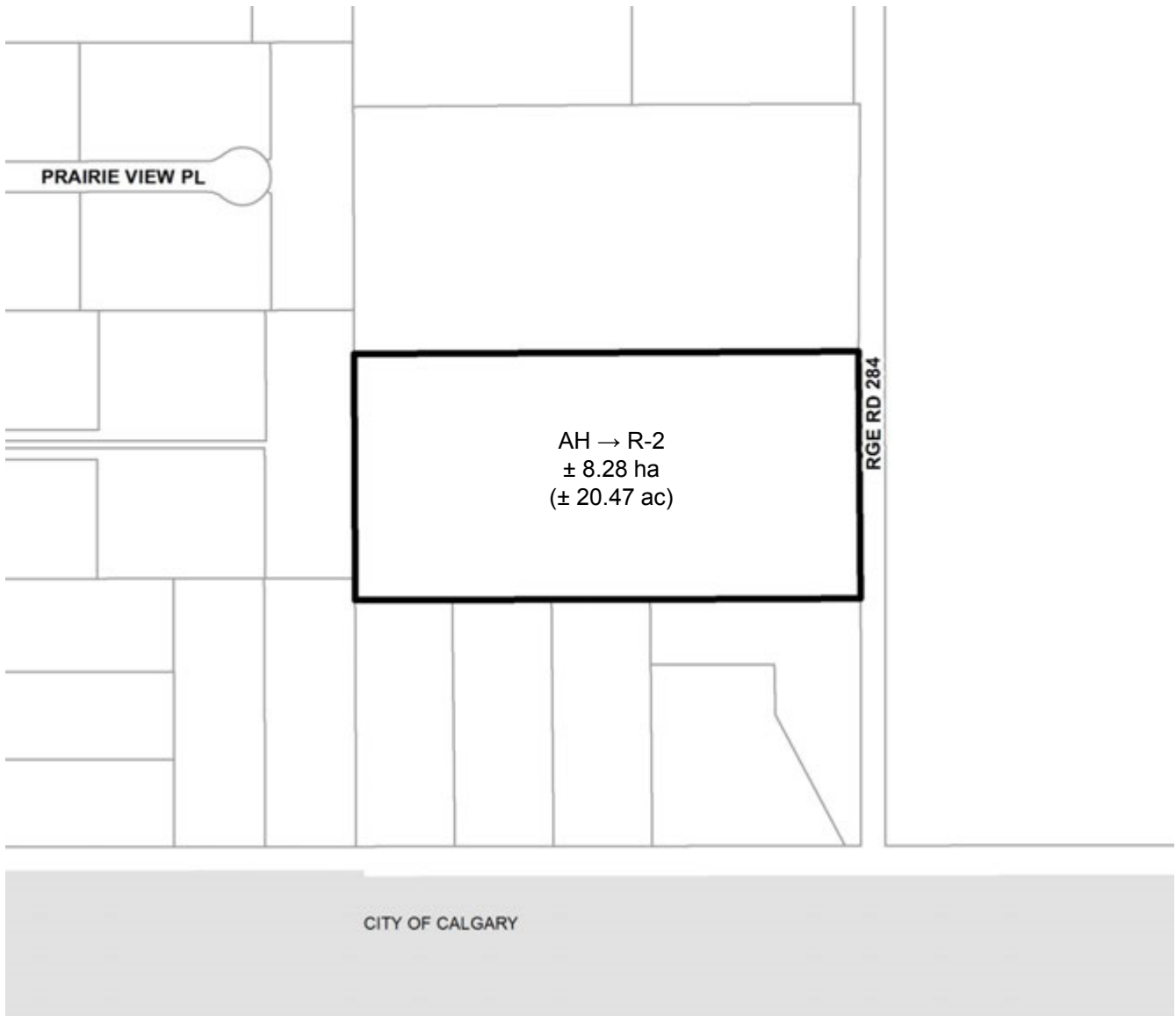
Division # 4

File: 03305007

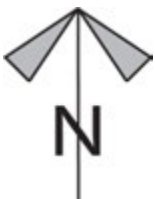
AGENDA

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Development Proposal: To redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five (5) \pm 1.60 hectare (\pm 3.95 acre) parcels with an internal access road.



DEVELOPMENT PROPOSAL



SE-05-23-28-W04M
 Block:2 Plan:628 LK

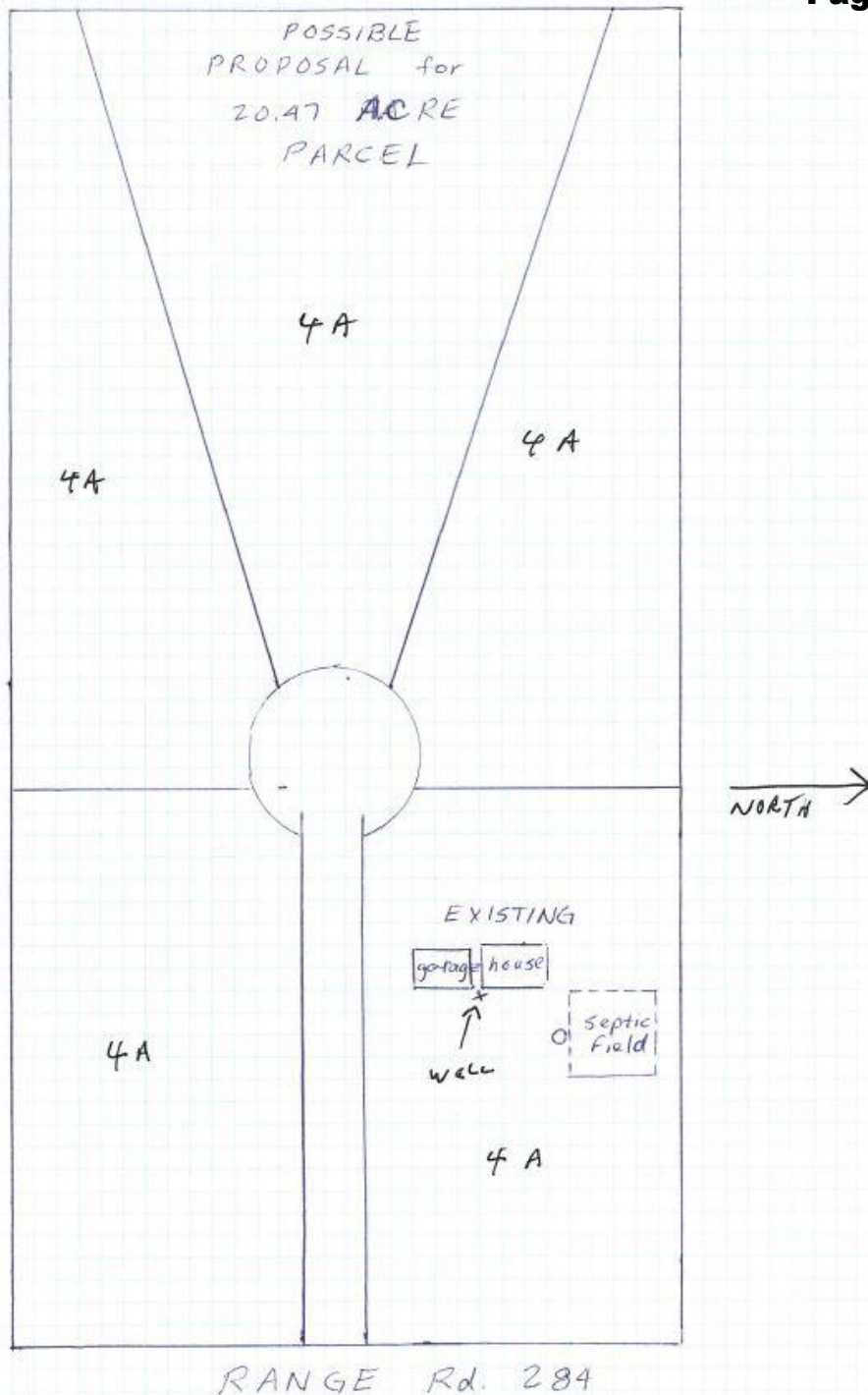
Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

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POSSIBLE FUTURE SUBDIVISION PROPOSAL

SE-05-23-28-W04M

Block:2 Plan:628 LK

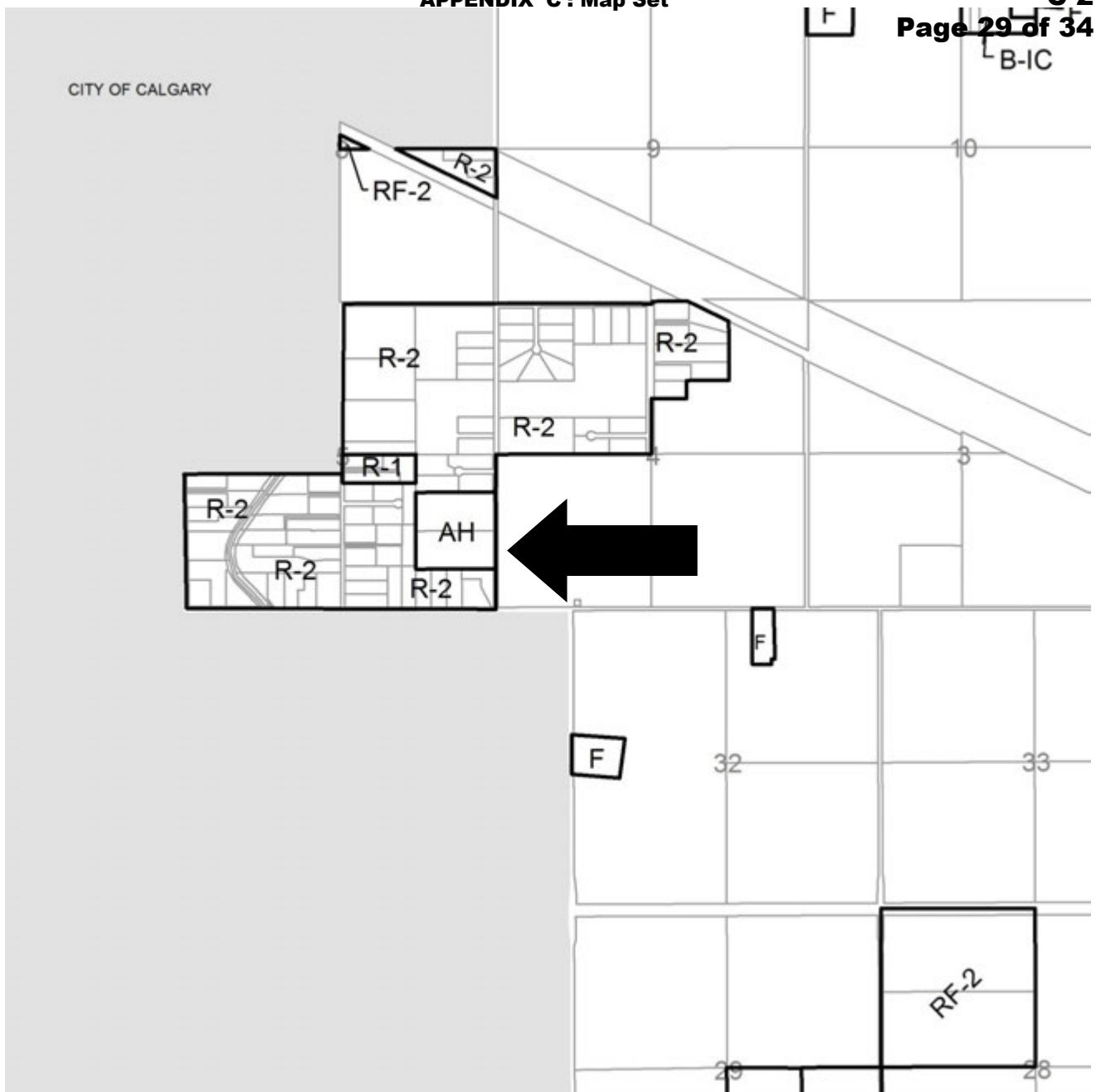
Date: July 07, 2017

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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

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

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



SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

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



SE-05-23-28-W04M
Block:2 Plan:628 LK

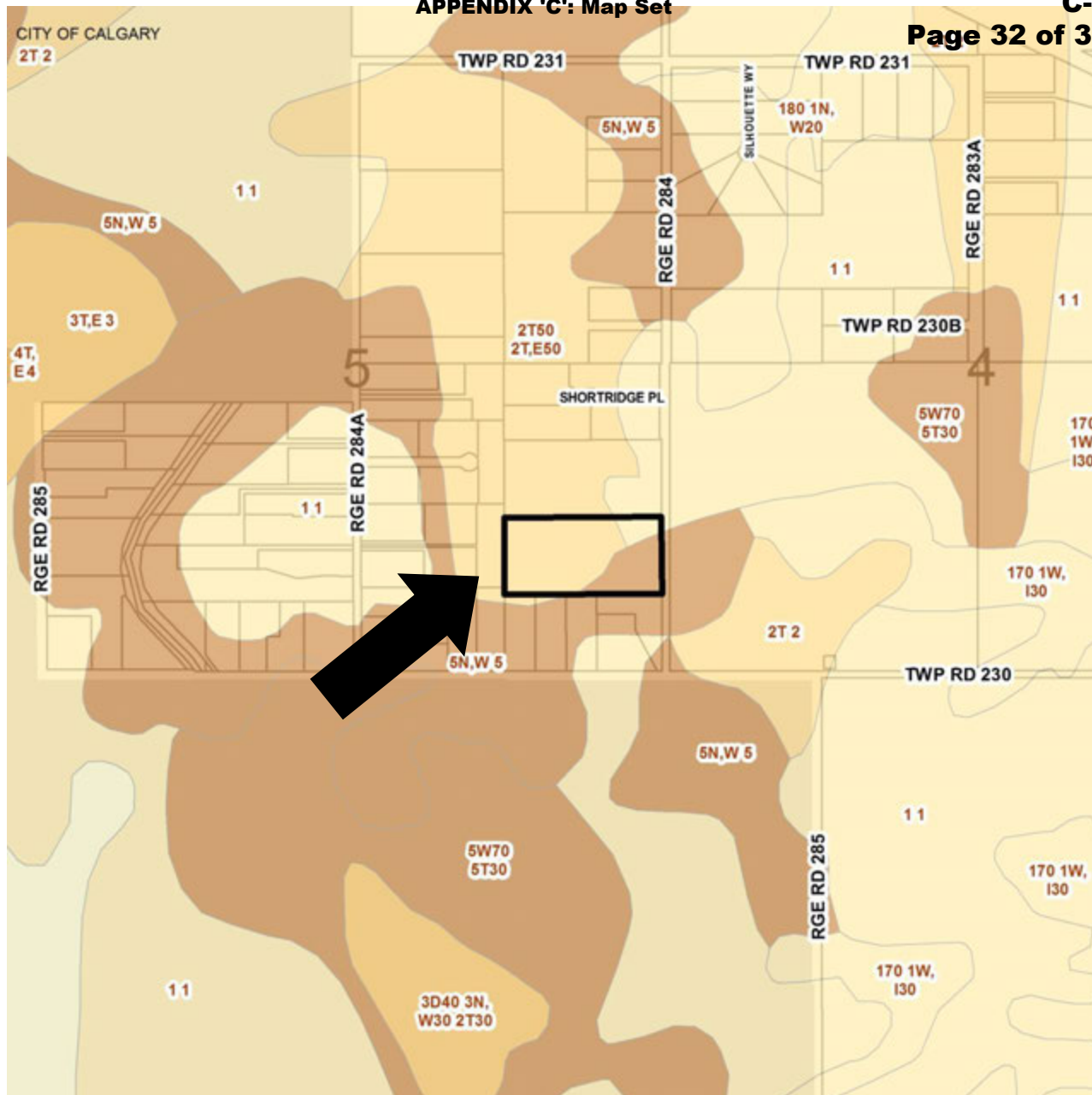
Date: July 07, 2017

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AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

SE-05-23-28-W04M
Block:2 Plan:628 LK

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CITY OF CALGARY

TWP RD 231

TWP RD 231

SILHOUETTE WY

RGE RD 284

RGE RD 284A

RGE RD 285

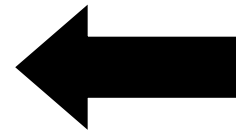
TWP RD 230

RGE RD 285

0713112

SHORTRIDGE PL

TWP RD 230B

**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

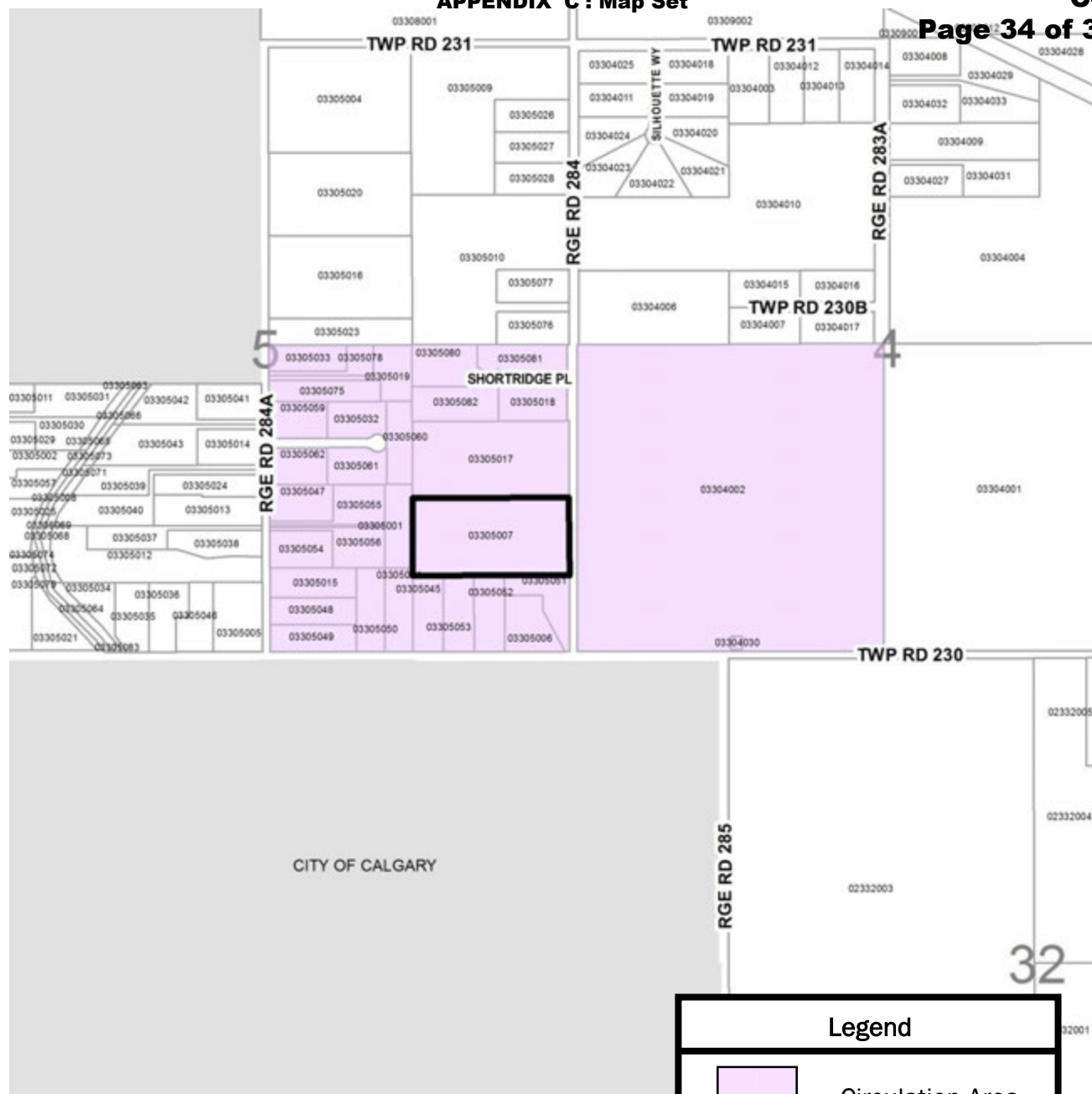
HISTORIC SUBDIVISION MAP

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

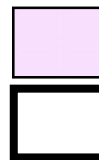
File: 03305007**AGENDA****Page 153 of 778**



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SE-05-23-28-W04M

Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

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PLANNING & DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 11, 2018	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	05219012 / 002	APPLICATION: PL20180055
SUBJECT:	Amendment to the Delacour Community Area Structure Plan Note: This application should be considered in conjunction with the Fairways at Delacour Conceptual Scheme application (PL20150148)	

¹POLICY DIRECTION:

The application was evaluated in accordance with the County Plan and Delacour Community Area Structure Plan and was found to be compliant:

- The proposed amendment meets the policies for Hamlet Development within the County Plan;
- The proposed amendments to Figure 3 – Land Use Concept Map meet the intent of Golf Course Business Area, which would support the existing golf course, and would benefit the community and residents in the region; and
- The proposal would be compatible with surrounding land uses, and would not impede development potential on adjacent lands.

EXECUTIVE SUMMARY:

The purpose of this application is to amend Figure 3 – Land Use Concept Map of the Delacour Community Area Structure Plan to expand the Golf Course Business Area in order to support the proposed Fairways at Delacour Conceptual Scheme.

The existing club house located in the Golf Course Business Area will continue to service the golf course. The central portion of the Hamlet Expansion Area I would be amended to Golf Course Business Area to facilitate a new multi-purpose building that would support more community events. The south portion of the Hamlet Expansion Area I would be amended to Golf Course Business Area to accommodate the existing maintenance building in order to reflect the current uses.

Administration determined that the application meets the intent of Golf Course Business Area of the Delacour Community Area Structure Plan.

DATE APPLICATION RECEIVED:	May 23, 2018
DATE DEEMED COMPLETE:	May 28, 2018

PROPOSAL:	To amend Figure 3 – Land Use Concept Map of the Delacour Community Area Structure Plan to expand Golf Course Business Area, in order to support the proposed Fairways at Delacour Conceptual Scheme.
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LEGAL DESCRIPTION:	Lot 8 & 9, Block 1, Plan 0613232, W ½ 19-25-27-W04M
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¹ Administration Resources

Xin Deng, Planning & Development Services
Gurbir Nijjar, Planning & Development Services



GENERAL LOCATION:	Located approximately 0.5 miles south of Highway 564 and immediately east of Highway 791.
APPLICANT:	Wescott Consulting Group
OWNERS:	McIntosh Tree Farms Inc. and others
EXISTING LAND USE DESIGNATION:	Ranch and Farm Three District
PROPOSED LAND USE DESIGNATION:	To be considered at future Redesignation Stage
GROSS AREA:	± 75.02 hectares (± 185.38 acres)
SOILS (C.L.I. from A.R.C.):	Class 1 1 – No significant limitation for crop production. Class 2T 2 – Slight limitations for crop production due to adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 75 landowners in the area. No responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

- September 23, 2003** Council approved subdivision application 2003-RV-187 to adjust the boundaries between two existing parcels to create a ± 35.61 acre and a ± 149.76 acre parcel from a ± 24.58 acre and a ± 160.93 parcel.
- September 23, 2003** Council approved redesignation application 2003-RV-186 to redesignate a portion of the lands (05219002/012) from Recreational Business District and Agricultural Holdings District to Recreational Business District and Ranch and Farm Three District in order to facilitate a boundary adjustment and redesign of the Canal of Delacour Golf Course.
- December 31, 2003** Development Permit (2002-DP-10629) for construction of five buildings for the existing 18-hole golf course was issued. This permit included the clubhouse, maintenance building, cart storage building, washrooms, house, and garage.
- December 5, 2002** Development Permit (2002-DP-9843) for Outdoor Participant Recreation Services (18-hole golf course) was issued for what is now the Canal at Delacour Golf Course.
- July 9, 2002** Council approved redesignation application 2002-RV-030 to redesignate the lands (05219002/003) from Ranch and Farm District to:
- Recreation Business District (B-4) in order to facilitate the creation of an 18 hole golf course, clubhouse and driving range on ± 161 acres;
 - Agricultural Holdings District and Ranch and Farm Three District to accommodate two tree farms of ± 15 acres and ± 51 acres respectively;
 - Residential Two District in order to facilitate the creation of four residential parcels of ± 5.56 acres, ± 4.92 acres, ± 4.68 acres, and ± 4.67 acres to accommodate the existing residences.



BACKGROUND:

The purpose of this application is to amend Figure 3 – Land Use Concept Map of the Delacour Community Area Structure Plan to expand the Golf Course Business Area in order to support the proposed Fairways at Delacour Conceptual Scheme.

The proposed Fairways at Delacour Conceptual Scheme would contain 480 condominium lots, the existing golf course, and the proposed expanded golf course business. As the proposed Golf Course Business Area is larger than the Golf Course Business Area shown on the Figure 3 – Land Use Concept Map, the Applicant submitted an application to amend Figure 3.

POLICY ANALYSIS:

The application was evaluated in accordance with the County Plan and Delacour Community Area Structure Plan.

County Plan

Policy 9.6 Development in a hamlet shall be guided by and conform to the adopted area structure plan or conceptual scheme.

- The subject lands are located within the Delacour Community Area Structure Plan. Specific policies within the Delacour Community Area Structure Plan were considered for evaluation of the application.

Policy 9.12 Support local employment and small business opportunities in hamlets.

- The expanded golf course business area would provide local residents with job opportunities and recreational opportunities, which meets the intent of the policy.

Delacour Community Area Structure Plan

Policy 5.6.2 states that the Golf Course Business Area as identified on Figure 3 is intended to contain a golf course clubhouse/banquet room and maintenance facilities associated with the course.

The Golf Course Business Area contains the existing club house. The proposed Conceptual Scheme would expand the Golf Course Business Area further to the south:

- The central portion of the Hamlet Expansion Area would be amended to Golf Course Business Area. The expanded golf course business area would include a golf fitness and training area, and a new multi-purpose building for both winter and summer use, such as golf banquets in the summer and ice hockey and skating in the winter. The new facilities will be owned and operated by the Canal at Delacour Golf Course;
- The south portion of the Hamlet Expansion Area would be amended to Golf Course Business Area to accommodate the existing maintenance building in order to reflect the current uses. The maintenance building would still be owned and operated by the Canal at Delacour Golf Course.

The proposed new multipurpose building would support the existing golf course, service the community with various activities year round, and provide job opportunities for local employees. The proposed amendments to Figure 3 – Land Use Concept Map meet the intent of Golf Course Business Area.

CONCLUSION:

Administration evaluated this application based on the applicable policies. The proposed amendment meets the policies of Hamlet Development within the County Plan, and meets the intent of Golf Course Business Area within the Delacour Community Area Structure Plan. The proposed expansion of the golf course business would benefit the community and residents in the region.



OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7834-2018 be given first reading.
 Motion #2 THAT Bylaw C-7834-2018 be given second reading.
 Motion #3 THAT Bylaw C-7834-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7834-2018 be given third and final reading.
- Option #2: THAT application PL20180055 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

XD/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7834-2018 and Schedule A
APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	No response.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Alberta Energy Regulator	No response.
Alberta Health Services	At this time we do not have any concerns with the proposed changes.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines may be performing an upgrade on the pipeline in this area. Until the pipeline upgrade can be confirmed, any pipeline alterations necessary to accommodate this development will be borne by the developer/owner. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. 4. Road crossing are subject to engineering review and approval 5. Parking and/storage is not permitted on ATCO Pipelines

AGENCY	COMMENTS
	<p>pipelines and/or rights of way.</p> <p>6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipelines to any building.</p> <p>7. Any changes to grading that alter drainage affecting ATCO Pipelines right of way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <p>8. Any revision or amendments to the proposed plans must be re-circulated to ATCO Pipelines for further review.</p>
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	We need Utility Right of Way (URW) at the above location for future use. They do not have permission to remove or relocate TELUS cables and facility at that location.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Rocky View Gas Co-op	No response.
CN Railway	No comment or objection.
Western Irrigation District (WID)	WID has no objection to the amendment to Figure 3 as outlined in the attached.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No concerns.
Rocky View Recreation Board	No comments or concerns.
<i>Internal Departments</i>	
Legal and Land Administration	No concerns.
Development Authority	No response.
Bylaw and Municipal Enforcement	No concerns.
GeoGraphics	No response.
Building Services	No response.

AGENCY	COMMENTS
Fire Services	No comment.
Planning & Development Services - Engineering	<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; • It is to be noted that the applicant is proposing a Bareland Condominium concept and ownership structure. As a condition of future subdivision, the applicant will be required to create a Condominium Corporation, in accordance with the requirements of the Condominium Property Act; • As a condition of future subdivision, the applicant will be required to create a utility corporation and enter into Franchise Agreements with the County for the control, operation and maintenance of the wastewater treatment and water distribution systems; • It is to be noted that the owner of the subject lands had previously entered into a Development Agreement in December of 2002 with the County for land consolidation on the east and west sides of the WID Canal. The consolidation appears to have been completed and requirements of the agreement fulfilled; • As the subject lands are bisected by the WID canal, the application and supporting stormwater management study for the development was circulated to the Western Irrigation District for their review and comment. The WID has reviewed the overall concept and stormwater management strategy for the development and has no further concerns at this time. At time of subdivision and detailed design, further consultation with the WID may be required; • As a condition of future subdivision, the applicant will be required to provide a landscaping plan for all open space and recreational areas to the satisfaction of the County's Municipal Lands department. As the applicant is proposing a Bareland Condominium concept and ownership structure, all open areas will be required to be common property owned and maintained by the Condominium Corporation; • As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of underground shallow utilities; • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing 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

AGENCY	COMMENTS
	<p>other relevant construction management details.</p> <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant provided a Shallow Subsoil and Groundwater Site Investigation for the Fairways at Delacour development prepared by Almor Testing Services dated December 2016. The assessment evaluated the subsurface soil and groundwater conditions within the project boundaries and provides preliminary geotechnical recommendations for the design and construction of site grading, underground services, residential concrete foundations and asphaltic concrete pavement structures. The findings of the report indicate favorable subsurface and soil conditions to support the proposed development; • At time of detailed design, the applicant will be required to implement the recommendations made in the Geotechnical Investigation prepared by a Shallow Subsoil and Groundwater Site Investigation for the Fairways at Delacour development prepared by Almor Testing Services dated December 2016 into the detailed design of the development infrastructure; • As a condition of future subdivision, the applicant may be required to provide an updated report or conduct further geotechnical testing within the boundaries of the proposed phase of development for incorporation into the detailed design of the development. <p>Transportation:</p> <ul style="list-style-type: none"> • As per comments received from AT, the applicant will be required to implement all necessary improvements to the highway network such as the paving of Highway 791 between Highway 564 and the site access as well as all necessary intersectional improvements as a condition of future subdivision; • The applicant provided a TIA for the proposed Canal at Delacour Residential Development prepared by D&A Paulichuk Consulting Ltd. dated January 15, 2016. The TIA takes into consideration the existing background traffic and evaluates the impacts of the proposed development onto the adjacent highway network (Highway 791 and 564) and provides a recommended upgrade at the intersection of Highway 791 and 564 (Type IIa and partial illumination). The TIA also provides recommendations for the intersections configurations to be implemented at the site access locations onto the highway network; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters,

AGENCY	COMMENTS
	<p>etc.) and all offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time;</p> <ul style="list-style-type: none"> • As the applicant is proposing a Bareland Condominium concept and ownership structure, all ROW areas will be required to be common property owned and maintained by the Condominium Corporation; • As a condition of future subdivision, the applicant will be required to obtain a Roadside DP from AT for the implementation of any upgrades to the provincial highway network; • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed: <ul style="list-style-type: none"> ○ It is to be noted that the applicant shall be responsible for any ROW acquisitions (if required) required to support the proposed development. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> • As per the Conceptual Scheme, the applicant is proposing to utilize a communal wastewater treatment and disposal system that will be designed to service the entire development and be capable of expansion in the future. The wastewater collection system is proposed to consist of a combination of pressurized/gravity sewers tied to communal septic tanks required for primary treatment (settling of solids). Wastewater will then be conveyed to the WWTP which consists of an AdvanTex Technology (AX Max treatment system) developed by Orenco and an ultraviolet (UV) disinfection unit. Treated effluent is then pumped through various constructed wetlands to two (2) new stormwater wet ponds to be constructed on the golf course property and then pumped to the main irrigation ponds. The new stormwater ponds to be constructed on the golf course shall be sized for adequate winter/off season storage. It is to be noted that the Silverhorn Development in Bearspaw as well as the Spring Hill RV Park (north of Cochrane) both utilize a similar wastewater treatment system (Orenco); • It is to be noted that the stormwater management plan prepared by Westoff Engineering Resources Ltd. has taken into consideration flows from the WWTP when sizing and providing the overall stormwater/water management concept for the proposed development; • The conceptual scheme takes into consideration the water

AGENCY	COMMENTS
	<p>quality of the irrigation supply (combination of stormwater, wastewater effluent and WID water intake) and states that the proposed treatment system will exceed AEP requirements (Guidelines for Municipal Wastewater Irrigation (April 2000)). The routing of the treated effluent through the constructed wetlands will provide further treatment prior to flows entering the onsite wet ponds;</p> <ul style="list-style-type: none"> • The Conceptual Scheme is estimating a build out population of about 1350 residents with an estimated wastewater flow projection of 410 cubic meters per day. The projections provided align with typical residential flows seen in other similarly developed areas in the County and align with the County's Water & Wastewater Facilities By-law; • As the applicant is proposing to own, maintain, and operate the proposed wastewater system to control the quantity and quality of water as it is to be used for the irrigation of the golf course, as a condition of future subdivision, the applicant will be required to create a Utility Corporation and enter into a Franchise Agreements with the County for the operation and maintenance of the collection, treatment and disposal systems; • At time of subdivision, the applicant will be required to register restrictive covenants over the proposed irrigation areas (golf course) to ensure these areas are not redeveloped as they are integral to the function of the effluent disposal system; • As per the development concept, a relaxation to the setback distances for the WWTP will be necessary as residences have been proposed within 300m of the WWTP. Closer setbacks may be supported by the County provided that the County is comfortable with the level of wastewater treatment and potential odors produced from the WWTP. As a condition of future subdivision, the applicant will be required to obtain approvals from AEP (via County application) for the development of phases within the setback area as defined by AEP guidelines; • As a condition of future subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of construction, operations, maintenance and replacement of the wastewater treatment plant and effluent disposal systems; • As a condition of subdivision, the applicant will be required to obtain all required permits and licenses from AEP for the design, construction, and operation of the WWTP; • As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, for the proposed wastewater collection, treatment and disposal systems and enter into a Special Improvements Development Agreement with the

AGENCY	COMMENTS
	<p>County for the construction of the said infrastructure. It is to be noted that the applicant shall be responsible to secure all ROWs and easements to service the proposed development;</p> <ul style="list-style-type: none"> • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure; • The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed wastewater treatment system. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per the Conceptual Scheme, the applicant is proposing to construct an underground storage reservoir at the southwest corner of the subject lands and construct new transmission main tying into the existing Conrich Transmission Main (located on RR 281 – approx. 2km to the west of the subject lands) to service the proposed development. The Conceptual Scheme estimates a build out population of 1350 residents with an estimated water demand of 410 cubic meters per day; • The applicant provided a Preliminary Design Brief for the proposed Potable Water and Wastewater Systems for the proposed development prepared by the SD Consulting Group dated May 22, 2017. The design brief provides an overview of the water and wastewater systems necessary to support the proposed development; • The County's Graham Creek Water Treatment plant has been sized to provide approx. 4000 m³ of potable water supply per day and services the East Balzac and Conrich areas. At this time, average daily demand for the East Balzac area is approx. 800 m³ per day and limited users (CN Business Park) in the Conrich area. At this time, the estimated water demand of 410 cubic meters per day is within the capabilities and capacity of the County's Graham Creek Water Plant; • It is to be noted that the proposed development is outside of an identified service area for the Conrich Transmission Main and Graham Creek Water Treatment plant as identified in the County's Water & Wastewater Levy Bylaw. At time of future subdivision, the applicant will be required to re-assess the available capacity at the Graham Creek Water Treatment plant and the Conrich Transmission Main to provide the necessary capacity to the proposed development taking into the consideration the build-out of the other areas within the County (East Balzac, Conrich & Omni). Should further improvements to the County's water system outside of those

AGENCY	COMMENTS
	<p>outlined in the County's Water and Wastewater Levy Bylaw be warranted, the applicant will be responsible for the implementation of the improvements as a condition of future subdivision;</p> <ul style="list-style-type: none"> • At time of future subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of the operation, maintenance and replacement of the potable water pump station and reservoir; • As the applicant is proposing a Bareland Condominium concept and ownership structure, as a condition of future subdivision, the applicant will be required to create a Utility Corporation and enter into a Franchise Agreements with the County for the operation and maintenance of the water distribution system; • At time of subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement for the construction of the following infrastructure: <ul style="list-style-type: none"> ○ Underground storage reservoir; ○ pump station; ○ proposed 200 mm service line from the Conrich Transmission Main to the proposed underground storage reservoir; ○ pump station to providing adequate pressure to supply water to the proposed underground storage reservoir (if applicable); and ○ water distribution and hydrant system; • It is to be noted that the pump station and underground storage reservoir shall be designed to provide to an adequate supply potable water to the development area and meet the required volume/flow requirements in accordance with the County's Fire Hydrant Water Suppression Bylaw (C-7152-2012), Servicing Standards and all other applicable codes (ABC and NSF); • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure; • As a condition of future subdivision, the applicant will be required to provide payment of the County's Water & Wastewater Offsite Levy in accordance with the applicable levy at time of subdivision approval, for the use of the County's water distribution infrastructure. As the proposed development is outside of the identified services areas, the components of the levy that will be applicable to this

AGENCY	COMMENTS
	<p>development will be determined at time of subdivision;</p> <ul style="list-style-type: none"> • The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed water distribution system; • It is to be noted that the proposed reservoir and pump station is required to be located on a Public Utility Lot. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • The applicant provided a Sub Catchment Drainage Plan for the Fairways at Delacour Development prepared by Westoff Engineering Resources dated April 04, 2017. The stormwater management concept consists of a series of interconnected ponds throughout the golf course property to safely manage stormwater from the proposed development. The storm ponds within the golf course also accept the treated effluent from the WWTP which is then used to irrigate the golf course. ES has reviewed the report and its findings and has no further concerns with the proposal; • As per the stormwater management concept, the proposed stormwater management infrastructure is primarily located on the golf course property with the exception of a few linear and small ponds which are to be located within the proposed open space. As the system is to be located on private property (golf course and open space to be owned by the future condo association), as a condition of future subdivision, the applicant will be required to provide a blanket access and utility easement across all of the golf course property and open space to allow the County to legally access the stormwater ponds in case of emergency. The stormwater management system is to be completely operated, maintained and owned by the golf course operator and/or future Condominium Corporation; • As the applicant is proposing to own, maintain and operate the proposed stormwater management system which relies on the irrigation of the golf course, as a condition of future subdivision, the applicant will be required to create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the stormwater management system; • It is to be noted that the applicant shall be responsible for any ROW additional acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds and related infrastructure; • As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for the proposed ponds

AGENCY	COMMENTS
	<p>including all related stormwater infrastructure in accordance with all applicable watershed management plans, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater management infrastructure;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide verification of registration from AEP under EPEA for the proposed stormwater management system; • As a condition of future subdivision, the applicant will be required to prepare an Erosion and Sediment control plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • The applicant conducted an Archaeological and Historical Assessment, prepared by Lifeways of Canada Ltd. dated November 2002, taking into consideration any historical or environmental significance onsite and concluded that no known natural, paleontological, archaeological, traditional or historic sites exist within the subject lands. Prior to entering into any Development Agreement with the County, the applicant will be required to obtain clearance under the Alberta Culture & Tourism Act; • As the subject lands have been previously disturbed through the development of the existing golf course and aerial imagery does not indicate that wetland exist on the subject lands, ES has no further requirements at this time; • As a condition of future subdivision, the applicant may be required to conduct a Biophysical Impact Assessment (BIA), prepared by a qualified professional, providing a desktop and field assessment of the subject lands to identify any value ecosystems or areas of environmental significance in accordance with the BIA framework contained within the County Servicing Standards. Should wetland or areas of environmental significance be identified, the applicant will be required to obtain all necessary approvals from AEP under the Water Act prior to entering into any Development Agreement with the County.
Transportation Services	<p>County is already receiving dust complaints from area neighbors, would suggest adding this item to the next Alberta Transportation (AT)/RVC meeting to discuss requiring an upgrade of this portion of SH 791 (Secondary Highway) to a paved standard.</p>



AGENCY	COMMENTS
Capital Project Management	No concerns.
Utility Services	No concerns.

Circulation Period: June 22 – July 13, 2018



BYLAW C-7834-2018

A Bylaw of Rocky View County to amend Bylaw C-6122-2005, known as Delacour Community Area Structure Plan

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7834-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6122-2005, known as “Delacour Community Area Structure Plan” be amended in accordance with the amendments contained in Schedule ‘A’ attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7834-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 05

File: 05219012 / 002 – PL20180055

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	day of	, 2018
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>	day of	, 2018
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

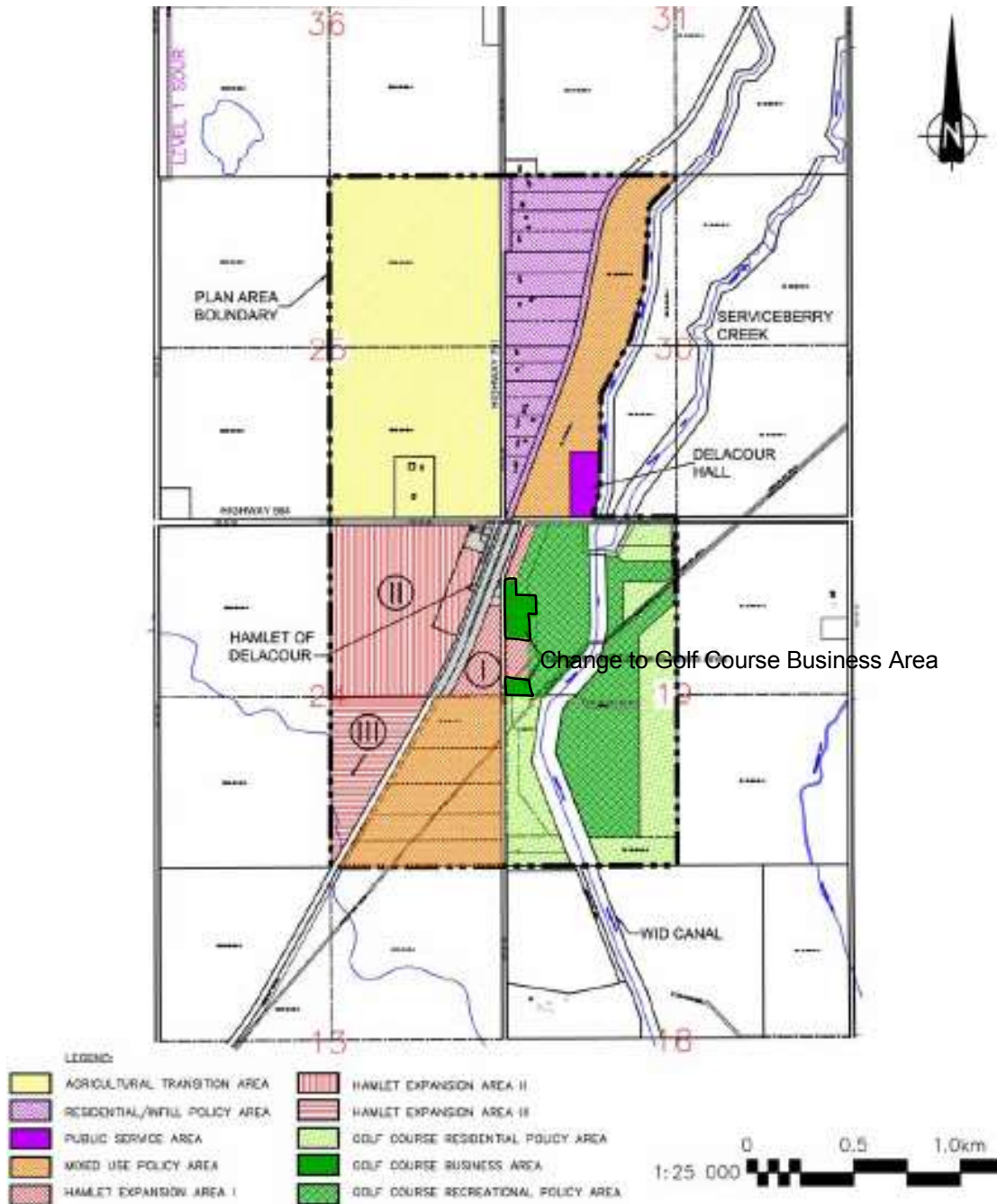
CAO or Designate

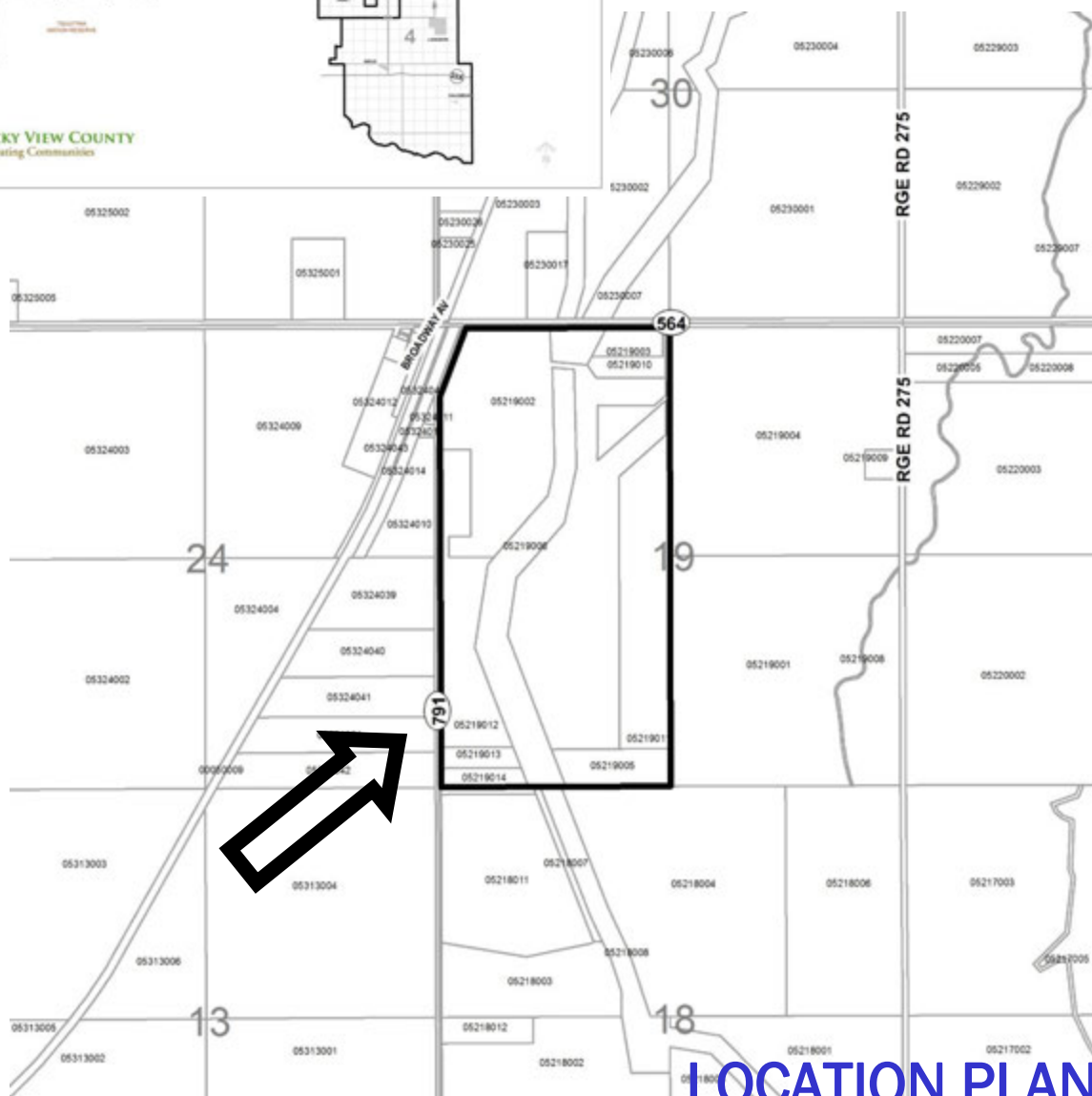
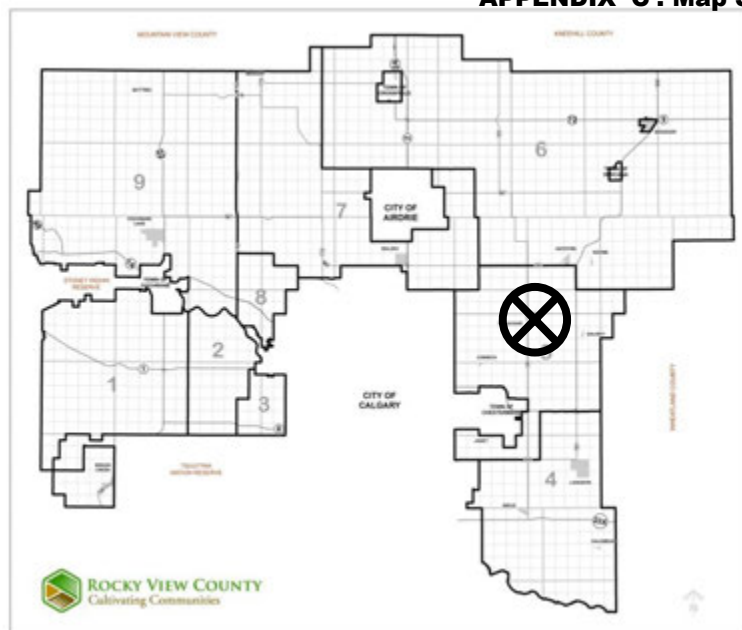
Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-7834-2018

Amendment to Bylaw C-6122-2005, known as Delacour Community Area Structure Plan:

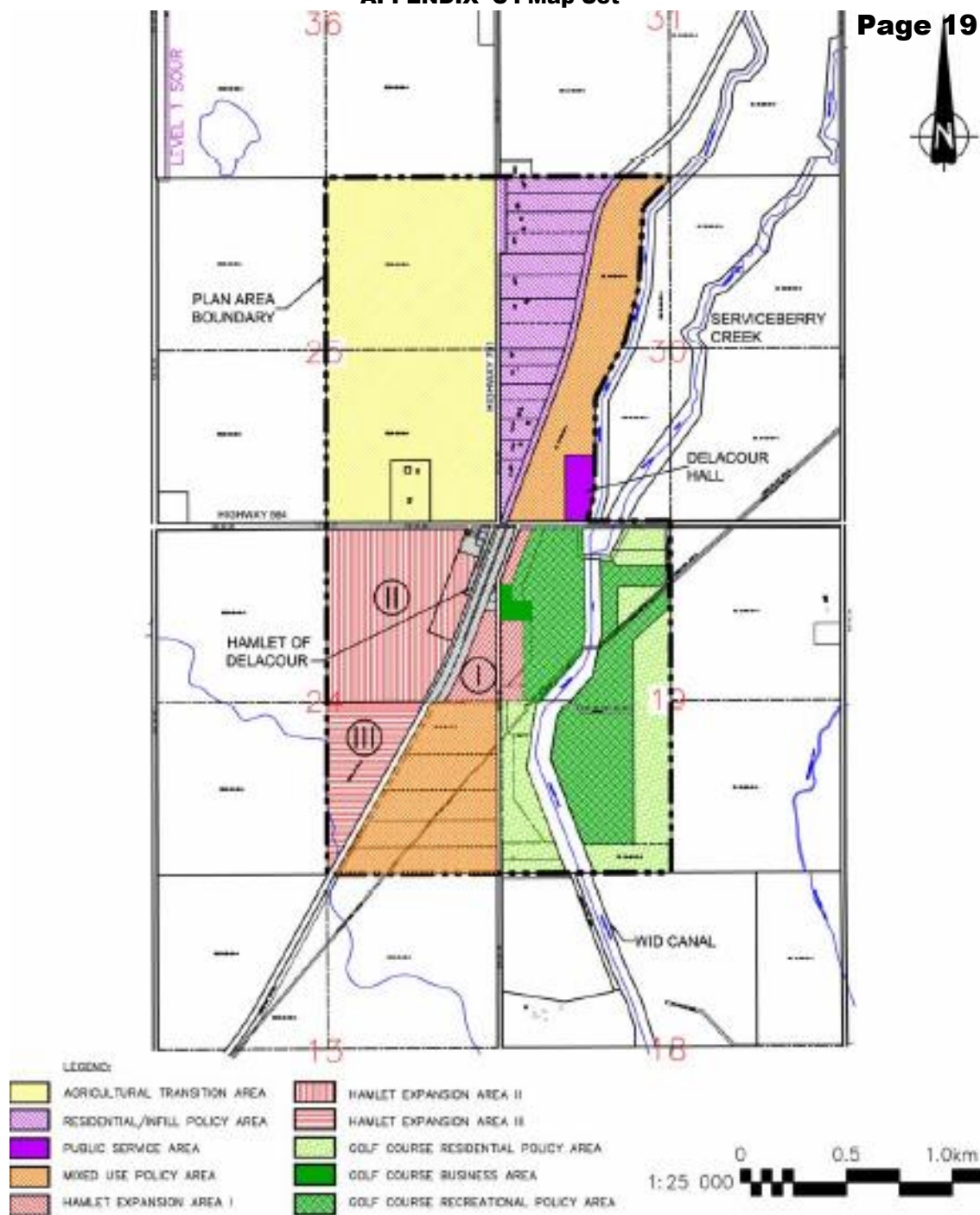
1. Delete the existing Figure 3 – Land Use Concept, and replace with new Figure 3 – Land Use Concept (as below)





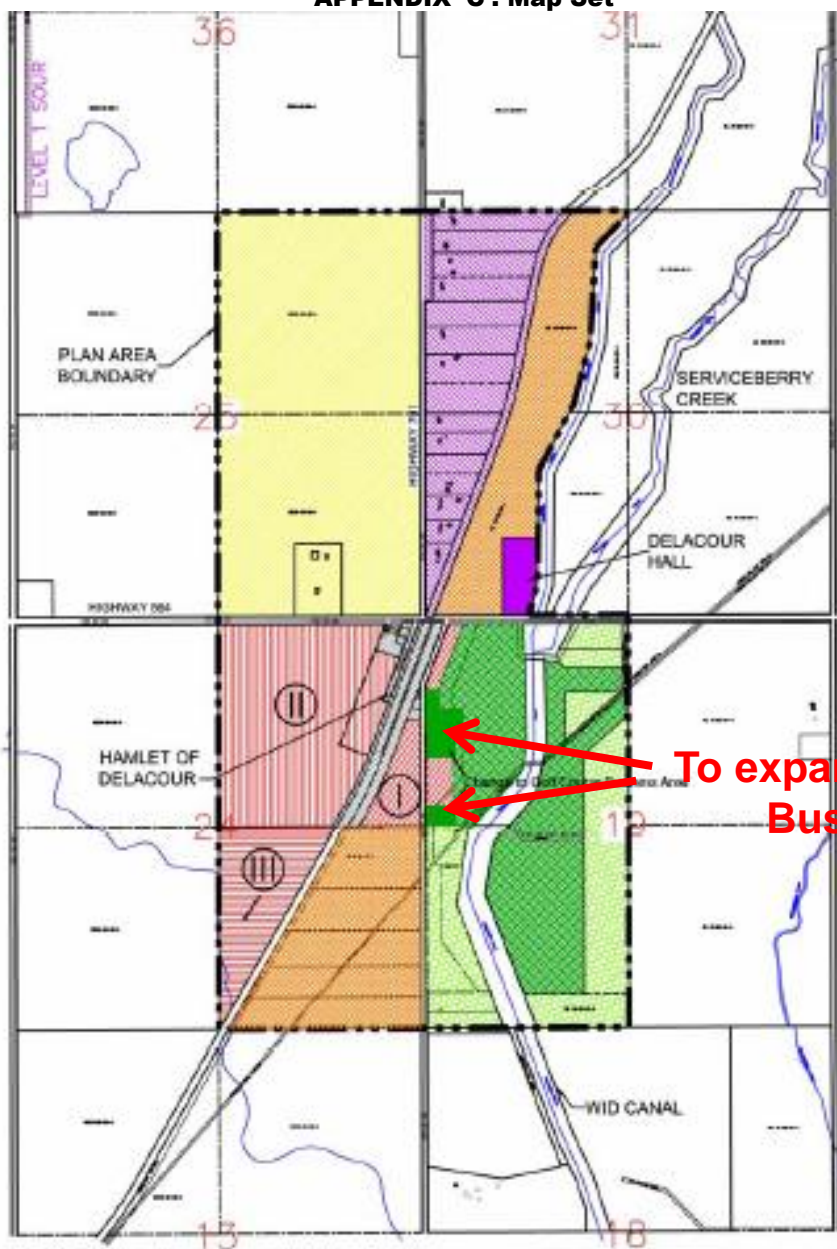
LOCATION PLAN

Lot 8&9, Block 1, Plan 0613232, W $\frac{1}{2}$ -19-25-27-W04M



Existing Land Use Concept (Figure 3) Delacour Community Area Structure Plan

Lot 8&9, Block 1, Plan 0613232, W $\frac{1}{2}$ -19-25-27-W04M



To expand Golf Course Business Area

LEGEND:

	AGRICULTURAL TRANSITION AREA		HAMLET EXPANSION AREA II
	RESIDENTIAL/INFILL POLICY AREA		HAMLET EXPANSION AREA III
	PUBLIC SERVICE AREA		GOLF COURSE RESIDENTIAL POLICY AREA
	MIXED USE POLICY AREA		GOLF COURSE BUSINESS AREA
	HAMLET EXPANSION AREA I		GOLF COURSE RECREATIONAL POLICY AREA

1:25 000 0 0.5 1.0km

Proposed Land Use Concept (Amended to Figure 3) Delacour Community Area Structure Plan



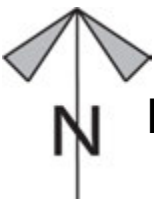
Lot 8&9, Block 1, Plan 0613232, W $\frac{1}{2}$ -19-25-27-W04M



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

AIR PHOTO

Spring 2014



Lot 8&9, Block 1, Plan 0613232, W¹/₂-19-25-27-W04M

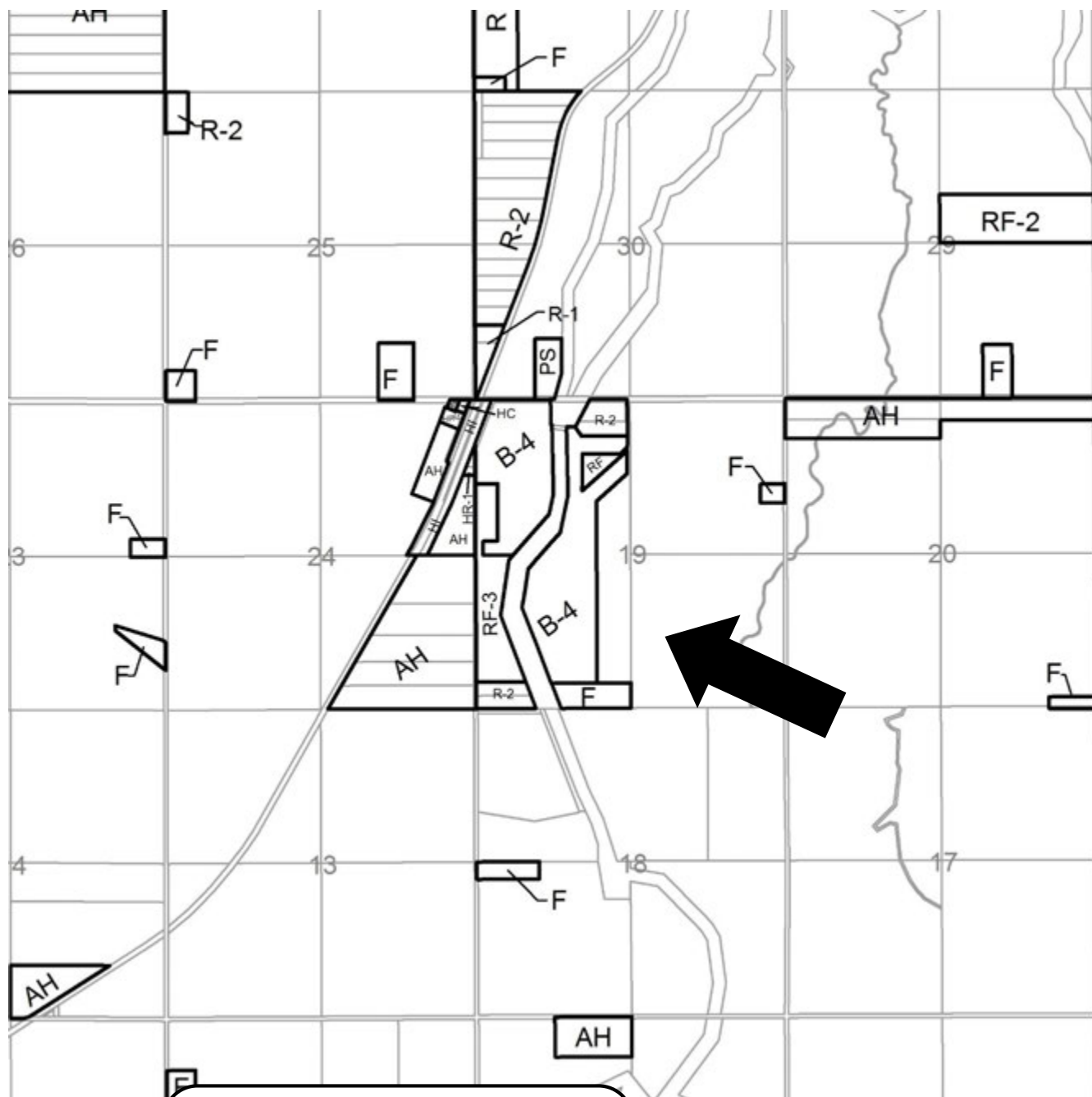
Date: June 21, 2018

Division # 5

File: PL20180055 - 052190127-002

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



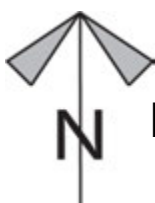
Lot 8&9, Block 1, Plan 0613232, W $\frac{1}{2}$ -19-25-27-W04M



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



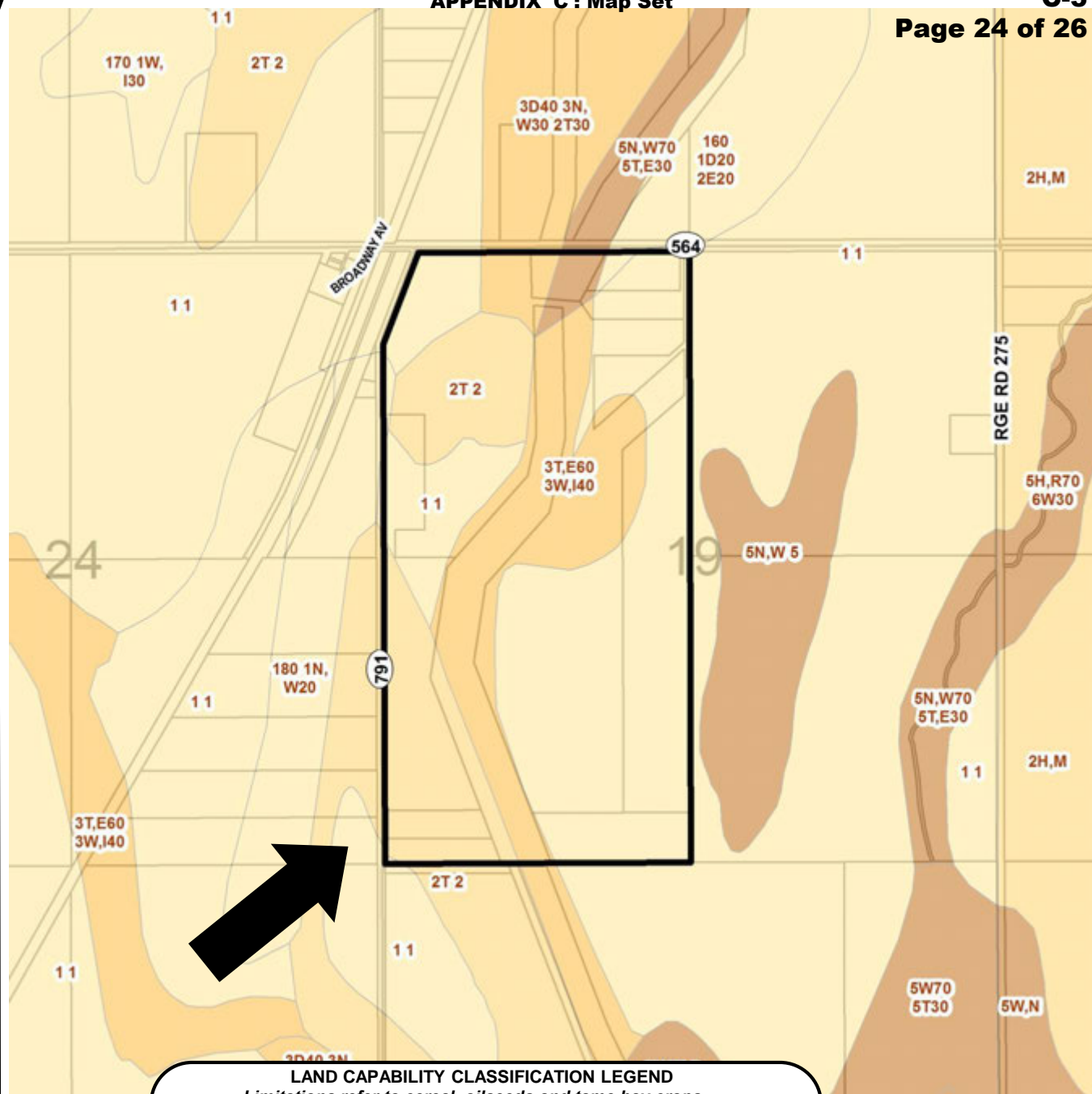
Lot 8&9, Block 1, Plan 0613232, W $\frac{1}{2}$ -19-25-27-W04M

Date: June 21, 2018

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

CLI Class

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

Limitations

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

SOIL MAP



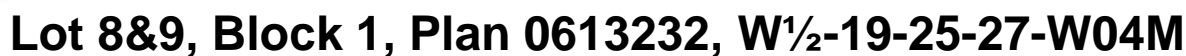
Lot 8&9, Block 1, Plan 0613232, W $\frac{1}{2}$ -19-25-27-W04M

Date: June 21, 2018

Division # 5

File: PL20180055 - 052190127 002

AGENDA
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PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: December 11, 2018 **DIVISION:** 5

TIME: Afternoon Appointment

FILE: 05219002/003/005/006/010/011/012/013/014 **APPLICATION:** PL20150148

SUBJECT: Conceptual Scheme Item – Fairways at Delacour Conceptual Scheme
Note: To be considered in conjunction with Policy Amendment Application (PL20180055)

¹POLICY DIRECTION:

This application was evaluated in accordance with the County Plan, the Delacour Community Area Structure Plan, and the County Servicing Standards and was found to be compliant:

- The proposal is consistent with the policies of Hamlet Development within the County Plan;
- The proposed residential and golf course business would fully comply with the Delacour Community Area Structure Plan if the proposed minor amendment to the Delacour Community Area Structure Plan is approved;
- The proposal meets the Concept Plan requirement outlined in Policy 5.1.c) of the Delacour Community Area Structure Plan;
- The technical studies conclude that the lands are suitable for the proposed development and there are no adverse impacts on adjacent lands. The recommendations of the studies would be implemented at the future subdivision and development permit stages.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Fairways at Delacour Conceptual Scheme that will provide a policy framework to guide future redesignation, subdivision, and development for residential and golf course business development within the Delacour Community Area Structure Plan.

The plan area covers two quarter sections of land located at the southeast junction of Highway 564 and Highway 791. The Plan contemplates a bareland condominium concept with 480 residential lots with various lot sizes to meet different lifestyles, which would surround the existing Canal at Delacour Golf Course. The proposed development would be accessed via the proposed internal roads and new access points along Highway 791 and Highway 564. The development would be serviced by a County piped water system and an on-site communal wastewater treatment system. Wastewater and stormwater would be collected, treated, and reused for golf course irrigation. Pathway and open space provided within the plan area would promote pedestrian connection, provide appropriate buffer to adjacent agricultural lands, and would be owned and managed by the future Condominium Corporation. To support a year round operation of the golf course business, the Conceptual Scheme proposes an expansion of the business area, which would require a minor amendment to the Delacour Community Area Structure Plan. The proposed amendment is addressed in a separate application (PL2018055) and should be considered in conjunction with this application.

¹ Administrative Resources

Xin Deng, Planning & Development Services
Gurbir Nijjar, Planning & Development Services



Administration determined that the application meets the County Plan and the County Servicing Standards, and would be consistent with the Delacour Community Area Structure Plan should the minor amendment be approved.

DATE APPLICATION RECEIVED:	December 18, 2015
DATE DEEMED COMPLETE:	October 24, 2018
PROPOSAL:	To adopt the Fairways at Delacour Conceptual Scheme, which will provide a policy framework to guide future redesignation, subdivision, and development for residential and golf course business development within the Delacour Community Area Structure Plan.
LEGAL DESCRIPTION:	W ½ 19-25-27-W04M
GENERAL LOCATION:	Located at the southeast junction of Highway 564 and Highway 791.
APPLICANT:	Wescott Consulting Group
OWNERS:	McIntosh Tree Farms Inc. and others
EXISTING LAND USE DESIGNATION:	Recreation Business District, Residential Two District, Ranch and Farm District, Ranch and Farm Three District, Farmstead District
PROPOSED LAND USE DESIGNATION:	To be considered at future Redesignation Stage
GROSS AREA:	± 127.58 hectares (± 315.26 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 1 1 – No significant limitation for crop production.</p> <p>Class 2T 2 – Slight limitations for crop production due to adverse topography.</p> <p>Class 3T, E60 3W, I40 - Moderate limitations for crop production due to adverse topography, erosion damage, excessive wetness/poor drainage and flooding.</p>

PUBLIC & AGENCY SUBMISSIONS:

Original circulation (December 31, 2015 – January 21, 2016): The application was circulated to 75 landowners in the area; one letter in support and one letter in opposition were received in response (Appendix 'D'). The Applicant also provided a letter in response to the opposition letter (Appendix 'D').

Re-circulation (June 22 – July 13, 2018) : Three letters in support were received (Appendix 'D').

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

HISTORY:

September 23, 2003 Subdivision application 2003-RV-187 was approved to adjust the boundaries between two existing parcels to create a ± 35.61 acre and a ± 149.76 acre parcel from a ± 24.58 acre and a ± 160.93 parcel.

September 23, 2003 Redesignation application 2003-RV-186 was approved to redesignate a portion of the lands (05219002/012) from Recreational Business District (B-4) and Agricultural Holdings District (AH) to Recreational Business District (B-4) and

Ranch and Farm Three District in order to facilitate a boundary adjustment and redesignation of the Canals of Delacour Golf Course.

- December 31, 2003** Development Permit (2002-DP-10629) for construction of five (5) buildings for the existing 18-hole golf course was issued. This permit included: clubhouse, maintenance building, cart storage building, washrooms, house, and garage.
- December 5, 2002** Development Permit (2002-DP-9843) for Outdoor Participant Recreation Services (18-hole golf course) was issued. It is The Canal at Delacour Golf Course today.
- July 9, 2002** Redesignation application 2002-RV-030 was approved to redesignate the lands (05219002/003) from Ranch and Farm District to:
- a) Recreation Business District in order to facilitate the creation of an 18 hole golf course, clubhouse, and driving range on \pm 161 acres;
 - b) Agricultural Holdings District and Ranch and Farm Three District to accommodate two tree farms of \pm 15 acres and \pm 51 acres respectively;
 - c) Residential Two District in order to facilitate the creation of four residential parcels of \pm 5.56 acres, \pm 4.92 acres, \pm 4.68 acres, and \pm 4.67 acres to accommodate the existing residences.

BACKGROUND:

The hamlet of Delacour was established while railway settlement began 100 years ago and served as the commercial hub for the farm community. The Canal at Delacour Golf Club within the hamlet was approved in 2002 and opened in 2005. The Delacour Community Area Structure Plan was adopted in 2005.

The Fairways at Delacour Conceptual Scheme area consists of the existing golf course, the Western Irrigation District Canal, small agricultural lands, and country residential lands. The site generally slopes inward towards the irrigation canal, which bisects the plan area from south to north. There are two high pressure gas lines crossing the plan area, and no residential development is proposed within the Utility Right of Way.

Adjacent land uses include residential development to the north, small agricultural lands, and small scale hamlet industrial and hamlet commercial lands to the west. The rest of the surrounding lands are primarily agricultural uses.

CONCEPTUAL SCHEME OVERVIEW AND POLICY REVIEW:

The Fairways at Delacour Conceptual Scheme contemplates a bareland condominium concept with 480 residential lots with various lot sizes to meet different lifestyles, which would surround the existing Canal at Delacour Golf Course. The proposed development would be accessed via the proposed internal roads and new access points along Highway 791 and Highway 564. The development would be serviced by a County piped water system and an on-site communal wastewater treatment system. Wastewater and stormwater would be collected, treated, and reused for golf course irrigation. Pathway and open space provided within the plan area would promote pedestrian connection, provide appropriate buffer to adjacent agricultural lands, and would be owned and managed by the future Condominium Corporation. To support a year round operation of the golf course business, the Conceptual Scheme proposes an expansion of the business area, which requires a minor amendment to the Delacour Community Area Structure Plan. The proposed amendment is addressed in a separate application (PL2018055) and should be considered in conjunction with this application.

The Fairways at Delacour Conceptual Scheme was evaluated in accordance with the County Plan and the Delacour Community Area Structure Plan (DCASP).



County Plan

- Policy 9.6** *Development in a hamlet shall be guided by and conform to the adopted area structure plan or conceptual scheme.*
- The subject lands are located within the Delacour Community Area Structure Plan. Specific policies within the Delacour Community Area Structure Plan were considered for evaluation of the application.
- Policy 9.10** *Support hamlets in providing an attractive community and distinct identity, and a high quality built environment.*
- The proposed high-quality, aesthetically pleasing golf course community meets the intent of the policy.
- Policy 9.11** *Encourage a variety of housing forms to be developed in hamlets in order to provide a range of affordability and lifestyle opportunities for county residents.*
- Three major housing types with ten housing forms would be developed within the plan area, which would provide options for residents with various lifestyles and needs. Details are explained in the following sections.
- Policy 9.12** *Support local employment and small business opportunities in hamlets.*
- The proposed golf course business would provide local residents with job opportunities as well as social and recreational opportunities, which meets the intent of the policy.

Delacour Community Area Structure Plan:

Policy 5.1.c) of the Delacour Community Area Structure Plan states that all redesignation and subdivision proposed in the Plan Area must prepare a Concept Plan. The proposed Fairways at Delacour Conceptual Scheme contains the history and existing conditions of the site, the development concept, transportation and servicing strategies, community services, and public consultation, etc. These aspects are explained in detail in the following sections.

Development Concept:

Figure 3 – Land Use Concept of the Delacour Community Area Structure Plan indicates that the subject lands fall within four policy areas: Golf Course Recreational Area, Golf Course Business Area, Golf Course Residential Area, and Hamlet Expansion Area I.

The Fairways at Delacour Conceptual Scheme proposes 480 new residential lots that would surround the existing golf course and the golf course business area. The proposed development concept is generally consistent with Figure 3, if the proposed expansion of the business area is approved.

Policy 5.6.1 *Golf Course Recreation Area*

- i) *the Golf Course Recreation Area as identified on Figure 3 contains the Canal at Delacour Golf Course and it is intended to support recreational uses only.*
 - The existing golf course is located in the identified Golf Course Recreation Area. It has been operating since 2005. It will continue to service the community and residents in the region.

Policy 5.6.2 *Golf Course Business Area*

- i) *the Golf Course Business Area as identified on Figure 3 is intended to contain a golf course clubhouse/banquet room and maintenance facilities associated with the course.*

- The existing club house is located in the identified Golf Course Business Area, which will continue to service the golf course; the proposed Conceptual Scheme intends to expand the Golf Course Business Area further to the south in order to support a year-round business operation of the golf course and to promote community events. This amendment is addressed in a separate application.
- ii) *it is anticipated that these facilities can be accommodated as discretionary uses under the current land use zoning and no change of zoning to commercial would be required.*
 - The existing golf course is designated Recreation Business District (B-4). In accordance with Section 55.4 a) of the Land Use Bylaw, this land use district is no longer available for new redesignation applications. If this application proceeds to the redesignation stage, the proposed expanded golf course business area should be redesignated to Business – Leisure and Recreation (B-LR).
- iii) *it is anticipated that uses in this area be complimentary to and compatible with the Delacour Community Hall.*
 - The expanded golf course business facilities will enhance and stimulate economic development by providing recreational opportunities for the residents in the community, which is complimentary to the Delacour Community Hall.
- iv) *Should a change of land use be required in this area to facilitate the clubhouse/banquet room to a commercial designation the policies outlined in Section 6.0 below would apply.*
 - If the application proceeds to the redesignation stage, the proposed expanded golf course business area would be redesignated to Business – Leisure and Recreation. The policies outlined in Section 6.0 would be considered for evaluation of the application at the future redesignation stage.

Policy 5.3.2 Hamlet Expansion Area I

- ii) *Initial development in Hamlet Expansion Area may be supported by groundwater and communal wastewater.*
- iii) *The suggested average parcel size for residential uses shall be one half acres (1850 m²)*
 - This area has been supporting small lot, single-family or multi-family villa-style developments on parcel sizes of one half acre or less;
 - The Plan contemplates three major housing types: Golf Course Estate Premium, Residential Park Estate, and Estate Villas. Estate Villas would be small lots to support duplex dwellings and would be located in the Hamlet Expansion Area I. Residential development within the Hamlet Expansion Area and Golf Course Residential Area would be serviced by piped water and wastewater. The proposed parcel sizes of Estate Villas are between 228 – 435 sq. m (2,454 – 4,843 sq. ft.). Even though they are smaller than the parcel size suggested in the policy, the proposed servicing would support a higher density of residential development;
 - Overall, the proposal meets the intent of Hamlet Expansion Area I.

Policy 5.6.3 Golf Course Residential Area

- i) *The Golf Course Residential Area can support residential uses provided they are developed in accordance with the General Policies contained in Section 5.1.*

- The proposed Conceptual Scheme meets the General Policies within Section 5.1, and contains the information required for a Conceptual Scheme;
- Three major housing types for the condominium lots are explained and illustrated in the Conceptual Scheme:
 - Golf Course Estate Premium – These are lots adjacent to the existing golf course with a view amenity, low traffic, and larger parcel sizes to accommodate large residential dwellings;
 - Residential Park Estate – These lots are generally based on north-south orientation and walk-out basement opportunities;
 - Estate Villas – These lots are designed to facilitate a duplex configuration with small lot sizes and building footprints, which would provide seniors with an opportunity of “aging in place”.
- The proposed Golf Course Residential Area would be redesignated to Hamlet Residential (4) District and would be assessed at the future redesignation stage.

Table 1: Proposed Housing Types and Parcel Sizes

Residential Housing Type	Number of Lots	Average Lot Frontage	Average Lot Depth	Lot Size Range
Golf Course Premium Estate	130	17.25 m (56.60 ft.)	34.5 m (113.19 ft.)	510 – 684 sq. m (5,489 – 7,362 sq. ft.)
Residential Park Estate	181	15 m (49.21 ft.)	32.6 m (106.95 ft.)	450 – 510 sq. m (4,843 – 5,489 sq. ft.)
Estate Villas	169	10.83 m (35.53 ft.)	26.93 m (88.35 ft.)	228 – 435 sq. m (2,454 – 4,843 sq. ft.)
Total New Lots: 480		Total Population: 1313		

Transportation:

The Plan area is currently accessed through three access points off Highway 791 and three access points off Highway 564. The Conceptual Scheme proposes to construct two new accesses along Highway 791 (approaches #2 and #4 – refer to Transportation Network in map set [Appendix ‘C’]) and remove two existing accesses (Approaches #1 and #5 – refer to Transportation Network in map set [Appendix ‘C’]).

Existing approaches #6 and #7 along Highway 564 belong to the Western Irrigation District (WID), and those would remain. The eastern access (approach #8) would be widened by consolidating a strip of land from the adjacent landowner in the east to become a county standard approach and to facilitate road construction.

A Traffic Impact Assessment (TIA) was received, prepared by D&A Paulichuk Consulting Ltd. The report recommended that: 1) the intersection of Highway 564 and northeast access point be upgraded to Type II A intersection with an exclusive right turn lane; 2) the intersection of Highway 564 and Highway 791 be upgraded to a Type II intersection with partial illumination, and that an exclusive right turn lane would be warranted in the long term; and 3) the intersection of Highway 791 and south west access point be upgraded to a Type I intersection in the future. The above recommendations would be implemented at the future development phases and through future updates to the TIA.



- Policy 10. a) All new residential roads will be constructed to a paved standard as outlined in the MD of Rocky View's Development Standards and should provide linkage to adjacent parcels in an effort to reduce direct access location onto the highway system.*
- The proposed internal roads would be constructed to paved standards in accordance with the County Servicing Standards. As the Conceptual Scheme proposes a Bareland Condominium ownership structure, all Road Right of Way areas should be common property owned and maintained by the future Condominium Corporation;
 - As the subject lands are bisected by the Western Irrigation District (WID) canal, the Developer negotiated with the Western Irrigation District and received their consent on construction of access crossing. The crossing would facilitate both vehicle and pedestrian linkage within the development area.
- Policy 10. b) Broadway Street is considered to be the main collector road through the Hamlet of Delacour, connecting Highway 791. There will be no new direct access considered on to Highway 791 for the Hamlet.*
- The Conceptual Scheme proposes to construct a new access along Highway 791 and reclaim the southern access off Highway 791. Alberta Transportation has no objection to the proposal.
- Policy 10. c) Applications for subdivision or development within the Plan Area are required to obtain approvals from Alberta Infrastructure and Transportation in accordance with the Subdivision Regulations.*
- The proposed transportation network and the Traffic Impact Assessment were approved by Alberta Transportation. Alberta Transportation requires that an additional 9.6 meters be dedicated along the east side of Highway 791 by Caveat to facilitate future Highway 791 widening (the timing for road widening is unknown yet). The Conceptual Scheme proposes that a strip of land along the east side of Highway 791 be used as pathway to facilitate potential road widening;
 - At the future subdivision stage, the Developer would be required to obtain a Roadside Development Permit from Alberta Transportation for the implementation of any upgrades to the provincial highway network, such as the paving of Highway 791 between Highway 564 and the site access, as well as all necessary intersectional improvements.

Utility Servicing:

- Policy 12.a) Street lighting is not required in the residential area.*
- Street lighting would not be contemplated in the residential area.

Policy 5.1

- c) vi) Servicing strategy demonstrating suitability for the land for individual water and wastewater services, provisions for connections for future tie in to piped regional services, methods of handling household waste materials, and methods of recycling.*
- The proposed development would be serviced by piped water in connection with County water system, and by a communal wastewater treatment and disposal system. Wastewater and stormwater within the plan area would be collected, treated, and reused for golf course irrigation.
 - County Policy & Servicing Standards generally require that communal servicing systems (storm, water and wastewater) be eventually turned over to the County. Given that the proposed wastewater and stormwater systems are to be located on private lands (golf course) and are integral to the long term operation of those

lands, it was determined that the franchised utility model was most appropriate for this development proposal. The Franchise Agreement provides the County the ability to take control of the systems should the utility corporation be in default. The proposed water distribution system is to be directly tied into the County's potable water system; further discussion is to be had to confirm if the potable water systems within the development are to be turned over to the County or if they are also to be included under the purview of the Franchised Utility Provider.

- The proposed Condominium Corporation is to own and control the road allowances and open spaces within the development area. The golf course operator is expected to own and manage the proposed utility corporation (storm, water and wastewater)

Water:

The proposed development would be serviced by piped water through connection of County's Conrich Transmission Main water line. The main water line is currently located along Range Road 281. The Conceptual Scheme proposes to extend the water line to the development area, and to construct underground water reservoirs, a pump station, a water distribution system and a hydrant system to service the proposed development. As the Developer proposes to operate the water distribution system, the Developer would be required to create a Utility Corporation and enter into a Franchise Agreements with the County for the operation and maintenance of the water distribution system.

The County's Graham Creek Water Treatment plant is sized to provide approximately 4,000 m³ of potable water supply per day and services the East Balzac and Conrich areas. The Developer provided a Preliminary Design Brief for the proposed Potable Water and Wastewater Systems, prepared by the SD Consulting Group in 2017. At this time, the estimated water demand of 410 m³ per day is within the capabilities and capacity of the County's Graham Creek Water Plant. It is noted that the proposed development is outside of an identified service area for the Conrich Transmission Main and Graham Creek Water Treatment plant as identified in the County's Water & Wastewater Levy Bylaw. If the development proceeds to the subdivision stage, the Developer would be required to re-assess the available capacity at the Graham Creek Water Treatment plant and the Conrich Transmission Main to determine whether they could accommodate the proposed development, taking into consideration the other build-out areas within the County (such as East Balzac, Conrich & Omni). Should further improvements to the County's water system outside of those outlined in the County's Water and Wastewater Levy Bylaw be warranted, the Developer would be responsible for the implementation of the improvements at the future subdivision stage.

Wastewater:

The proposed development would be serviced by a community wastewater treatment and disposal system, as connection with a regional wastewater system is not available. The proposed wastewater system comprises of three components:

1. Wastewater Collection – Wastewater from each home would follow by gravity to the community septic tanks located throughout the development, then liquid effluent would be pumped to the treatment site.
2. Wastewater Treatment – liquid effluent would be treated by using Orenco's AdvanTex Technology. A similar system is currently constructed in the County at the Silverhorn Development and the Spring Hill RV Park.
3. Wastewater Disposal – following wastewater treatment and disinfection, effluent would be pumped or gravity fed to on-site storage ponds for reuse on the golf course. The treatments would exceed treatment standards required by Alberta Environment in their "Guidelines for Municipal Wastewater Irrigation", New storage ponds would be constructed on

the golf course to which effluent would be conveyed during the winter. (Refer to Wastewater and Stormwater System map in Map Set [Appendix 'C'])

Currently, the golf course requires approximately 172,750 cubic meters of water per year. At full build-out, the effluent would provide up to 145,470 cubic meters of water. The proposed integrated irrigation strategy would reduce water demand from the Western Irrigation District and would provide a more stable water supply for irrigation purposes. As the Developer proposes to own and operate the wastewater system to control the quantity and quality of wastewater, the Developer would be required to create a Utility Corporation and enter into a Franchise Agreement with the County for the operation and maintenance of the collection, treatment and disposal systems. At the future subdivision stage, the Developer would be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of construction, operations, maintenance and replacement of the wastewater treatment plant and effluent disposal systems. The Developer indicated that, at the future subdivision stage, they would obtain all required permits and licenses from Alberta Environment and Parks (AEP) for the design, construction, and operation of the proposed Waste Water Treatment Plant (WWTP). The quality of the treated wastewater would exceed the standard of AEP in order to protect the golf course.

The proposed community wastewater treatment system would be enclosed with a fence and located in the center of the existing golf course. It is noted that it is less than 300 meters from the nearest proposed residential lots. Section 12 of the MGA Subdivision and Development Regulation requires a setback of 300 meters between an operating wastewater treatment plant and residential lots. It also states that the Subdivision Authority shall not approve residential development within the 300 m setback of the wastewater treatment plant, unless written consent is received from Alberta Environment and Parks. As the proposed wastewater treatment process is entirely underground and does not have an open water surface that warrants the large setback, variance to the setback requirement could be considered. At the future subdivision stage, if the proposed subdivision application is approved, Council would give Administration permission to work with the Developer to obtain written consent from Alberta Environment and Parks (AEP) on setback variance. Usually AEP would not refuse the request, given the application is approved by the local municipality and the required documents are provided.

Stormwater:

The proposed stormwater system is designed to provide assured water supply for golf course irrigation, and to manage stormwater and waste water to ensure no off-site discharge to the Western Irrigation District. The Developer submitted a Sub Catchment Drainage Plan, prepared by Westhoff Engineering Resources Inc., which concludes that the proposed stormwater ponds are sufficient to accommodate stormwater runoff and treated wastewater effluent. The Developer would be required to create a Utility Corporation and enter into a Franchise Agreement with the County for the operation and maintenance of the stormwater management system.

Policy 11.b) Applications for subdivision and development within the Plan Area require the preparation of a stormwater management plan to the satisfaction of the Municipality to address stormwater on both a local and regional service basin level.

- A Sub Catchment Drainage Plan was received. A detailed Stormwater Management Plan would be provided at the future subdivision stage for each development phase.

Shallow Utilities:

Policy 12.d) Shallow utilities will continue to be provided by the current service companies and must be extended at the sole cost of the developer when subdivision occurs.

- Shallow utilities would be determined at the subdivision stage in consultation with the applicable utility provider, and in accordance with the County Servicing Standards.

Environmental Reserve

Significant environmental areas, such as wetlands and tree stands, are located in the existing golf course and would be continuously protected and managed by the golf course. There are no environment areas that qualify as environmental reserve in the proposed development area. Therefore, the Conceptual Scheme does not propose the dedication of environmental reserve.

Open Space/Pathway

Green space and integrated walking paths are considered in the plan to provide pedestrian linkage within the development area, promote recreational opportunities, and provide appropriate transition between the golf course, the residential area, and agricultural land. As the proposed development would be a gated community, the open space and pathways would be privately owned and managed by the future Condominium Corporation, which means the public cannot use the proposed pathways. However, in accordance with the County Parks and Open Space Master Plan, future public pathway could be achieved by developing the service roads along the existing canal, which would connect the existing pathway along the canal in the City of Chestermere.

Municipal Reserve

Total development area is ± 48.82 hectares (± 120.64 acres), which excludes the existing golf course and irrigation. Therefore, municipal reserve owing is ± 4.88 hectare (± 12.06 acres), 10% of the development area.

Policy 9.2. a) Dedication of Municipal Reserve, either by cash-in-lieu of land, deferred reserve caveat, or by physical dedication of land, or combination of same, in the Plan Area shall be determined by the Municipality in accordance with the policies in this Plan.

- As the proposed open space and pathways would be privately owned within the gated community, Municipal Reserve owing of ± 4.88 hectares (± 12.06 acres) would be provided by cash-in-lieu payment at the future subdivision stage.

Agricultural Boundary Protection

The Agricultural Boundary Design Guidelines were considered during the preparation of the Conceptual Scheme. Landscaping, buffers, and fencing would be implemented in the development area to mitigate potential conflict between the agricultural and non-agricultural community.

Open space/pathways along a decorative 4' solid fence would be constructed along the west and south boundary of the plan area. Buffers (refer to internal roads) along a 4' chain link fence would be constructed along the entire east boundary of the plan area. Where residential units would be directly adjacent to the agricultural land, a 3 m wide landscaped open space plus 4' chain link fence would be constructed to provide visual mitigation. The proposed chain link fence was requested by the adjacent landowner to the east who is operating farming business. He believes that the chain link built between agricultural land and the development would provide natural surveillance and prevent inappropriate trespassing and littering.

Solid Waste Management:

A comprehensive Solid Waste and Recycling Management Strategy would be provided at the future subdivision stage. The document would address construction, and commercial and residential need, and would incorporate LEED principles (Leadership in Energy and Environmental Design). The strategy would be implemented by the future Condominium Corporation.

Emergency Services

Policy 13. a) Police services to the area structure plan area would be provided by the RCMP Detachment in at Strathmore, Airdrie and Bieseker and the Special Constables of Rocky View County.

- The Developer would consult with the County Emergency Services and provide a safe neighborhood strategy at the future subdivision stage.

Policy 13. b) The Plan Area is in the area of the Municipal District which is serviced by the City of Calgary EMS station and fire hall.

- Rocky View County Fire Services verified that they would respond to fire requests in the Delacour area. The Developer would consult with the County Fire Services to prepare and implement a fire smart strategy and provide a Construction Emergency Response Plan at future subdivision stage.

Geotechnical Investigation:

The Developer provided a Shallow Subsoil and Groundwater Site Investigation, prepared by Almor Testing Services in 2016. The Assessment evaluates the subsurface soil and groundwater conditions within the plan area and provides preliminary geotechnical recommendations for the design and construction of site grading, underground services, residential concrete foundations and asphaltic concrete pavement structures. The findings of the report indicate favorable subsurface and soil conditions to support the proposed development. At the future subdivision stage, the Developer would be required to provide an updated report for the proposed phase of development for incorporation into the detailed design of the development.

Architectural and Landscape Design

To maintain a high-quality, aesthetically pleasing, and harmonious community, Architectural and Landscape Design Guidelines would be provided at the subdivision stage and implemented throughout the development process.

Alberta Culture Historic Resources:

An Archaeological and Historical Assessment was completed in November 2002 and submitted to Alberta Culture Historical Resources for review. There did not appear to be any known natural, paleontological, archaeological, traditional, or historic sites recorded within the plan area.

Public Consultation

In February 2013, a community meeting was hosted at The Canal at Delacour Golf Course to discuss with the community their vision of the Fairways at Delacour. Upon completion of the preliminary draft concept plan, a second community meeting was hosted in October 2015 to present the draft concept plan to residents of the hamlet of Delacour; approximately 45 residents attended the meeting, and residential density and servicing options were presented for community comment. As the proposed conceptual scheme has not been changed since the two open house where held in 2013 and 2015, the Applicant felt that it is not necessary to host a third open house. Administration re-circulated the application to adjacent landowners from June 22 - July 13, 2018, and posted the conceptual scheme on the County's website for public review. No responses were received during the latest circulation.

CONCLUSION:

The Fairways at Delacour Conceptual Scheme was evaluated in accordance with the County Plan, the Delacour Community Area Structure Plan, and the County Servicing Standards, and, should the minor amendment to the Delacour Community Area Structure Plan be approved, was found to be



consistent with the policies within those documents. The technical studies conclude that the subject lands are suitable for the proposed development, and the recommendations of the studies would be implemented at the future development stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7833-2018 be given first reading.
 Motion #2 THAT Bylaw C-7833-2018 be given second reading.
 Motion #3 THAT Bylaw C-7833-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7833-2018 be given third and final reading.
- Option # 2: THAT application PL20150148 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

XD/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7833-2018 and Schedule A (Fairways at Delacour Conceptual Scheme)
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>Alberta Transportation conducted a Functional Planning Study for Highway 791, which concluded that Highway 791 will remain on its current alignment in the vicinity of the plan area in the long term, and will require twining.</p> <p>To accommodate the future twining of Highway 791, an additional 9.6 meters of right of way is required along the east boundary of the Highway. This right of way will not be purchased at this time, and will be protected with appropriate development setbacks.</p> <p>Due to future development traffic volumes on Highway 791, paving will be required between Highway 564 and the residential access. Attached are some typical cross-section showing an urban standard within a 20 meters right of way. These are only examples and would have to be refined through additional detailed design and further discussion with Rocky View County and the developer.</p> <p>Intersection construction on Highway 564, paving Highway 791, and any supporting infrastructure such as illumination, signage, storm drainage facilities, etc. that may be required to support the proposed development are to be completed at no cost to Alberta Transportation.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Applicant must obtain Historical Resources Act approval prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance system.
Alberta Energy Regulator	No response.

AGENCY	COMMENTS
Alberta Health Services	<p>AHS supports connection to Alberta Environment-approved municipal or regional drinking water and wastewater systems. If the proposed development will not be connected to a municipal or regional water system services, AHS wishes to be notified.</p> <p>Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment standards and regulations.</p> <p>Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor in an approved manner.</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>Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003.</p>
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines may be performing an upgrade on the pipeline in this area. Until the pipeline upgrade can be confirmed, any pipeline alterations necessary to accommodate this development will be borne by the developer/owner. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. 4. Road crossing are subject to engineering review and approval 5. Parking and/storage is not permitted on ATCO Pipelines pipelines and/or rights of way. 6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipelines to any building. 7. Any changes to grading that alter drainage affecting ATCO Pipelines right of way or facilities must be adequate to allow for ongoing access and maintenance activities. 8. Any revision or amendments to the proposed plans must be re-circulated to ATCO Pipelines for further review.

AGENCY	COMMENTS
AltaLink Management	No response.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta
Telus Communications	We need Utility Right of Way (URW) at the above location for future use. They do not have permission to remove or relocate TELUS cables and facility at that location.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Rocky View Gas Co-op	<p>The comments listed below are only intended to advise the make aware that the Developer shall be responsible for all costs concerning natural gas supply to the above potential subdivision.</p> <ol style="list-style-type: none"> 1. Should the subdivision require natural gas servicing, the Developer shall make application to Rockyview Gas Co-op. The required information for natural gas servicing will be discussed at time of application. 2. Existing Rockyview Gas Co-op Utility Right of Way (URW) concerning the said lands shall remain in effect, according to the Land Titles Act. Each new lot/parcel or common property shall have a new URW registered. 3. The Developer must provide a URW for the placement of gas mains and/or above ground structures. 4. The Developer shall pay for the installation of the natural gas mains. 5. The Developer shall pay for any alternations to the natural gas distribution system if required. 6. The Developer shall pay for the cost of system upgrades. Upgrades could include a Regulating, Metering and Odorization (RMO) Station.
CN Railway	No comments or objections.
Western Irrigation District (WID)	<p>The Western Irrigation District appreciates the opportunity to provide comment on the proposed development given its proximity to the WID canal and potential impacts that could arise.</p> <p>The WID's acceptance is conditional on the development meeting the following specific requirements as identified in the reports namely:</p> <ol style="list-style-type: none"> 1) Maintaining an ongoing agreement with adjacent lands to provide a secondary outlet to ensure no discharge to WID canal (Pg. 2 Westhoff Engineering Resources, March 14th, 2017)

AGENCY	COMMENTS
	<p>2) Construct berms on the WID right-of-way boundary to ensure no discharge to WID canal (Pg 26 Westhoff Engineering Resources, January 6th, 2017)</p> <p>3) Detailed landscaping plan be submitted to the WID for approval prior to construction of area noted as "Pathway/Trails/Open Space (Wescott Consulting Group, March 9th, 2017).</p> <p>4) Maintenance of a minimum of 15 m setback from canal right-of-way for fencing and a minimum of 21m setback for structures and buildings</p> <p>That the crossing of the WID canal needs to comply with WID standards, be designed to meet the flow requirements determined by the WID and that the proponent enter into a crossing agreement with the WID prior to commencing construction.</p>
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	Because this parcel falls within the Delacour Area Structure Plan, Agricultural Services has no concerns. The Ag Boundary design Guidelines will play a critical role in buffering non-agricultural and agricultural land uses. The guidelines will help mitigate areas of concern including: trespass, litter, pets, increased traffic, noise and concern over fertilizers, dust & normal agricultural practices.
Rocky View Recreation Board	No comments or concerns.
<i>Internal Departments</i>	
Legal and Land Administration	<p>Provision for open space and pedestrian accommodation has been identified in the Fairways at Delacour Conceptual Scheme. Provision for public access to common lands is recommended for consideration.</p> <p>As the Conceptual Scheme encompasses creation of a bare land condominium; it is recommended to taking cash in lieu of reserve dedication be provided for all reserves affecting the lands subject for redevelopment within the plan area. Consideration for deferral of reserves to future development results an excessive surplus of reserve land allocation exceeding land requirements for park, open space and active transportation needs. Therefore taking cash in lieu is recommended.</p>
Development Authority	No response.
Bylaw and Municipal Enforcement	No concerns.
GeoGraphics	No response.

AGENCY	COMMENTS
Building Services	No response.
Emergency Management	<ul style="list-style-type: none"> • We will require that all structures built on site have sprinklers installed to NFPA standards; • Non-combustible siding and roofing materials are used; • Fire Smart Community strategies are in place; • Details on the water systems and its capabilities to provide water for firefighting. A water system may be required for any development on site; • The proposed Community Water System must be registered with Fire Underwriters Survey (FUS) and be able to meet FUS requirements for providing water for Fire Fighting; • The water flow for firefighting must meet the requirements of the hazards proposed on site. The submission does not adequately address the requirements for the 28 unit condominium; • Additional accesses to 791 and to the road access in NW 18 25/27 W4. Upgrades to the roads and bridges over the WID may also be required to support fire apparatus; • Other requirements may be necessary as more information is received.
Planning & Development Services - Engineering	<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; • It is to be noted that the applicant is proposing a Bareland Condominium concept and ownership structure. As a condition of future subdivision, the applicant will be required to create a Condominium Corporation, in accordance with the requirements of the Condominium Property Act; • County Policy & Servicing Standards generally require that communal servicing systems (storm, water and wastewater) be eventually turned over to the County. Given that the proposed wastewater and stormwater systems are to be located on private lands (golf course) and are integral to the long term operation of those lands, it was determined that the franchised utility model was most appropriate for this development proposal. The Franchise Agreement provides the County the ability to take control of the systems should the utility corporation be in default. The proposed water distribution system is to be directly tied into the County's potable water system; further discussion is to be had to confirm if the potable water systems within the development are to be turned over to the County or if they are also to be included under the purview of the Franchised Utility Provider • As a condition of future subdivision, the applicant will be required to create a utility corporation and enter into

AGENCY	COMMENTS
	<p>Franchise Agreements with the County for the control, operation and maintenance of the wastewater treatment, stormwater and water distribution systems;</p> <ul style="list-style-type: none"> • The proposed Condominium Corporation is to own and control the road allowances and open spaces within the development area. The golf course operator is expected to own and manage the proposed utility corporation (storm, water and wastewater) • As the subject lands are bisected by the WID canal, the application and supporting stormwater management study for the development was circulated to the Western Irrigation District for their review and comment. The WID has reviewed the overall concept and stormwater management strategy for the development and has no further concerns at this time. At time of subdivision and detailed design, further consultation with the WID may be required; • As a condition of future subdivision, the applicant will be required to provide a landscaping plan for all open space and recreational areas to the satisfaction of the County's Municipal Lands department. As the applicant is proposing a Bareland Condominium concept and ownership structure, all open areas will be required to be common property owned and maintained by the Condominium Corporation; • As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of underground shallow utilities; • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing 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. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant provided a Shallow Subsoil and Groundwater Site Investigation for the Fairways at Delacour development prepared by Almor Testing Services dated December 2016. The assessment evaluated the subsurface soil and groundwater conditions within the project boundaries and provides preliminary geotechnical recommendations for the design and construction of site grading, underground services, residential concrete foundations and asphaltic concrete pavement structures. The findings of the report indicate favorable subsurface and soil conditions to support the proposed development; • At time of detailed design, the applicant will be required to

AGENCY	COMMENTS
	<p>implement the recommendations made in the Geotechnical Investigation prepared by a Shallow Subsoil and Groundwater Site Investigation for the Fairways at Delacour development prepared by Almor Testing Services dated December 2016 into the detailed design of the development infrastructure;</p> <p>As a condition of future subdivision, the applicant may be required to provide an updated report or conduct further geotechnical testing within the boundaries of the proposed phase of development for incorporation into the detailed design of the development.</p> <p>Transportation:</p> <ul style="list-style-type: none"> • As per comments received from AT, the applicant will be required to implement all necessary improvements to the highway network such as the paving of Highway 791 between Highway 564 and the site access as well as all necessary intersectional improvements as a condition of future subdivision; • The applicant provided a TIA for the proposed Canal at Delacour Residential Development prepared by D&A Paulichuk Consulting Ltd. dated January 15, 2016. The TIA takes into consideration the existing background traffic and evaluates the impacts of the proposed development onto the adjacent highway network (Highway 791 and 564) and provides a recommended upgrade at the intersection of Highway 791 and 564 (Type IIa and partial illumination). The TIA also provides recommendations for the intersections configurations to be implemented at the site access locations onto the highway network; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time. At that time, the applicant may be required to provide an updated TIA specific to the proposed phase of development assessing the offsite impacts of the proposed phase; • It is to be noted that the current rail crossing at Highway 564 is a signalized crossing (with warning flashers) however all future TIA updates shall also consider the adequacy of the existing rail crossing on Highway 564 • As the applicant is proposing a Bareland Condominium concept and ownership structure, all ROW areas will be

AGENCY	COMMENTS
	<p>required to be common property owned and maintained by the Condominium Corporation;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to obtain a Roadside DP from AT for the implementation of any upgrades to the provincial highway network; • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed: <ul style="list-style-type: none"> ○ It is to be noted that the applicant shall be responsible for any ROW acquisitions (if required) required to support the proposed development. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> • As per the Conceptual Scheme, the applicant is proposing to utilize a communal wastewater treatment and disposal system that will be designed to service the entire development and be capable of expansion in the future. The wastewater collection system is proposed to consist of a combination of pressurized/gravity sewers tied to communal septic tanks required for primary treatment (settling of solids). Wastewater will then be conveyed to the WWTP which consists of an AdvanTex Technology (AX Max treatment system) developed by Orenco and an ultraviolet (UV) disinfection unit. Treated effluent is then pumped through various constructed wetlands to two (2) new stormwater wet ponds to be constructed on the golf course property and then pumped to the main irrigation ponds. The new stormwater ponds to be constructed on the golf course shall be sized for adequate winter/off season storage. It is to be noted that the Silverhorn Development in Bearspaw as well as the Spring Hill RV Park (north of Cochrane) both utilize a similar wastewater treatment system (Orenco); • It is to be noted that the stormwater management plan prepared by Westoff Engineering Resources Ltd. has taken into consideration flows from the WWTP when sizing and providing the overall stormwater/water management concept for the proposed development; • The conceptual scheme takes into consideration the water quality of the irrigation supply (combination of stormwater, wastewater effluent and WID water intake) and states that the proposed treatment system will exceed AEP requirements (Guidelines for Municipal Wastewater Irrigation (April 2000)). The routing of the treated effluent through the constructed wetlands will provide further treatment prior to flows entering the onsite wet ponds; • The Conceptual Scheme is estimated a build out population

AGENCY	COMMENTS
	<p>of about 1350 residents with an estimated wastewater flow projection of 410 cubic meters per day. The projections provided align with typical residential flows seen in other similarly developed areas in the County and align with the County's Water & Wastewater Facilities By-law;</p> <ul style="list-style-type: none"> • As the applicant is proposing to own, maintain and operate the proposed wastewater system to control the quantity and quality of water as it is to be used for the irrigation of the golf course, as a condition of future subdivision, the applicant will be required to create a Utility Corporation and enter into a Franchise Agreements with the County for the operation and maintenance of the collection, treatment and disposal systems; • At time of subdivision, the applicant will be required to register a utility ROW over the proposed irrigation areas (golf course) to ensure these areas are not redeveloped as they are integral to the function of the effluent disposal system. These UROW areas will be further defined in the Franchise Agreement to be entered into by the applicant; • As per the development concept, a relaxation to the setback distances for the WWTP will be necessary as residences have been proposed within 300m of the WWTP (proposed relaxation is approx. 200m). Closer setbacks may be supported by the County provided that the County is comfortable with the level of wastewater treatment and potential odors produced from the WWTP. The applicant has indicated that the treatment process is to be underground and fenced area. As a condition of future subdivision, the applicant will be required to obtain approvals from AEP (via County application) for the development of phases within the setback area as defined by AEP guidelines; • As a condition of future subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of construction, operations, maintenance and replacement of the wastewater treatment plant and effluent disposal systems; • As a condition of subdivision, the applicant will be required to obtain all required permits and licenses from AEP for the design, construction and operation of the WWTP; • As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, for the proposed wastewater collection, treatment and disposal systems and enter into a Special Improvements Development Agreement with the County for the construction of the said infrastructure; • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary

AGENCY	COMMENTS
	<p>easements and ROWs for all proposed wastewater infrastructure</p> <ul style="list-style-type: none"> The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed wastewater treatment system. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per the Conceptual Scheme, the applicant is proposing to construct an underground storage reservoir at the southwest corner of the subject lands and construct new transmission main tying into the existing Conrich Transmission Main (located on RR 281 – approx. 2km to the west of the subject lands) to service the proposed development. The Conceptual Scheme estimates a build out population of 1350 residents with an estimated water demand of 410 cubic meters per day; The applicant provided a Preliminary Design Brief for the proposed Potable Water and Wastewater Systems for the proposed development prepared by the SD Consulting Group dated May 22, 2017. The design brief provides an overview of the water and wastewater systems necessary to support the proposed development; The County's Graham Creek Water Treatment plant has been sized to provide approx. 4000 m³ of potable water supply per day and services the East Balzac and Conrich areas. At this time, average daily demand for the East Balzac area is approx. 800 m³ per day and limited users (CN Business Park) in the Conrich area. At this time, the estimated water demand of 410 cubic meters per day is within the capabilities and capacity of the County's Graham Creek Water Plant; It is to be noted that the proposed development is outside of an identified service area for the Conrich Transmission Main and Graham Creek Water Treatment plant as identified in the County's Water & Wastewater Levy Bylaw. At time of future subdivision, the applicant will be required to re-assess the available capacity at the Graham Creek Water Treatment plant and the Conrich Transmission Main to provide the necessary capacity to the proposed development taking into the consideration the build-out of the other areas within the County (East Balzac, Conrich & Omni). Should further improvements to the County's water system outside of those outlined in the County's Water and Wastewater Levy Bylaw be warranted, the applicant will be responsible for the implementation of the improvements as a condition of future subdivision; At time of future subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of the operation, maintenance

AGENCY	COMMENTS
	<p>and replacement of the potable water pump station and reservoir</p> <ul style="list-style-type: none"> • As the applicant is proposing a Bareland Condominium concept and ownership structure, as a condition of future subdivision, the applicant will be required to create a Utility Corporation and enter into a Franchise Agreements with the County for the operation and maintenance of the water distribution system; • At time of subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement for the construction of the following infrastructure: <ul style="list-style-type: none"> ○ Underground storage reservoir; ○ Pump station; ○ Proposed 200mm service line from the Conrich Transmission Main to the proposed underground storage reservoir; ○ Pump station to providing adequate pressure to supply water to the proposed underground storage reservoir (if applicable); and ○ Water distribution and hydrant system; • It is to be noted that the pump station and underground storage reservoir shall be designed to provide an adequate supply potable water to the development area and meet the required volume/flow requirements in accordance with the County's Fire Hydrant Water Suppression Bylaw (C-7152-2012), Servicing Standards and all other applicable codes (ABC and NSF); • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure; • As a condition of future subdivision, the applicant will be required to provide payment of the County's Water & Wastewater Offsite Levy in accordance with the applicable levy at time of subdivision approval, for the use of the County's water distribution infrastructure. As the proposed development is outside of the identified services areas, the components of the levy that will be applicable to this development will be determined at time of subdivision; • The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed water distribution system; • It is to be noted that the proposed reservoir and pump station is required to be located on a Public Utility Lot.

AGENCY	COMMENTS
	<p>Stormwater Management:</p> <ul style="list-style-type: none"> • The applicant provided a Sub Catchment Drainage Plan for the Fairways at Delacour Development prepared by Westoff Engineering Resources dated April 04, 2017. The stormwater management concept consists of a series of interconnected ponds throughout the golf course property to safely manage stormwater from the proposed development. The storm ponds within the golf course also accept the treated effluent from the WWTP which is then used to irrigate the golf course. ES has reviewed the report and its findings and has no further concerns with the proposal; • As per the stormwater management concept, the proposed stormwater management infrastructure is primarily located on the golf course property with the exception of a few linear and small ponds which are to be located within the proposed open space. As the system is to be located on private property (golf course and open space to be owned by the future condo association), as a condition of future subdivision, the applicant will be required to provide a blanket access and utility easement across all of the golf course property and open space to allow the County to legally access the stormwater ponds in case of emergency. The stormwater management system is to be completely operated, maintained and owned by the golf course operator and/or future Condominium Corporation; • As the applicant is proposing to own, maintain and operate the proposed stormwater management system which relies on the irrigation of the golf course, as a condition of future subdivision, the applicant will be required to create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the stormwater management system; • It is to be noted that the applicant shall be responsible for any ROW additional acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds and related infrastructure; • As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for the proposed ponds including all related stormwater infrastructure in accordance with all applicable watershed management plans, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater management infrastructure;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide verification of registration from AEP under EPEA for the proposed stormwater management system; As a condition of future subdivision, the applicant will be required to prepare an Erosion and Sediment control plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The applicant conducted an Archaeological and Historical Assessment, prepared by Lifeways of Canada Ltd. dated November 2002, taking into consideration any historical or environmental significance onsite and concluded that no known natural, paleontological, archaeological, traditional or historic sites exist within the subject lands. Prior to entering into any Development Agreement with the County, the applicant will be required to obtain clearance under the Alberta Culture & Tourism Act; As the subject lands have been previously disturbed through the development of the existing golf course and aerial imagery does not indicate that wetland exist on the subject lands, ES has no further requirements at this time; As a condition of future subdivision, the applicant may be required to conduct a Biophysical Impact Assessment (BIA), prepared by a qualified professional, providing a desktop and field assessment of the subject lands to identify any value ecosystems or areas of environmental significance in accordance with the BIA framework contained within the County Servicing Standards. Should wetland or areas of environmental significance be identified, the applicant will be required to obtain all necessary approvals from AEP under the Water Act prior to entering into any Development Agreement with the County.
Transportation Services	County is already receiving dust complaints from area neighbors, would suggest adding this item to the next Alberta Transportation (AT)/RVC meeting to discuss requiring an upgrade of this portion of SH 791 (Secondary Highway) to a paved standard
Capital Project Management	No concerns.
Utility Services	No concerns.

Circulation Period: December 31, 2015 – January 21, 2016



BYLAW C-7833-2018

A Bylaw of Rocky View County

Known as the Fairways at Delacour Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7833-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT the “Fairways at Delacour Conceptual Scheme” be adopted, to provide a framework for subsequent redesignation, subdivision, and development within W ½ 19-25-27-W04M, consisting of an area of approximately ± 127.58 hectares (± 315.26 acres), as defined in Schedule ‘A’ which is attached to, and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7833-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 05

File: 05219002/003/005/006/010/011/012/013/014 / PL20150148

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7833-2018

A Conceptual Scheme affecting the area W ½ 19-25-27-W04M, consisting of an area of approximately ± 127.58 hectares (± 315.26 acres), herein referred to as the Fairways at Delacour Conceptual Scheme.

FAIRWAYS AT DELACOUR CONCEPTUAL SCHEME

ROCKY VIEW COUNTY
OCTOBER 2018



FAIRWAYS AT DELACOUR CONCEPTUAL SCHEME

Within the

W ½ Sec. 19-25-27-4

ROCKY VIEW COUNTY

PREPARED FOR

MCINTOSH TREE FARMS Inc.

BY

Robert Wescott, B.Sc. AICP

Wescott Consulting Group Ltd.

Revised October 2018

**FAIRWAYS AT DELACOUR CONCEPT SCHEME
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1.0 INTRODUCTION

The Fairways at Delacour Conceptual Scheme is a non-statutory plan, that is being prepared in accordance with the requirements of Section 9.7 of the Rocky View County Plan (Bylaw C-7280-2013 in which '*All new commercial or industrial or multi-lot residential subdivisions proposed within the Hamlet shall require the preparation of a subordinate plan to the area structure plan or conceptual scheme*').

In addition to the requirements of the Rocky View County Plan the conceptual scheme is being prepared in accordance with guiding principles, objectives and policies as stipulated in the 'Delacour Community Area Structure Plan'.

1.1 Plan Location and Ownership

The subject lands (as shown in *Figure 1 Plan Area*) are situated east of Secondary Highway #791 and south of Secondary Highway #564 approximately 6 miles east of the City of Calgary and are legally described as:

- Lot 1, Block 1, Plan 0311367 containing 2.24 Hectares (5.54 Acres) More or Less. (Robert Douglas McIntosh).
- Lot 2, Block 1, Plan 0311367 containing 2.24 Hectares (5.02 Acres) More or Less. (Robert Douglas McIntosh).
- Lot 4, Block 1, Plan 0311367 containing 21.08 Hectares (52.09 Acres) More or Less. (McIntosh Tree Farms Inc.).
- Lot 6, Block 1, Plan 0311367 containing 1.96 Hectares (4.84 Acres) More or Less. (Kenneth & Kellison Tetzlaff).
- Lot 7, Block 1, Plan 0311367 containing 1.95 Hectares (4.84 Acres) More or Less. (Lawrence and Corrine McIntosh).
- Lot 8, Block 1, Plan 0613232 containing 60.61 Hectares (149.77 Acres) More or Less. (McIntosh Farms Inc.).
- Lot 9, Block 1, Plan 0613232 containing 14.41 Hectares (35.61 Acres) More or Less. (McIntosh Tree Farms Inc.).
- All that portion of the South West Quarter of Section 19, Township 25, Range 27, West of the 4th Meridian described as follows:

Commencing at the South East angle of said South West Quarter Section, thence northerly along the easterly limit of said quarter section 430.4 feet, thence westerly and parallel with the southerly limit of said quarter section 1368.1 feet more or less to the easterly limit of Canadian Pacific Railway Company's irrigation canal as said canal is shown on plan IRR336, thence in a south easterly course along said easterly limit of said canal 469.9 feet more or less to the southerly limit of said quarter section, thence easterly along said limit 1203.2 feet more or less to the point of commencement Containing 5.143 Hectares (12.7 Acres) More or Less. (Robert & Cheryl Delorme).
- Plan IRR 336 containing 18.15 Hectares (44.85 Acres) More or Less (The Board of Trustees of the Western Irrigation District).

1.2 History

Named after the foreman of the Grand Trunk Railway, the hamlet of Delacour was established nearly 100 years ago and served as the commercial hub for the neighbouring farm community. As in most rural western communities, the introduction of the railway, and the construction of the irrigation canal encouraged agricultural settlement in the area.

The land on which the 'Canal at Delacour' golf course is located was the original farmstead of Talmon and Lucy Cleveland and was passed on through the family until purchased by Doug and Irene McIntosh in 1998. It was Doug and Irene's intent to return to farming roots upon their retirement.

In 1999 a new home was constructed on the property for Doug and Irene and shortly thereafter 3 of their children built homes on the land as well.

While farming the land, Doug thought that his farm would be perfect for a golf course and after consulting with co-workers Bob Wylie, (who was an accomplished golfer) and Harold Pasechnik, Doug decided to move forward with design and construction of the course.

In 2003 the 'Canal at Delacour Golf Club' was approved by the Municipal District of Rocky View and the course officially opened for play in 2005.

Since that time the course has received such prestigious honours as being nominated as one of the best new golf courses in Canada and is recognized by Calgary area golfers as one of the best golf courses in the Calgary region.

Now that the vision of the golf course has been achieved, the introduction of the 'FAIRWAYS AT DELACOUR' residential development surrounding the course is the next step.

1.3 Definitions

In this Conceptual Scheme, the following interpretations shall apply:

DCASP means, the Delacour Community Area Structure Plan Bylaw C6122-2005 on September 13, 2005.

Conceptual Scheme Area is the land area contained within the boundary of the Fairways at Delacour Conceptual Scheme.

Council means the Council of Rocky View County.

County means Rocky View County.

Developer means, the registered landowner or any future landowner.

Land Use Reclassification, Tentative Plan, Subdivision Stage means that stage of the land development process, which follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the Developer and the County.

May is an operative word meaning a choice is available, with no particular direction or guidance intended.

County Plan means, The Rocky View County Plan (Bylaw C-7280-2013).

Plan Area is the land area contained within the boundary of the Fairways at Delacour Conceptual Scheme.

Qualified Professional means a professional engineer, geologist, or geophysicist licensed to practice in the Province of Alberta.

Shall is an operative word which means the action is obligatory.

Should is an operative word which means that in order to achieve local goals and objectives it is strongly advised that the action be taken.

LEED Principles (based on the premise of the Triple Bottom Line comprised of Social Responsibility, Environmental Stewardship and Economic Prosperity) is a framework for the identification and implementation of green building design, construction, operations and maintenance solutions which are practical and measurable.

2.0 EXISTING SITE CHARACTERISTICS

The Conceptual Scheme Plan Area consists of approximately 315.26 acres of land which encompasses the golf course, irrigation canal, agricultural and country residential lands within and surrounding the Canal at Delacour Golf Course. The land use designations of the various parcels vary significantly but are generally associated to the existing use of land as shown in *Figure 2 Land Use Designation*.

Topographically, the plan area can be defined as undulating and the lands generally slope inward towards the Western Irrigation District Canal which dissects the plan area in a south to north direction. Surface run off from the majority of the plan area flows to the existing retention ponds which form an integral part of the irrigation system for the Canal at Delacour Golf Course. As shown in *Figure 3 Topographical Features*, the surface elevations range from the high point of the plan area at an elevation of 1028 metres to a low point at 1006 metres.

2.1 Surface Geology

The plan area is within the Tertiary Paskapoo Formation which is primarily a non-marine deposit consisting of sand stone and shale. The depth of the bedrock is generally around 15 to 25 metres.

Within the plan area the surficial geology was impacted by glacial action (Cordilleran and Laurentide) which left small lake deposits. The plan area is characterized by coarse alluvium floodplain deposits consisting primarily of gravel.

2.2 Adjacent Land Uses

Lands east and south of the plan area are primarily active farming operations with agricultural production and primarily cultivated soils. There is a small holding - agricultural operation, as well as the community agricultural and recreation centre located directly to the north, and a number of small holding, country residential parcels located to the west of the plan area as shown in *Figure 2 Land Use Designation*.

2.3 Historic Resources

An Archaeological and Historical Assessment was completed in November, 2002 and submitted to Alberta Cultural Development, Cultural Facilities and Historical Resources Division by Lifeways of Canada Limited which determined that there appears to be no known natural, paleontological, archaeological, traditional or historic sites recorded within the plan area. Alberta Culture and Tourism confirmed their previous decision in a letter dated May 25th, 2016.

2.4 Gas Line and Utility Rights of Way

As indicated in *Figure 1- Plan Area*, there are two high pressure gas lines enter the plan area south of the golf course maintenance area in the central – south west corner of the plan area and vacate the plan area in the north east corner just south of the existing country residential parcels. This high pressure gas line is within Utility Right of Way plan 931-1738.

2.5 Access

Secondary Highway 791

At present, there are (3) three access points onto Secondary Highway 791 located to the west of the plan area. The two most northerly access points are related to the operation of the golf course while the most southerly access points provide shared access to the two country residential parcels.

Secondary Highway 564

At present, there are three access points onto Secondary Highway 564 located to the north of the plan area. The most easterly access point serves the two country residential parcels located in the north east corner of the plan area. The two remaining access points are located west of the country residential parcels and provides access to the Western Irrigation District canal.

2.6 Soil Ratings

The soil rating, as shown in *Figure 4 – Soil Classification*, has been classified as CLI # 1, 2t, & 3t under the Canada Land Inventory rating in which the lands are generally defined as soils which have fair to moderately high agricultural productivity with some limitations relating to topographical constraints.

2.7 Buildings

At present, there are five (5) country residential units located within the plan area, as well as, several service buildings relating to the operation of the golf course as shown in *Figure 3 Topo Features and Site Characteristics*.

3.0 PLAN PRINCIPLES AND OBJECTIVES

The purpose of the Fairways at Delacour Conceptual Scheme is to provide a comprehensive planning framework that will embrace the vision of the Delacour Community Area Structure Plan by promoting:

- Expansion of the Hamlet of Delacour;
- A residential and agricultural Community;
- Foster rural business development to serve the needs of the local community; and
- Integration of opportunities to Live, Work and Play.

3.1 Delacour Area Structure Plan

The Fairways at Delacour Conceptual Plan will incorporate those principles of development derived from Section 3.3 of the Delacour Community Area Structure Plan which are:

- 1) To ensure all development is in accordance with current statutory policy, provincial and municipal standards.
- 2) To provide for mixed land use alternatives in a manner which are sensitive to the rural surroundings and the environment.
- 3) To provide a high quality for design and development for all components of the Plan Area including methods of servicing.
- 4) Address standards of servicing that in the long term are environmentally sustainable.
- 5) Encourage recreational development that is compatible with the surrounding development and takes advantage of natural physical features and large areas of land.
- 6) To provide, where appropriate, mixed land uses within the Plan Area.
- 7) To protect any significant historic sites in the Plan Area.
- 8) To allow the utilization of open space areas for public and private outdoor recreational activities such as walking, hiking, interpretive opportunities, wildlife viewing and scenic view appreciation.
- 9) To establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long term goals of "Alberta Transportation".

- 10) To provide a high level of services that will not detrimentally affect adjacent and downstream communities.
- 11) To develop an efficient internal roadway system.
- 12) To address future development in a logical and efficient manner.

3.2 Community Engagement

The success of the Canal at Delacour Golf & Country Club can in part be attributed to continued strength and support of the Delacour community. This relationship is built on trust, communication and collaboration. In February, 2013 the Canal at Delacour Golf Course hosted a community meeting to present and discuss with the community their 'vision' for the Fairways at Delacour. Information panels were prepared which outlined:

- The purpose of the concept plan and why it was being proposed;
- The process in preparation of the concept plan and the associated timelines; and
- The goals and objectives that the concept plan hoped to achieve.

3.2.1 Agricultural Community Engagement

Discussions were held with the adjacent landowners located to the east of the plan to determine if there were any conflicts with the existing recreational activity (Golf Course) and to identify if future conflicts may arise between the practicing farm activity and the future residential development. The Rocky View County Agricultural Boundary Plan Guidelines were used as a reference point for discussions purposes. While there are no conflicts with the existing agricultural activities on the plan area boundary it was agreed that tools such as fencing, landscape buffers, tree planting and screening would be incorporated into an Agricultural Boundary Plan which will form part of the concept plan.

3.3 Concept Scheme Objectives

From the community dialogue the following collective objectives were incorporated into the conceptual scheme plan charter:

- 1) Prepare a concept plan for the plan area that provides policy direction describing the manner in which the land may be developed.
- 2) Promote a transportation network that includes multi modes of transportation including automobiles, cycling and walking.

- 3) Identify a strategy for providing open space and trails including linkage to existing open spaces and trail systems, promoting interconnected road and path way systems that may facilitate efficient provision of municipal services and maintenance.
- 4) Provide for the efficient design of water/waste water servicing and storm water drainage systems and develop strategies necessary to support development.
- 5) Identify lands suitable for recreational opportunities which may include both active and passive land based recreational opportunities.
- 6) Ensure protection of environmentally sensitive areas.
- 7) Recognize and maintain the landscape and other environmental qualities of the plan area.
- 8) Promote the continued diversification of the local economy by examining economic opportunities and economic viability.
- 9) Promote the inclusion of various energy efficiencies in the design of the community through incorporation of LEED principles such as orientation of streets and buildings to maximize solar gain and reduce northern exposures as well as the examination of such practices as geothermal heating and comprehensive solid waste management strategies.
- 10) Provide a comprehensive mix of housing, recreational and golf course business opportunities, types, densities and lot sizing to meet the needs of an inclusive community while maintaining the rural character, and where possible reducing the development footprint by minimizing site disturbance through practices such as cluster development where possible.
- 11) Promote crime deterrence through safe neighbourhood design by incorporating into the design visible public spaces, clear boundaries between private spaces and identifiable points.
- 12) The inclusion of pedestrian crossing over the Western Irrigation Canal at a strategic location to promote the principal of a walkable community.
- 13) Establish a permanent and uninterrupted source of non-potable water to sustain the continued irrigation requirements of the 'Canal at Delacour Golf Course'.

3.4 Further Community dialogue

Upon completion of the preliminary draft concept plan, the Fairways at Delacour sponsored a community information meeting to present the preliminary draft concept plan to residents of the Hamlet of Delacour. On October 27th, 2015 approximately 45 residents attended the information meeting to discuss, in detail, the plan alignment with the principles and objectives originally defined through community consultation. In addition, the land uses proposed with the associated densities of each land use, and the servicing options were presented for community comment.

4.0 LAND USE CONCEPT

The land use pattern for the Conceptual Scheme area is illustrated in *Figure 5 – Land Use Concept*. This concept consists of prescribed future land uses, projected population densities, utility infrastructure, transportation network, and environmental protections including reserves - open space, pathways, storm water retention ponds and both constructed and natural wetlands for the plan area.

4.1 Plan Strategy

The following strategies relate specifically to the Fairways at Delacour Conceptual Scheme and are to be applied at the time of new subdivision and development. All existing statutory plans and policies, particularly those policies contained in the Rocky View County Plan, the Land Use Bylaw and the Delacour Community Area Structure Plan must also be applied.

The conceptual scheme incorporates specific goals and policies referenced in Section 9.0 of the County Plan which include:

- 1) Encourage a variety of housing forms to be developed in hamlets in order to provide a range of affordability and lifestyle opportunities for county residents.
- 2) Support local employment and small business opportunities in hamlets.
- 3) Encourages well – designed public gathering places in hamlets that:
 - i) Are pedestrian and cyclist friendly, safe, accessible and attractive;
 - ii) Respect and enhance community identity and character;
 - iii) Encourage social interaction;
 - iv) Address the needs of residents of all ages and abilities;
 - v) Are connected by pathways and sidewalks;
 - vi) Allow for passive and active recreation and cultural activities.

In acknowledging the goals and policies of the County Plan, the conceptual scheme provides for the orderly and economic development of the plan area by facilitating the orderly transition of land from agricultural, recreational and small holding use to that of a comprehensive mixed use built environment.

4.2 Compatibility with existing development

From the early 1900's to present day the hamlet has served as the commerce, cultural and recreational focal point of the community. Over the years, the agricultural/non-agricultural pursuits have become deeply entwined through community gatherings, 4 H clubs, pony clubs, recreation facility construction projects, social, cultural, recreational and political events.

In a recent community engagement opportunity held to discuss the Fairways at Delacour Conceptual Plan it was suggested by a member of the community that the reason that the harmonious relationship exists between the agricultural – non-agricultural elements is that all members of the community are actively involved in decisions that affect the community. If

something is proposed or occurs that affects either the agricultural or non-agricultural elements they work collectively to resolve the issues.

The same can be said for the preparation and adoption of the Delacour Area Structure Plan that was prepared and adopted in 2005 in which members of the community, agricultural/non-agricultural alike were actively involved in defining the future of the community. From that process evolved a growth strategy which included the introduction of residential development within the golf course lands that all parties were comfortable with and supported. Because of the broad community support shown during our community engagement opportunities history tells us that the introduction and implementation of the Fairways at Delacour into the community will not result in a shift in that paradigm.

The Fairways residential development will enjoy the continued harmonious relationships of the past.

- There is a synergy or interdependence between golf course operations and residential development. This interdependency reflects an economic, recreational and social reality.
- That status of the golf course is often equated or identified by the social stratification of the residential units located on its periphery which serve as part of the golf course community.
- The proximity of the golf course to the residential units provides an aesthetics element or degree of open space environment that is not available or enjoyed in a traditional urban residential environment.
- The adjacency of the golf course to the residential units provides the potential for year round recreational activities that are not common within a traditional urban residential environment.
- Through consultation with the agricultural operations which are directly adjacent to and abut the plan area strategically located buffers, road separation which act as additional buffers, comprehensive landscaping, tree placement and chain link fencing will be constructed to provide transition space between the differing land uses.
- The introduction of residential development in close proximity to the golf course increases the economic viability of the course through increased membership and participation as well as the use of the other commerce related activities provided by the golf course.
- Capturing the economic benefits of shared operational and maintenance staff and equipment in performing activities such as grass cutting, snow removal, water and waste water management and road maintenance etc. for both the Canal at Delacour Golf Course and the Fairways at Delacour Condominium Association.
- It is extremely important to note that the primary goal of the Fairways at Delacour Conceptual Scheme is to provide a long term assured supply of irrigation water to the golf course by utilizing the harvested surface run off as well as the reclaimed and treated waste water for golf course irrigation purposes.

4.3 Land Use Overview

To achieve a primary objective of both the County Plan and the Delacour Area Structure Plan the concept plan, as shown in *Figure - 5 Land Use Concept* provides for a mixed built environment with residential communities that provide a variety of housing types, densities, sizes, widths and lot depths.

The Fairways at Delacour is proposed as a Bare land Condominium ownership structure.

LAND USE	HECTARES	ACRES	U/P/A	TOTAL Units	POPULATION
Golf Course Estate Premium	8.131	20.091	6.47	130	332.5
Residential Park Estate	10.51	25.969	6.96	181	710
Estate Villas	5.97	14.738	11.46	169	267.5
Existing Country Residence	1.563	3.862	1	1	2.5
Golf Business Area	0.8497	2.099			
Golf Course	59.92	149.77			
Irrigation Canal	18.15	44.85			
Common Property					
Roads	10.37	23.91			
Pathway/Trails/Open Space	12.11	29.923			
Municipal Reserve Dedication	0	0			
Environmental Reserve Dedication	0	0			
Total	127.5737	315.212		481	1312.5
Certificates of Title					
Lot 1, Block 1, Plan 031-1367		5.54			
Lot 2, Block 1, Plan 031-13672		5.02			
Lot 4, Block 1, Plan 031-13672		52.09			
Lot 6, Block 1, Plan 031-13672		4.84			
Lot 7, Block 1, Plan 031-13672		4.84			
Lot 9, Block 1, Plan 061-3232		35.61			
Pt. SW 19-25-27-4		12.7			
Total Development Lands		120.64			
Irrigation Canal R/O/W 336		44.85			
Lot 8, Block 1, Plan 061-3232 (Golf Course)		149.77			
Certificates of Title		315.26			

Note:

- Existing Country Residential Unit referenced above excluded from Concept Plan density count.
- Municipal Reserve (if required) is 12.06 acres.

To achieve the objective of providing a comprehensive mix of residential housing types as stated within Section 3.3.10 of the Concept Plan, Ten (10) residential building form types are proposed.


The proximity of the proposed residential units to the golf course, general geographic characteristics, access to open space, topography, the application of LEED Principles, logical building design, effective land use transitioning and aesthetics such as view or degree of privacy were a few of the attributes used to determine the number of residential unit types and their locations within the plan area.

The size of each residential unit was aligned with the type, style, size and estimated cost of residential units proposed within each residential building form type.

RESIDENTIAL HOUSING TYPE	# OF LOTS	AVG FRONTAGE	AVG DEPTH	LOT SIZE RANGE	AVG SQ. METERS	AVG SQ. FT.
Golf Course Estate Premium	130	17.25	34.5	684-510 sq m	595.58	6409
Residential Park Estate	181	15	32.6	510-450 sq m	490	5273
Estate Villas	169	10.83	26.93	435-228 sq m	297.66	3263
TOTAL # OF LOTS	480					

- Golf Course Estate Premium - These are lots which are separated from the Golf Course by a small common space area which will be utilized for pathways etc. These lots have a view amenity, low traffic area and larger in size to accommodate a large residential footprint. The lots are generally south facing with high efficiency energy saving opportunities such as solar capture.
- Residential Park Estate - These lots provide a mixture of high efficiency energy capture opportunities. The lots do possess varied relief and may provide walk out basement and multi-level construction opportunities. Lots are generally based on north-south orientation to provide a high efficiency capture opportunity. In addition, many of the lots abut agricultural areas which provide a higher degree of privacy. These lots may have some walk out basement opportunities as well as multi-level floor construction.
- Villa – The lots are designed to facilitate a duplex configuration. The lots are orientated in a north – south direction to support solar capture / efficiency opportunities. In addition, the lots may be slightly oblique to create lot amenity separation. Provision has been made for the inclusion of ‘aging in place’ practices which have become an important element of the concept plan. Proposed within the concept plan is a senior’s residential area. The opportunity presents itself to provide a built environment based on dwelling unit size which will cater to the senior. The residential area will assist seniors in providing a residential unit with a building foot print which better meets their needs by providing building foot print in the range of 600 sq. feet to 1000 sq. feet. This residential area will allow members of the farm community who are reaching their senior years to remain in the community and maintain close contact with their long established roots.

TYPICAL HOUSING TYPES

HOUSING TYPE	TYPICAL PLAN	HOUSING TYPE	TYPICAL PLAN
GOLF COURSE ESTATE (PREMIUM) Single Family Two Storey 18m x 34m Front Attached Garage		RESIDENTIAL PARK ESTATE Single Family Two Storey 15m x 30m Front Attached Garage Bungalow or Two Storey	
GOLF COURSE ESTATE (PREMIUM) Single Family Detached 15m x 34m Front Attached Garage		RESIDENTIAL PARK ESTATE Single Family Detached 15m x 34m Front Attached Garage Bungalow or Two Storey	
GOLF COURSE ESTATE (PREMIUM) Single Family Detached 18m x 38m Front Attached Garage		ESTATE VILLAS Attached Bungalow 10m x 24m Front Attached Garage	
GOLF COURSE ESTATE (PREMIUM) Single Family Detached 18m x 38m Front Attached Garage		ESTATE VILLAS Attached Bungalow 12.5m x 34m Front Attached Garage	
RESIDENTIAL PARK ESTATE Single Family Detached 15m x 34m Front Attached Garage Two Storey		ESTATE VILLAS 4574 sq. meter (750 sq. foot) minimum Underground Parking 1 (Unit) One & Two Bedroom	

- 4.3.1 As a condition of future subdivision, the Developer shall be required to create a Condominium Corporation, in accordance with the requirements of the Condominium Property Act.
- 4.3.2 The Fairways at Delacour Condominium Plan shall include the proposed development as well as the existing Canal at Delacour Golf Course.
- 4.3.3 The Fairways at Delacour Condominium Corporation shall own, manage and maintain the infrastructure which includes the roads, water, waste water, and storm water within both the existing Canal at Delacour Golf Course and the proposed development.
- 4.3.4 The incorporation of LEED Principles shall be encouraged in the development and building construction of each dwelling unit.
- 4.3.5 The site development and building construction of each dwelling unit shall be subject to the requirements of the Fairways at Delacour Architectural Controls and Landscape Guidelines.
- 4.3.6 The identification of lots which have walk out basement opportunities shall be determined upon completion of the comprehensive site grading plan undertaken prior to subdivision approval.

- 4.3.7 *All Bare Land Condominium Units created within the Fairways at Delacour Concept Plan shall be subject to the rules and regulations as stipulated within the Fairways at Delacour Condominium Bylaws.*
- 4.3.8 *All Bare Land Condominium Units created (with the exception of Golf Course Estate Premium units), shall have an attached garage located on the front face of the unit with the doors facing the street.*
- 4.3.9 *Golf Course Estate Premium units created within the Fairways at Delacour Concept Plan shall have an attached garage located on the front face of the unit, however, the garage doors may be orientated parallel to the street.*

Golf Course Business Land Use

The concept plan provides for the expansion of the Golf Course Business use area, as defined within the Hamlet of Delacour Area Structure Plan, that will include a year round golf fitness and training centre, as well as, a multipurpose building for both winter and summer use. The summer use will provide much needed golf banquet facilities while the primary winter use of the multipurpose building would focus on the needs of the community in providing an ice surface for both ice hockey and skating.

The expanded Golf Course Business facilities will be owned and operated by the Canal at Delacour Golf Course and the introduction of these facilities will enhance and stimulate economic development by providing a broad range of recreational opportunities for both the residents of the Fairways at Delacour as well as the community at large. In addition, the expanded facilities will enhance the viability of maintaining dining facilities and provide year round employment for golf course staff.

Existing Dwelling Units

All permanent buildings relating to the operation of the golf course are to remain, however, all of the Country Residences with their associated outbuildings and accessory buildings are to be relocated. The proposed relocation of the dwelling units, once determined, will be administered through the development permit process to ensure compliance with setback and site placement requirements of Rocky View County. A sixth residence located on the residual of the quarter section is to be retained in its present location.

4.4 Phased Development

The Fairways at Delacour Conceptual Scheme is envisioned as a phased development, the timing of which is influenced by several factors notwithstanding:

- The immediate needs of the landowner;
- Market conditions and the establishment of an economic model that reflects the nature of the development and the limitations of front loading financial obligations.

- A coordinated approach in the provision and construction of the 'on site' infrastructure requirements;
- A coordinated approach in the provision and construction of the 'external' infrastructure improvements and in particular the conveyance of potable water to the development and the transportation network;
- The establishment of an economic model that reflects the nature of the development and the limitations of front loading financial obligations.

Designed as a scalable project the concept scheme is divided into a series of phases. The phasing can be advanced on a phase by phase basis or by combining a series of incremental phases into a single phase. It should be noted that, notwithstanding the above, internal and external requirements significantly impact the plan area and these factors may either expedite or defer individual phase progression.

Land Use Management within the Fairways at Delacour shall be implemented through redistricting to the 'Hamlet Residential (4) District'. This district provides for the comprehensive land use policies relating to goals and objectives of the Delacour Area Structure as well as the Fairways at Delacour Conceptual Plan and shall be applied to each phase at the time of subdivision.

4.4.1 Conceptual Plan and Future Phasing Strategies

- 4.4.1.1 *Phasing shall include the redesignation, subdivision and development of lots identified in the Fairways at Delacour Conceptual Scheme as shown in Figure 5 – Land Use Concept.*
- 4.4.1.2 *The redesignation of lands contained within each phase shall be obtained prior to the subdivision approval for the respective phase with the Land Uses of the Rocky View Land Use Bylaw C-4841-97 as amended forming the basis for Land Use Redesignation Applications within the plan.*
- 4.4.1.3 *In acknowledging the goals and policies of the County Plan, the conceptual scheme shall provide for the orderly and economic development of the plan area by facilitating the orderly transition of land from agricultural, recreational and small holding use to that of a comprehensive mixed use built environment.*
- 4.4.1.4 *A Condominium Board shall be established, in accordance with the Condominium Properties Act, to administer within the development all matters such as the implementation and monitoring of the Architectural Controls, the implementation and administration of all infrastructures including, roads, potable water, waste water, storm water management, solid waste management, common properties and facilities associated with these infrastructural improvements.*
- 4.4.1.5 *At the time of subdivision, the Developer shall be required to enter into a Development Agreement with Rocky View County for the construction of a potable water distribution system and associated storage facilities; a waste water*

treatment facility, waste water lift stations and treated waste water storage facilities, storm water facilities including drainage channels, retention and detention ponds and storm water management facilities.

- 4.4.1.6 At the time of subdivision, provision shall be made for the dedication of an access easement agreement registered in the name of Rocky View County to facilitate the provision of a potable water distribution system and associated storage facilities; a waste water treatment facility, waste water lift stations and treated waste water storage facilities, storm water facilities including drainage channels, retention and detention ponds and storm water management facilities.*
- 4.4.1.7 A comprehensive Storm Water Management Plan, constructed and operated in accordance with and to the satisfaction of Alberta Environment, Western Irrigation District and Rocky View County shall be implemented in conjunction with or prior to the development of Phase I.*
- 4.4.1.8 The internal road system and infrastructure improvements, as well as intersectional improvements to Secondary Highway # 564 in the north east quadrant of the plan area, shall be constructed as stipulated in the Traffic Impact Assessment prepared by D&A Paulichuk Consulting to the satisfaction of the Municipal Engineer and the Council of the Rocky View County.*
- 4.4.1.9 In future phasing, the Developer shall be required to enter into a Development Agreement for the provision of a potable water distribution and storage facility; storm water management facilities; a waste water treatment facility, waste water lift stations and treated waste water storage facilities.*

4.5 Architectural and Landscape Design Controls

The implementation of Architectural and Landscape Design standards will support the creation and maintenance of a high quality, aesthetically pleasing and harmonious community.

To achieve these objectives comprehensive architectural and landscape guidelines will be implemented upon completion of the detailed subdivision and site grading plan which will be provided at the time of subdivision approval and applied through the entire development process. These controls shall apply to all development with the plan area including the open space / pathways.

The proposed guidelines will incorporate the following principles:

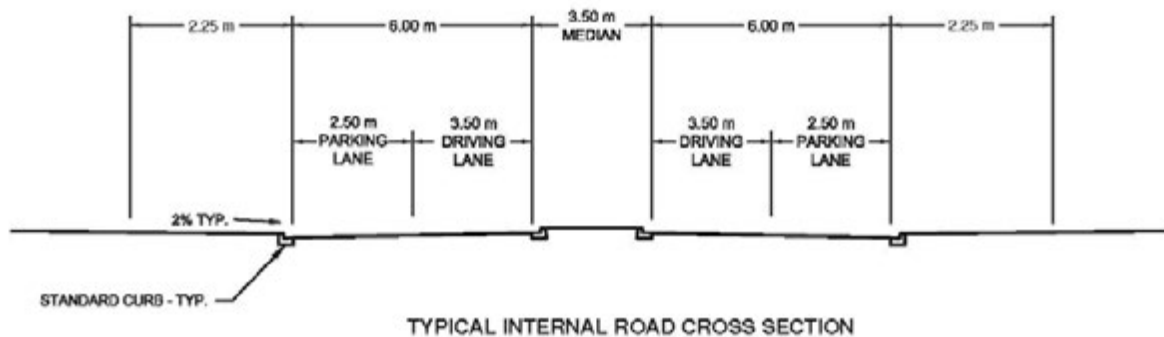
- Low Impact Landscaping
- Dark Sky Policy Provisions
- LEED Principles

- 4.5.1 *Comprehensive Architectural Controls and Landscape Design Guidelines shall be prepared and registered against all lands in title prior to or concurrent with the registration of the final plan of survey for Phase I.*

5.0 TRANSPORTATION NETWORK

The purpose of the transportation network strategy is to create an efficient, effective and safe road network to service the plan area. The goals and objectives outlined in Section 10 of the Delacour Community Area Structure Plan are supported in this Conceptual Scheme.

The Future Land Use Concept Plan, illustrated in *Figure 5*, identifies the existing and proposed internal roads within the Plan area, while Existing Transportation Features, illustrated in *Figure 6 – Transportation Network*, identifies the proposed internal road network, the existing Regional Road network and the Major Road network adjacent to the plan area. The Canal at Delacour Golf Course is a nationally acclaimed and award winning golf course which golf enthusiasts acknowledge is one of the premier golf courses in Alberta. To ensure this coveted recognition is protected and to maintain the 'championship' designation the existing length of the course must be maintained.



The Tee Boxes for the # 17 Fairway, (which is the shortest par 4 on the golf course) are located on the east boundary of the plan area. To provide an access road to serve Phase I land would have to be taken from the # 17 Fairway and the tee boxes relocated further west making the existing par 4 hole even shorter, which is highly undesirable. This significant reduction in the playing length of the #17 hole would materially affect the quality of play and the integrity of the course as a 'championship course'.

To protect the existing course an agreement has been entered into with the adjacent landowner to acquire an additional 60 feet of land along the west boundary of the North East Quarter Section 19, Township 25, Range 27, West of the Fourth Meridian for the purposes of providing access to Phase I as shown on *Figure 6 – Transportation Network*.

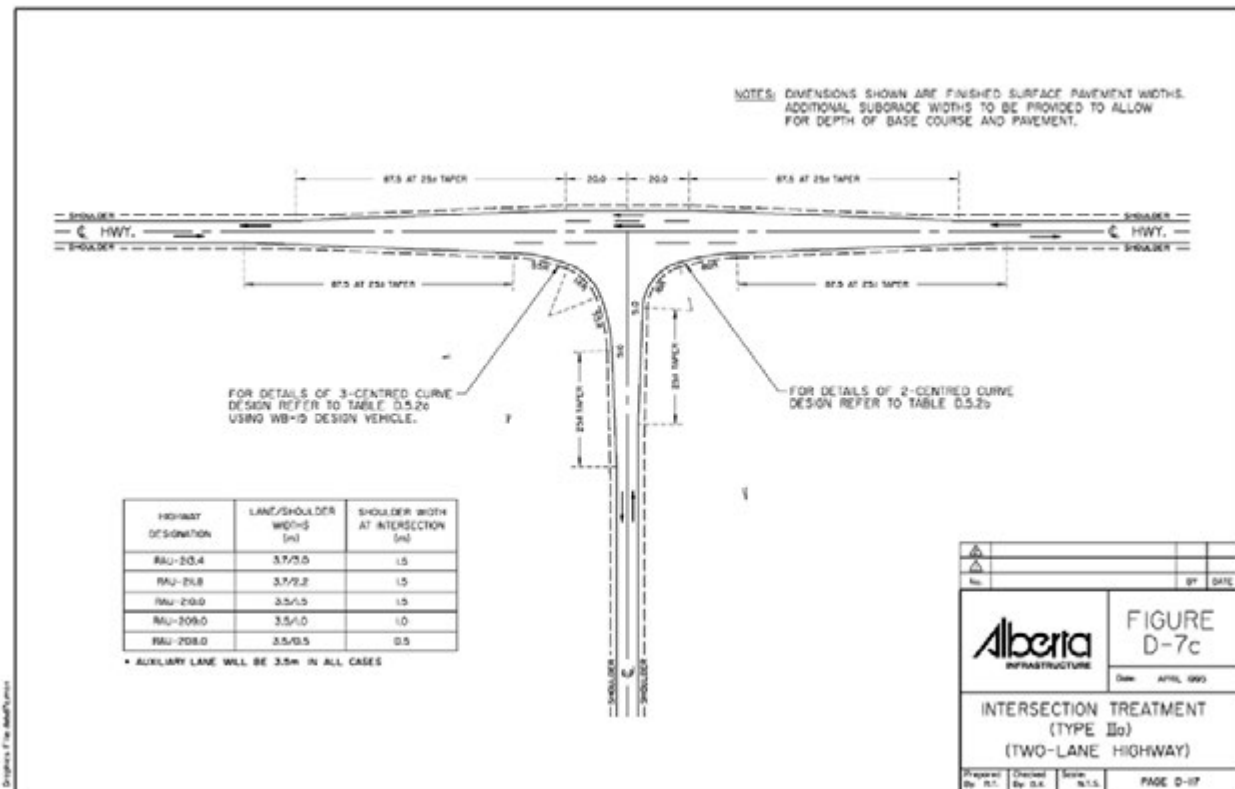
In community engagement activities the general consensus of the community was that it is desirable to have an internal link between lands separated by the Western Irrigation District Canal and should include a pedestrian crossing element. In support of the integrated common property and trail system and the overall transportation network, the Developer has entered into negotiations for an access crossing agreement with the Western Irrigation District to facilitate both the vehicle and pedestrian linkage.

A Traffic Impact Assessment was completed by D&A Paulichuk Consulting Ltd. dated January 15th, 2016 in support of the Fairways at Delacour Conceptual Scheme. The Traffic Impact Assessment was commissioned to determine the impact of the proposed development on traffic using local road intersections and connectivity to Secondary Highway 564 and Secondary Highway 791. The scope of work included the assessment of existing roadway conditions, identifying 25 year traffic projections and determining if improvements to the existing transportation network were warranted to facilitate the Fairways at Delacour development. Three key existing and proposed intersections were examined.

- 1) The existing access to Secondary Highway #564 which is located in the north east corner of the plan area and referenced as the North East Internal Road.
- 2) The intersection of Secondary Road # 564 and Secondary Road # 791.
- 3) The proposed new west access road to Secondary Road # 791 to serve Phases II & III of the development and referenced as the South West Road.

Utilizing data provided by Alberta Transportation supplemented by the capture of field data the Traffic Impact Assessment determined that the following improvements with associated timelines which are necessary to facilitate full build out of the concept plan.

- 1) Secondary Highway #564 and the East Quarter line Road. – Based on the analysis the report recommends construction of a Type IIA Intersection with an exclusive right turn lane as shown in 'Figure D7C' below. It is noted that this improvement is a prerequisite for Phase I development. The analysis also indicates that no illumination or signalization is warranted until 2041.



- 2) The Intersection of Secondary Highway # 564 and Secondary Highway #791- The analysis revealed that no intersectional improvements were warranted at this time however, based on trip generation projections a Type II intersectional treatment is recommended for 2031. An exclusive right turn lane is warranted in 2041. The report further noted that illumination may be required in the year 2041.
- 3) The intersection of the proposed south west access road to Secondary Highway # 791 – The analysis determined that a Type I intersection is warranted for this proposed intersection as part of the development of future phases.

5.1 Transportation Network Strategies

- 5.1.1 All internal roads shall be constructed at the sole cost and expense of the Developer in accordance with the requirements of the "County Servicing Standards" to the satisfaction of the Municipal Engineer and the Council of the Rocky View County.
- 5.1.2 The intersection of Hwy #564 and the existing north east internal road system, (which serves Phase i) shall be upgraded to a Type II Intersection including an exclusive right turn lane in accordance with the recommendations of the Traffic Impact Assessment, prepared by D&A Paulichuck Consulting Ltd. Date January 15th, 2016.
- 5.1.3 As a condition of subdivision, the Developer shall enter into an 'Infrastructure Cost Recovery Agreement' relating to the proportionate recovery of infrastructure costs that may be a result of oversizing requirements or the identification of infrastructure cost which can be demonstrated as direct beneficial to adjacent landowners.

- 5.1.4 *To ensure that the Transportation Network as envisioned in the conceptual scheme functions at a safe manner and a desired level of operation a Traffic Impact Assessment may, at the discretion of the Rocky View County, be required prior to future phase subdivision approval.*
- 5.1.5 *As a condition of future subdivision, the Developer shall be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards and Alberta Transportation where applicable.*
- 5.1.6 *The internal road system and infrastructure improvements and the upgrade of Secondary Highway # 791 along the west boundary of the Plan area, as indicated in the Traffic Impact Assessment prepared by D&A Paulichuk Consulting and dated January 15th, 2016, shall be constructed in accordance with the requirements of the "County Servicing Standards" and to the satisfaction of the Municipal Engineer, the Council of the Rocky View County and Alberta Transportation and Infrastructure where applicable.*
- 5.1.7 *Illumination for the intersection of Hwy. 564 and Hwy. 791 may not be warranted until 2041 as indicated in the recommendations of the Traffic Impact Assessment, prepared by D&A Paulichuck Consulting Ltd. Date January 15th, 2016.*
- 5.1.8 *As a condition of future subdivision, the Developer shall be required to obtain a Roadside Development Permit from Alberta Transportation for the implementation of any upgrades to the provincial highway network.*
- 5.1.9 *As a condition of future subdivision, the Developer shall be required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.*
- 5.1.10 *At the time of subdivision, and in accordance with the requirements of the Alberta Building Code, a secondary access (interim emergency access) shall be identified and provided for each phase of development.*

6.0 ENVIRONMENTALLY SIGNIFICANT AREAS

Section 9.0 of the Delacour Community Area Structure Plan focuses extensively on environmental considerations by clearly defining objectives of the plan relating to the natural environment, and particularly two primary components:

- Areas that qualify as Environmentally Sensitive are identified at the Concept Plan Stage and defined as Private Open Space / Pathways and protected as 'Common Property' within the condominium plan.
- Environmentally sensitive areas, natural or constructed wetlands identified within the site are located on lands utilized by the Golf Course or are lands contained within the Western Irrigation District Right of Way;

The following specific objectives were identified to enhance these particular areas of concern which have been reinforced in this Conceptual Scheme:

- To protect the environmental resources – air, water, soil, vegetation, habitats of the plan area from degradation;
- To visually enhance the environment of the area by creating and maintaining a pleasing overall landscape that will serve as a legacy for the community to appreciate;
- To encourage the integration of natural features such as existing and constructed wetlands into the development;
- To retain and protect the Western Irrigation District Canal;
- To provide suitable development setbacks from the Western Irrigation District Canal system and the golf course;

The Conceptual Scheme embraces these principles and objectives and has integrated the essence of the principles into all phases of the plan as demonstrated in the expansion of the Principles and Objectives outlined in Section 3.0 of the Conceptual Scheme.

To achieve these objectives the following strategies are incorporated into the Conceptual Scheme through the full lifecycle of the development. The purpose of these strategies are to ensure existing environmentally significant areas within the Plan boundaries are protected, where possible, while also providing opportunities for the development of new environmental features.

6.1 Environmentally Significant Features Strategies

6.1.1 Existing environmental significant areas, such as the tree stands, shelter belts and the low-lying area shall be protected where possible.

6.1.2 Future development should provide opportunities for tree, shrubbery and foliage in landscaping plans.

6.1.3 The harvesting of rainfall for irrigation of lawns and ornamental trees and flowers shall be encouraged.

6.1.4 As a condition of future subdivision, the Developer may be required to conduct a Biophysical Impact Assessment (BIA), prepared by a qualified professional, providing a desktop and field assessment of the subject lands to identify any value ecosystems or areas of environmental significance in accordance with the BIA framework contained within the County Servicing Standards.

6.1.5 Should wetland or areas of environmental significance be identified, the Developer shall be required to obtain all necessary approvals from Alberta Environment and Parks under the Water Act prior to entering into any Development Agreement with the County.

6.2 Common Property - Private Open Space & Pathways

The provision of green space for integrated walking paths; enhanced landscaping, shrubbery and tree plantings and common recreation areas which promote recreational and educational opportunities are critical components of the vision of the Conceptual Scheme, as well as, objectives and principles to be achieved. The goals and objectives expressed in Section 9 of the DCASP and the RVC Park & Open Space Master Plan are supported within this Conceptual Scheme.

The open space and recreational lands concept within the Fairways at Delacour Conceptual Scheme is comprised of four key elements as shown in *Figure 5 – Land Use Concept*.

6.2.1 Contiguous blocks of Open Space /Pathways in conjunction with or integrated within the Storm Water retention areas and the Western Irrigation District canal system shall be provided to enhanced educational and passive recreational opportunities to compliment the open space concepts.

6.2.2 Cash in lieu of Municipal Reserve dedication may be required at the time of subdivision.

6.2.3 A regional pathway adjacent to and paralleling Secondary Highway # 791 may be considered in future phasing.

6.2.4 A comprehensive Landscape Plan relating to the development of the integrated Open Space/Pathways shall be provided at the time of subdivision.

6.3 Agricultural Boundary Protection

In recognizing the richness and diversity of the rural community it is important that future residents acknowledge that agriculture is a primary resource within Rocky View County. Considering the importance of this valued resource rural residents must strive to work in harmony with agriculture. It is important that new residents who choose to relate to the rural community acknowledge and understand that agriculture activities or practices may inconvenience or disturb others. It is these very activities which enhances the character of the rural community.

- a) **Agriculture is a major part of the local economy and industry.** Rocky View County has a large concentration of farms and livestock operations. Spring and summer bring calving and harvest, which may create more noise and activity (as well as odours) within the County. It is important to be aware of this and be prepared to adjust your daily activities if necessary. For example, large (and slow-moving) farming machinery will likely be on the roads during these times. Drive with caution and patience.
- b) **Herbicides are used** within Rocky View County. Controlling invasive weeds is a priority for farmers, who may apply herbicide either on the ground or from the air.
- c) **Know your property.** Certain weeds and plants are considered invasive, or are harmful (even poisonous) to other plant life and animals. Rocky View County enforces the Weed Control Act which requires landowners to control harmful weeds on their property. If you have questions about the Act or your responsibilities, please call the County's Agricultural Services Department.
- d) **Be mindful of livestock and wildlife.** All animals, whether on a farm or not, can be dangerous. Do not feed wildlife and do not approach farm animals unless you have permission to do so from the property owner.
- e) **Be a good neighbour and keep an eye on your pets.** Make sure your furry friends are allowed to roam only on your property. Many animals are injured or killed when they run onto roads, and animals found harassing livestock may be reported to Animal Control. Rocky View County also has a Dog Control Bylaw which outlines regulations residents must comply with. (Source: Lethbridge County Guide to Rural Living).
- f) **Be a good neighbour and keep your garbage contained.** Rural areas are often windy where garbage and recycling that is not properly contained or managed can end up in neighbouring fields. Litter can cause problems for planting, harvesting and/or be blight on the landscape. Rocky View County has a litter ByLaw (C-5754-2003) to which residents must comply.

In addition to the application of every day common sense solutions to common everyday situations it is proposed that physical constraints such as landscaping, fencing and buffers be applied as effective tools in mitigating potential conflicts within the agricultural community.

Fencing can be an effective tool in reducing the potential conflict and supports the adage that 'good fencing makes good neighbours'.

An agricultural boundary protection matrix has been completed to support the existing agricultural community and to provide direction with respect to the elimination of potential conflicts between the agricultural and non-agricultural pursuits before they arise.

- 6.3.1 Fencing of the plan area as shown in *Figure 8 – Fencing* is proposed to achieve that objective:

- 6.3.1.1 *To reduce and/or mitigate any potential conflicts with the agricultural community a 6' chain link fence shall be strategically placed along the entire east boundary of the plan area.*

- 6.3.1.2 *To create a sense of community an aesthetically pleasing and decorative 6' solid fence shall be constructed along the west and south boundary of the plan area.*
- 6.3.1.3 *To provide individual lot security a 4' chain link fence shall be constructed between lot boundaries and open space /pathway areas.*
- 6.3.1.4 *Buffers or open space areas, (in concert with common space used for roads) shall be provided to increase the separation between agricultural and non-agricultural pursuits.*
- 6.3.1.5 *Where residential units directly abut the agricultural lands lying east of the plan area, (N.E. 19- 25-27-4) a 3m landscape easement registered in the name of the Condominium Association shall be provided.*
- 6.3.1.6 *At the time of subdivision, a comprehensive landscape plan shall be prepared and shall include within its design the incorporation of features, practices, techniques to support the relationship between the agricultural and non-agricultural community.*
- 6.3.1.7 *An awareness caveat shall be placed against all lands within the plan area informing and advising all perspective residents of the importance of the agricultural community and the need to acknowledge prior to purchase that agricultural activities, (which are not experienced within traditional urban environments) may from time to time occur but are necessary for the continued agricultural practice.*

7.0 SERVICING INFRASTRUCTURE

The purpose of the servicing infrastructure strategy is to provide for the installation of appropriate utility infrastructure, as shown in *Figures- C1 thru C1d*, necessary to support the comprehensive mixed use built environment.

In addition to specific field testing completed by SD Consulting Ltd. in preparation of the servicing infrastructure strategy the Developer referenced two additional field data collection reports relating to subsoil and near surface groundwater investigations.

The initial report was prepared for the Canal at Delacour Golf Course and was prepared by Sabatini Earth Technologies prior to the construction of the Canal at Delacour Golf Course. The report was commissioned to identify the subsoil structures in the area and included the placement of several bore hole locations to identify and monitor near surface groundwater elevations that would be encountered during the construction of the golf course. This report would serve as a bench mark for further technical investigation which was commissioned by McIntosh Tree Farms Inc. (in consultation with the Engineering Department of Rocky View County) to update near surface groundwater conditions and provide additional information relating to subsurface soil structures.

The report prepared by Almor Testing Services Ltd. included the drilling and monitoring of 8 additional bore holes to a depth of 7 meters. The bore holes provided information relating to subsurface soil structure as well as current conditions relating to near surface groundwater.

The report indicated the presence of near surface groundwater in a couple of test locations and confirmed that future development and the construction of a comprehensive storm management system would address those specific anomalies. In addition, the soil analysis provided by Almor Testing confirmed that the soil structures identified would be compatible with the development anticipated.

7.0.1 The Developer, at the time of subdivision shall undertake a Geotechnical Investigation relating to the locations and specific nature of the proposed improvements such as internal roads, waste water and potable water lines and appurtenances as well as additional storm water facilities to the satisfaction of Rocky View County.

7.0.2 As a condition of future subdivision, the Developer may be required to provide an updated report or conduct further geotechnical testing within the boundaries of the proposed phase of development for incorporation into the detailed design of the development.

7.0.3 As a condition of future subdivision, the Developer shall 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 wastewater treatment and water distribution systems.

7.0.4 As a condition of future subdivision, the Developer shall submit to Rocky View County a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.

- 7.0.5 *In acknowledging that the Fairways at Delacour is a proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time.*
- 7.0.6 *As a condition of future subdivision, the Developer shall be required to provide payment of the County's Water & Wastewater Offsite Levy in accordance with the applicable levy at time of subdivision approval, for the use of the County's water distribution infrastructure. As the proposed development is outside of the identified services areas, the components of the levy applicable to this development shall be determined at time of subdivision*

7.1 Community Water System

The proposed development will be provided potable water through a regional connection with Rocky View Water. The existing water line is currently located along Range Road 281 as shown in the attached drawings (*Figure - C1E*). A new potable water pipeline will be constructed from Range Road 281 and a ground storage tank to the proposed development. High service pumps will then pressurize the water distribution system. The potable water system will sized according to Rocky View County Standards and be fire rated. The system will consist of the following:

- Water main (200 mm).
- Ground Storage volume of 220,000 gallons.
- High service pumps sized at 350 gpm at 150 feet of Total Dynamic Head (65 psi).
- Pumps will be provided to ensure a fire flow of 1,000 gpm
- Fire hydrants as required by Rocky View County

- 7.1.1 *All subdivisions and development shall be capable of being connected to the municipally owned and operated water supply and distribution system.*
- 7.1.2 *Lot levies and connection fees shall be imposed at the time of subdivision approval, however, consideration may be given to deferment subject to the approval of the Rocky View County.*
- 7.1.3 *Reservoirs for potable water and fire protection shall be the responsibility of the developer.*
- 7.1.4 *The metering of water usage at the lot level shall be incorporated into the design elements of the water distribution system.*
- 7.1.5 *At time of future subdivision, the Developer may be required to re-assess the available capacity at the Graham Creek Water Treatment plant and the Conrich Transmission Main to provide the necessary capacity to the proposed development taking into the consideration the build-out of the other areas within the County (East Balzac, Conrich & Omni).*
- 7.1.6 *At the time of subdivision should further improvements to the County's water system outside of those outlined in the County's Water and Wastewater Levy Bylaw be warranted, the Developer shall be responsible for the implementation of the said improvements.*

7.1.7 At time of future subdivision, Developer shall be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of the operation, maintenance and replacement of the potable water pump station and reservoir.

7.1.8 As a condition of future subdivision, the Developer, (in acknowledging that the development proposed is a Bare Land Condominium ownership structure) shall create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the water distribution system.

7.1.9 At time of subdivision, the Developer shall be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement for the construction of the following infrastructure:

- Underground storage reservoir;
- pump station;
- proposed 200mm service line from the Conrich Transmission Main to the proposed underground storage reservoir;
- pump station to providing adequate pressure to supply water to the proposed underground storage reservoir (if applicable); and
- water distribution and hydrant system;

7.1.10 The Developer shall design the pump station and underground storage reservoir to provide to an adequate supply potable water to the development area and meet the required volume/flow requirements in accordance with the County's Fire Hydrant Water Suppression Bylaw (C-7259-2013), Servicing Standards and all other applicable codes (ABC and NSF).

7.2 Community Wastewater System

The proposed development will be serviced by a scalable community wastewater treatment and disposal system designed to service a total population of 1,350 residents, or a design flow of 101,250 imperial gallons per day. The system will be modular and capable of expansion in the future should additional developments need servicing in the area.

The proposed system can be divided into three categories:

Wastewater Collection:

The development will be serviced by a combination gravity/pressure sewer. Wastewater from each home will flow by gravity in 200 mm lines to community septic tanks located throughout the property as shown in the attached drawings 'C1-C1d'. Following primary treatment (solids settling) in the community septic tanks, liquid effluent will be pumped to the treatment site via liquid effluent pumps. As per requirements in County and Alberta Environment Approvals, the septic tanks will be inspected on routine basis and pumped when sludge levels exceed required standards.

Wastewater Treatment:

Following primary treatment in community septic tanks, liquid effluent will be treated to secondary standards utilizing Orenco's AdvanTex Technology. Treatment in the AdvanTex unit is considered a "fixed" growth process. Unlike activated sludge (traditional package plants), which relies on bacteria "suspended" in the treatment tanks, AdvanTex units retain their bacteria on the textile filters. This allows for a much higher tolerance of operator errors and flow variation than a traditional package plant or sludge blanket technology.

The AX MAX treatment system is well suited for cold wastewater temperatures as it incorporates a 4.25 inch thick exterior wall and a bottom embedded with 4-inches of insulation to minimize heat loss. Temperatures within the treatment process are maintained by the regular input of heated wastewater and the heat generated by the biological process, while being enclosed in an insulated structure.

In addition to its technological benefits, it is a commonly installed treatment system in Alberta. To date, over 500 systems utilizing AdvanTex technology have been installed in Alberta. In 2014, an AX MAX system was installed at the Spring Hill RV Park in Rocky View County as shown in **Figure AA**. An AdvanTex system is also currently being constructed at the Silverhorn Development in Rocky View County.

The proposed UV disinfection unit will be an at-grade stainless steel channel unit with two modules, with each module containing two lamps. A spare module would be provided to allow for replacement of a malfunctioning unit without delay. The system will be contained in a stainless steel channel that is fully accessible. The low intensity bulbs provided with the system are ideal for situations where low flows will occur initially and then increase as additional residential units are constructed in the development.

Wastewater Disposal:

Following treatment and disinfection, effluent will be pumped or gravity fed to onsite storage ponds for reuse on the golf course. A new pond, sized to 7 month storage (approximately 19,000,000 imperial gallons) will be constructed on the golf course as shown in the attached drawings 'C1-C1d'. During the winter, effluent will be dosed to this pond for storage. During the summer, all effluent will be dosed to a series of constructed wetlands that will be built into the existing irrigation storage pond as shown in the attached figure. Also, during the irrigation months, the winter storage pond will be slowly drained into the existing irrigation pond for use on the golf course.

Currently, the golf course has an irrigation water demand of 38,000,000 imperial gallons per year, all of which is supplied from the Canal and the Western Irrigation District. However, this water supply is relatively unstable and in dry years, the course can be completely cut-off from an irrigation source. At full build-out, the effluent will provide up to 32,000,000 gallons of water for use on the course. This reduces the burden on the irrigation district and provides the Owners with a much more stable water supply.



Figure AA: Installed AX MAX System at Spring Hill RV Park

Similar Approvals in Alberta:

In addition to a number of projects utilizing soil disposal, many utilizing secondary treatment and irrigation disposal have recently been approved by Alberta Environment as summarized below:

- Coal Creek Golf Course (Tofield, AB): Approval #291262-00-00
- Priddis Greens (Priddis, AB): Approval # 196369-00-00
- Bingham Crossing (Rocky View County): Approval # 333897-00-00

Rocky View County and Alberta Environment Treatment Standards

Based on discussions with Rocky View County, it is our understanding that the effluent limits for golf course irrigation must meet the standards of Alberta Environment and Parks. In addition, Rocky View County recommends the use of a Membrane Bioreactor to meet these standards. However, the project team for the Canal at Delacour would like to request approval to meet these standards using Orenco's Advantex Treatment and UV disinfection. The following sections provide an overview of AEP's requirements, similar approvals and a comparison of the two technologies.

It should be noted that treated water at the Canal at Delacour will receive further treatment in a constructed wetland designed and constructed according to Alberta Environment's "Guidelines for the Approval and Design of Natural and Constructed Treatment Wetlands for Water Quality Improvement".

Alberta Environment and Parks Standards for Golf Course Irrigation

At the time of discharge to the treatment wetland, effluent quality will be disinfected and will meet secondary standards (25 mg/l BOD and TSS) for wastewater treatment. In the constructed wetland, effluent will be further treated to lower levels of BOD/TSS and receive treatment for nutrients such as nitrogen and phosphorus. In addition to the AdvanTex system, disinfection and wetland treatment, effluent will be stored in an onsite irrigation pond sized to seven months of storage.

Alberta Environment requirements for irrigation systems are summarized in their "Guidelines for Municipal Wastewater Irrigation (April 2000)". Within this document, the following standards are presented for golf course irrigation:

- Total Coliform: <1000/100 ml
- Fecal Coliform: <200/100 ml
- CBOD: <100 mg/l
- COD: <150 mg/l
- TSS: <100 mg/l
- Ph: 6.5 – 8.

As mentioned previously, the proposed wastewater treatment system for the Canal at Delacour will exceed these treatment standards. Following disinfection, the constructed wetland and storage pond will provide further treatment to ensure that high quality water is applied to the golf course. It is in the Owner's best interest to supply a high quality water to the course since a poor quality water can result in salinization, odours or cause other negative impacts to the turf that are potentially harmful to the business.

Similar Approvals

Orenco's treatment technology has been approved on previous golf course irrigation projects in Alberta. Approval #292262-00-00 was issued to the Coal Creek Golf Course near Toefield for the treatment and disposal of domestic wastewater onto the golf course. It should also be noted that Priddis Greens (Approval# 196369-00-00) and Bingham Crossing (Approval #333897-00-00) have also been approved for wastewater irrigation in Alberta. The permit limits in these approvals are for secondary standards, or 25 mg/l BOD and TSS, which is similar to the proposal for the Canal at Delacour.

Comparison of Advantex and MBR Wastewater Treatment Systems

The AdvanTex treatment system utilizes a synthetic media to provide an attached growth wastewater treatment system. The aeration system required for the AdvanTex system only needs to provide adequate aeration for the biology of the system, so smaller horsepower fans can be utilized. The Membrane Bioreactor (MBR) utilizes conventional activated sludge treatment with a membrane system for separation of the solids and the liquid effluent.

The MBR requires the aeration system to be sized to provide mixing of the mixed liquid, which results in higher power requirements and higher operating costs. The MBR also requires a larger number of operator hours to maintain the activated sludge and membranes, relative to the AdvanTex system. Finally, the AdvanTex system is a much simpler system overall, and this is reflected in the amount of

operation and maintenance required to produce secondary treated wastewater quality. A comparison between the two technologies is provided below:

AdvanTex Treatment	MBR Technology
<ul style="list-style-type: none"> • Provides passive biological treatment – minimal power requirements 	<ul style="list-style-type: none"> • Large power requirements for blowers, pumps and mixing
<ul style="list-style-type: none"> • Lower construction and operating costs 	<ul style="list-style-type: none"> • Higher construction and operating costs
<ul style="list-style-type: none"> • Weekly and monthly operator tasks 	<ul style="list-style-type: none"> • Daily operator tasks
<ul style="list-style-type: none"> • Modular treatment technology – additional treatment units can be added to serve additional homes 	<ul style="list-style-type: none"> • Can be installed modularly, but at a higher cost and potentially, additional buildings
<ul style="list-style-type: none"> • Can be installed below grade or in a building 	<ul style="list-style-type: none"> • Must be installed in a building
<ul style="list-style-type: none"> • Provides better than secondary treatment allowing nutrients to pass through where they can be utilized in the turf management 	<ul style="list-style-type: none"> • Provides a high quality tertiary treated effluent

Summary

As discussed previously, the current proposal is to allow Orenco's AdvanTex treatment technology at the proposed Canal at Delacour development. This technology has been approved previously in Rocky View County (Silverhorn Development, Spring Hill RV Park) and many other places in Alberta.

Generally, it is selected due to the high quality treatment provided, low cost of operations, customer support and track record of success. For the Canal at Delacour, it is also recommended due to the modular nature of the development, the end use of the water on the golf course and its ease of operations that will be a benefit to both the Owner and Rocky View County.

7.2.1. Waste Water System Strategies

- 7.2.1.1 *All subdivisions and development shall be capable of being serviced by the gravity/forced main communal sewage collection system.*
- 7.2.1.2 *As a condition of future subdivision, the Developer shall be required to create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the collection, treatment and disposal systems.*
- 7.2.1.3 *As a condition of subdivision, the Developer shall be required to obtain all required permits and licenses from Alberta Environment and Parks for the design, construction and operation of the Waste Water Treatment Plant.*
- 7.2.1.4 *As a condition of future subdivision, the Developer shall be required to provide engineering drawings, prepared by a qualified professional, for the proposed wastewater collection, treatment and disposal systems and enter into a Special Improvements Development Agreement with the County for the construction of the said infrastructure. It is to be noted that Developer shall be responsible to secure all ROWs and easements to service the proposed development.*

- 7.2.1.5 *As a condition of future subdivision, the Developer shall be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of construction, operations, maintenance and replacement of the wastewater treatment plant and effluent disposal systems.*
- 7.2.1.6 *Rocky View County shall provide the necessary proximity waiver to Alberta Environment with respect to the proximity of the waste water treatment plant to residential development as shown in Drawing C-1 'Overall Waste Water and Water Servicing System' as provided by SD Consulting Group.*
- 7.2.1.7 *At time of subdivision, the Developer shall be required to register restrictive covenants over the proposed irrigation areas (golf course) to ensure these areas are not redeveloped as they are integral to the function of the effluent disposal system.*

7.3 Storm Water Management

In addition to meeting the requirements of Alberta Environment and Parks with respect to surface drainage, the primary purposes in managing storm water are two fold.

- 1) The provision of an assured supply of water for golf course irrigation purposes; and
- 2) The 'zero release' or discharge of storm water and waste water into the Western Irrigation District canal system.

The storm water management plan is intended to:

- prevent soil erosion or wash out conditions on neighbouring agricultural lands which could negatively affect crop production;
- Reduce or eliminate property damage.

In 2016, Westhoff Engineering Resources Ltd. was commissioned to prepare a Storm Water Management Strategy (SWMS) referenced as 'Sub Catchment Drainage Plan for Fairways at Delacour prepared by Westhoff Engineering Resources Ltd. dated March 2017' that would incorporate the Western Irrigation District standards, as well as the treated effluent from the waste water treatment system into a comprehensive management strategy. A component of the SWMS was the incorporation of a 'back to back' 1:100 year event analysis and the preparation of a continuous flow modelling simulation to ensure that the goal of 'Zero Discharge' to the Western Irrigation District canal system could be achieved.

An extensive consultation process was commenced with the Western Irrigation District to ensure that the Western Irrigation Districts' ability to continue operation in an unfettered manner and to ensure that the integrity of the existing canal infrastructure was maintained.

Through that consultative process a series of core requirements were identified:

- 1) Maintaining an ongoing agreement with adjacent lands to provide a secondary outlet to ensure no discharge to WID canal (Pg. 2 Westhoff Engineering Resources, March 14th, 2017).
- 2) Construct berms on the WID right-of-way boundary to ensure no discharge to WID canal (Pg. 26 Westhoff Engineering Resources, January 6th, 2017).
- 3) Detailed landscaping plan be submitted to the WID for approval prior to construction of area noted as "Pathway/Trails/Open Space (Wescott Consulting Group, March 9th, 2017).
- 4) Maintenance of a minimum of 15 m setback from canal right-of-way for fencing and a minimum of 21m setback for structures and buildings.

7.3 Storm Water Management Strategies

- 7.3.1 *The comprehensive storm water management plan shall be provided for the Plan Area to accommodate all storm water and waste water on-site ensuring that at no time shall storm water or waste water be permitted to discharge into the Western Irrigation District canal system.*
- 7.3.2 *Utilizing best management practices, an overland drainage system, utilizing the existing topography when possible shall be used for storm water management and accomplished by using piping, roadway ditches, culverts and drainage swales along lot lines and within the green space areas.*
- 7.3.3 *Prior to subdivision and development, the Developer shall provide a detailed and comprehensive storm water management plan for the Plan Area to the satisfaction of Alberta Environment, Western Irrigation District and Rocky View County.*
- 7.3.4 *Storm water management facilities shall incorporate existing and constructed wetlands to assist in the improvement of water quality.*
- 7.3.5 *A detailed and comprehensive Storm Water Management Plan shall be prepared and implemented as part of the subdivision implementation phase which is coordinated and administered through the development agreement process.*
- 7.3.6 *As a condition of future subdivision, the Developer shall be required to create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the storm water management system.*
- 7.3.7 *At the time of subdivision an access easement agreement shall be granted and registered in the name of Rocky View County to facilitate the monitoring of construction, continued operation, oversight and required maintenance (if necessary) of the integrated waste water/storm water systems.*

- 7.3.8 *Individual lots will be encouraged to harvest surface runoff for their individual use such as watering lawns and gardens.*
- 7.3.9 *The use of potable water for such practices as watering lawns/gardens or irrigation purposes shall be discouraged.*
- 7.3.10 *When harvesting practices at the individual lot level are not practiced, individual lots shall be graded to direct runoff water to the drainage swales or ditches which will convey water from the lots to the storm ponds.*
- 7.3.11 *To ensure that the 'Zero Discharge' into the canal is achieved, an irrigation outflow line shall be constructed to provide irrigation water in excess of the golf course needs to the N.E. ¼ 19-25-27-4 as a secondary outlet.*
- 7.3.12 *Prior to subdivision and development, the Developer shall provide a detailed and comprehensive Landscape Plan to the Western Irrigation District and Rocky View County for consideration and approval.*
- 7.3.13 *As a condition of Subdivision Approval, the Developer shall maintain a minimum 15 m setback from the canal right of way for fencing, and a minimum of 21m setback for structures and buildings.*
- 7.3.14 *As a condition of future subdivision, the Developer shall be required provide a detailed stormwater management plan (SWMP) and design drawings for the proposed ponds including all related stormwater infrastructure in accordance with all applicable watershed management plans, the County's Servicing Standards, Alberta Environment regulations and best practices.*
- 7.3.15 *As a condition of future subdivision, the Developer shall be required to provide verification of registration from Alberta Environment and Parks under EPEA for the proposed stormwater management system.*
- 7.3.16 *As a condition of future subdivision, the Developer shall be required to prepare, in accordance with the County's Servicing Standards, an Erosion and Sediment control plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands.*

7.4 Solid Waste Management

As stated in Section 3.3.10, an objective of the concept plan is 'The inclusion of various energy efficiencies in the design of the community through incorporation of LEED principles such as orientation of streets and buildings to maximize solar gain and reduce northern exposures as well as the examination of such practices as geothermal heating and comprehensive solid waste management strategies'.

As indicated previously, LEED principles are based on the premise of Social Responsibility, Environmental Stewardship and Economic Prosperity. It is envisioned that the Solid Waste and Recycle Management strategy incorporating LEED Principles shall be prepared by the

Developer and operated and administered by the Condominium Board as outlined in Section 4.4.1.9.

7.4.1 At the time of subdivision, the Developer shall, to the satisfaction of the County, prepare a comprehensive Solid Waste and Recycling Management strategy addressing construction, commercial and residential needs which may include the feasibility of composting capabilities.

7.5 Emergency Services

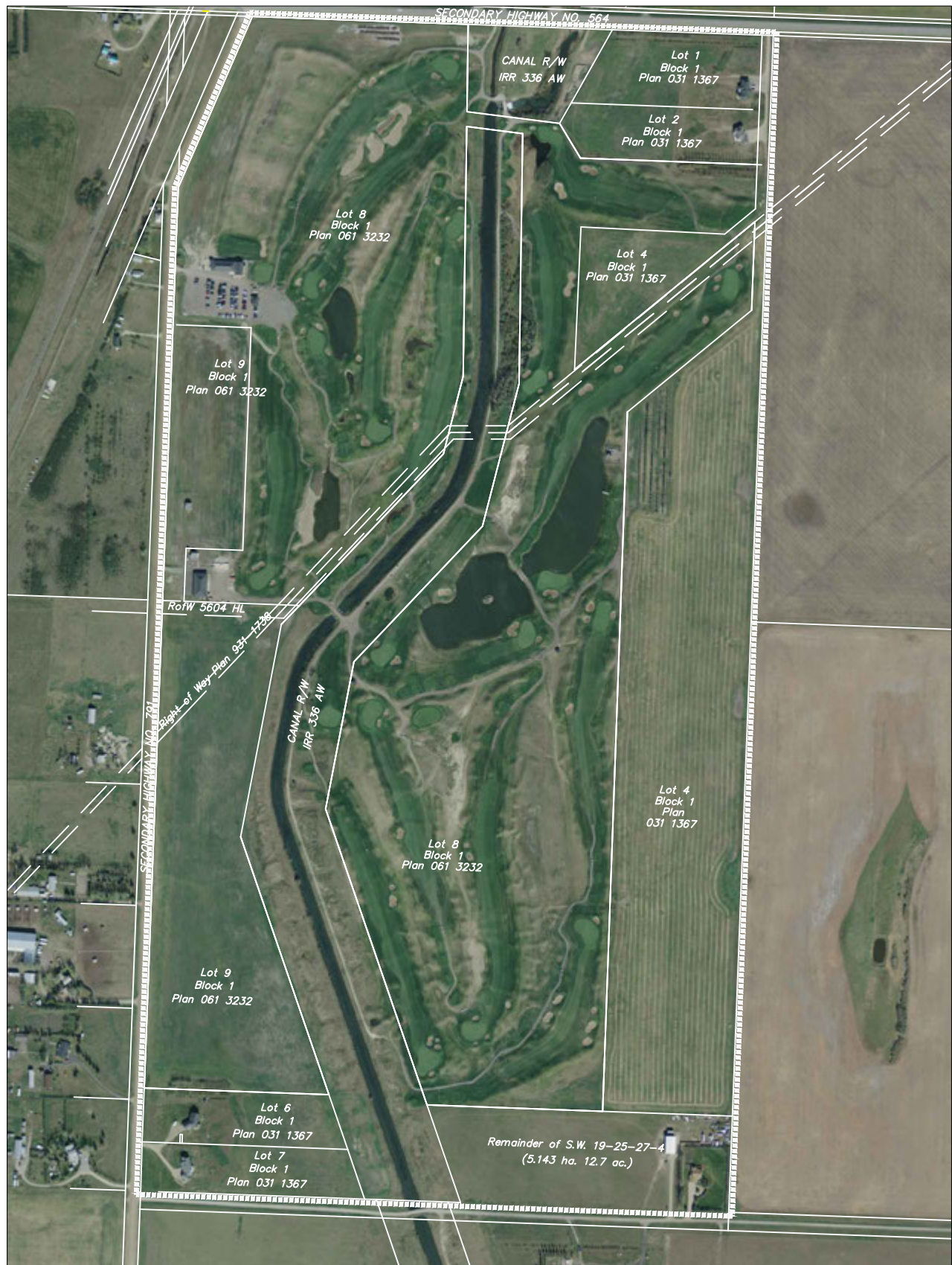
The design of a safe neighbourhood has been identified as a key objective in the preparation of this concept plan. While crime deterrence can be promoted through safe neighbourhood design using various design techniques such as visible public or open spaces and clear boundaries between open spaces and identifiable points it is still imperative that a relationship with the Emergency Services of Rocky View County be established. This relationship should be developed as an integral component of the initial design and matured through the development of strong communication and community participation.

7.5.1 At the time of subdivision, the Developer, through direct consultation with the Emergency Services of Rocky View County, shall prepare a safe neighbourhood strategy for implementation within the Fairways at Delacour Conceptual Scheme area.

Fire Protection Services will be provided by the Fire Services of Rocky View County and the recommendations previously provided by the Fire Services have been incorporated into the plan.

7.5.2 At the time of subdivision, the Developer, through direct consultation with the Fire Services of Rocky View County may prepare and implement a fire smart strategy to the satisfaction of the Fire Services.

7.5.3 As a condition of future subdivision, the Developer shall provide a Construction Emergency Response Plan to the satisfaction of the Fire Services of Rocky View County.



FILE #RTW107

DATE: JULY 2018


 SCALE: 1" = 1000'

FIGURE 1 PLAN AREA

FAIRWAYS AT DELACOUR

WESCOTT CONSULTING GROUP

 28 Cougarstone Common S.W. Calgary, Alberta T3H 5P5
 Phone 403-981-7566 Cell 403-862-9323
 bob_wescott@shaw.ca



FILE #RTW107

DATE: JULY 2018

SCALE: 1: 1000

FIGURE 2 LAND USE DESIGNATION

FAIRWAYS AT DELACOUR

WESCOTT CONSULTING GROUP

28 Cougarstone Common S.W. Calgary, Alberta T3H 5P5
 Phone 403-981-7566 Cell 403-862-9323
 bob_wescott@shaw.ca



FIGURE 3 TOPOGRAPHICAL FEATURES

FAIRWAYS AT DELACOUR

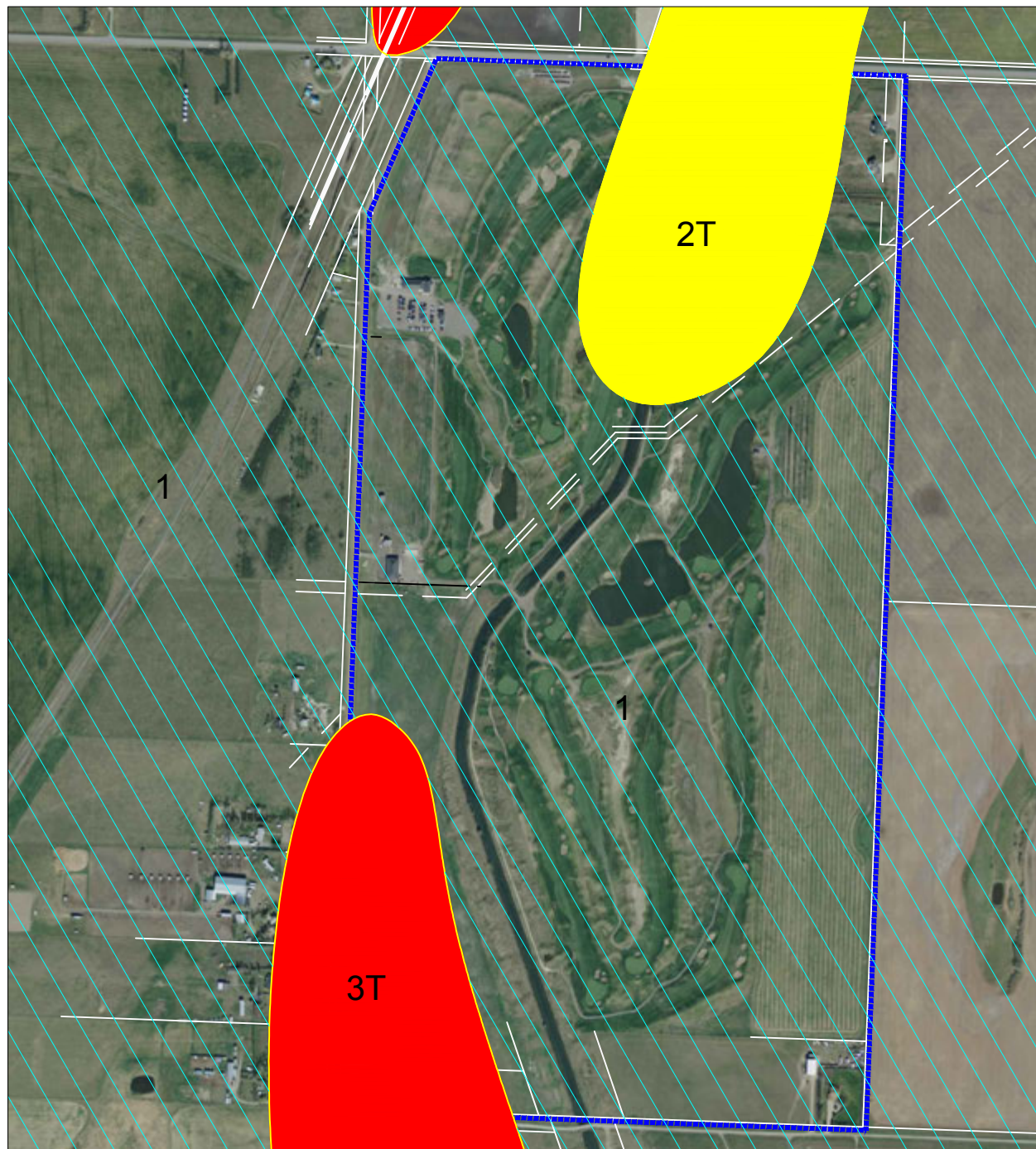
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DATE: JULY 2018

SCALE: 1" = 1000'

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 Phone 403-981-7566 Cell 403-862-9323
 bob_wescott@shaw.ca

SOIL CLASSIFICATION 1 CLI 

Soils are deep, are well to imperfectly drained hold moisture well, and in the virgin state were well supplied with plan nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity.

SOIL CLASSIFICATION 2 CLI 

Soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity.

SOIL CLASSIFICATION 3 CLI 

The limitations are more severe than for Class 2 soils. They affect one or more of the following: timing and ease of tillage; planting and harvesting; choice of crops; methods of conservation. Under good management they are fair to moderately high in productivity.

SUBCLASS T: Adverse topography - Either steepness or the pattern of slopes limits agricultural use.

PLAN AREA SHOWN AS: 

SOURCE: CLI_250k_agr_82p

FILE #RTW107

FIGURE 4 SOIL CLASSIFICATION CANADA LAND INVENTORY

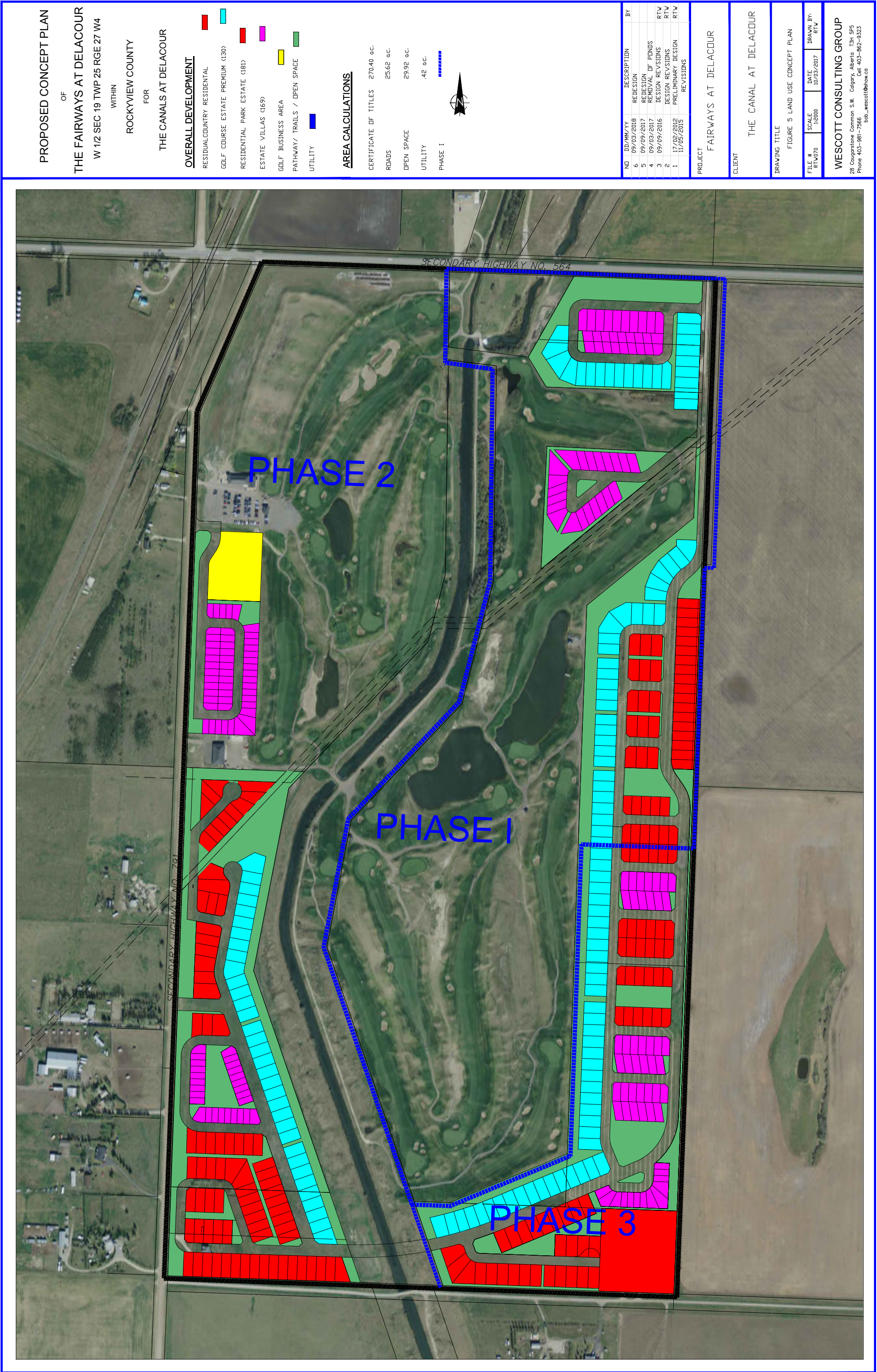
FAIRWAYS AT DELACOUR

WESCOTT CONSULTING GROUP

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DATE: JULY 2018

SCALE: 1: 1000



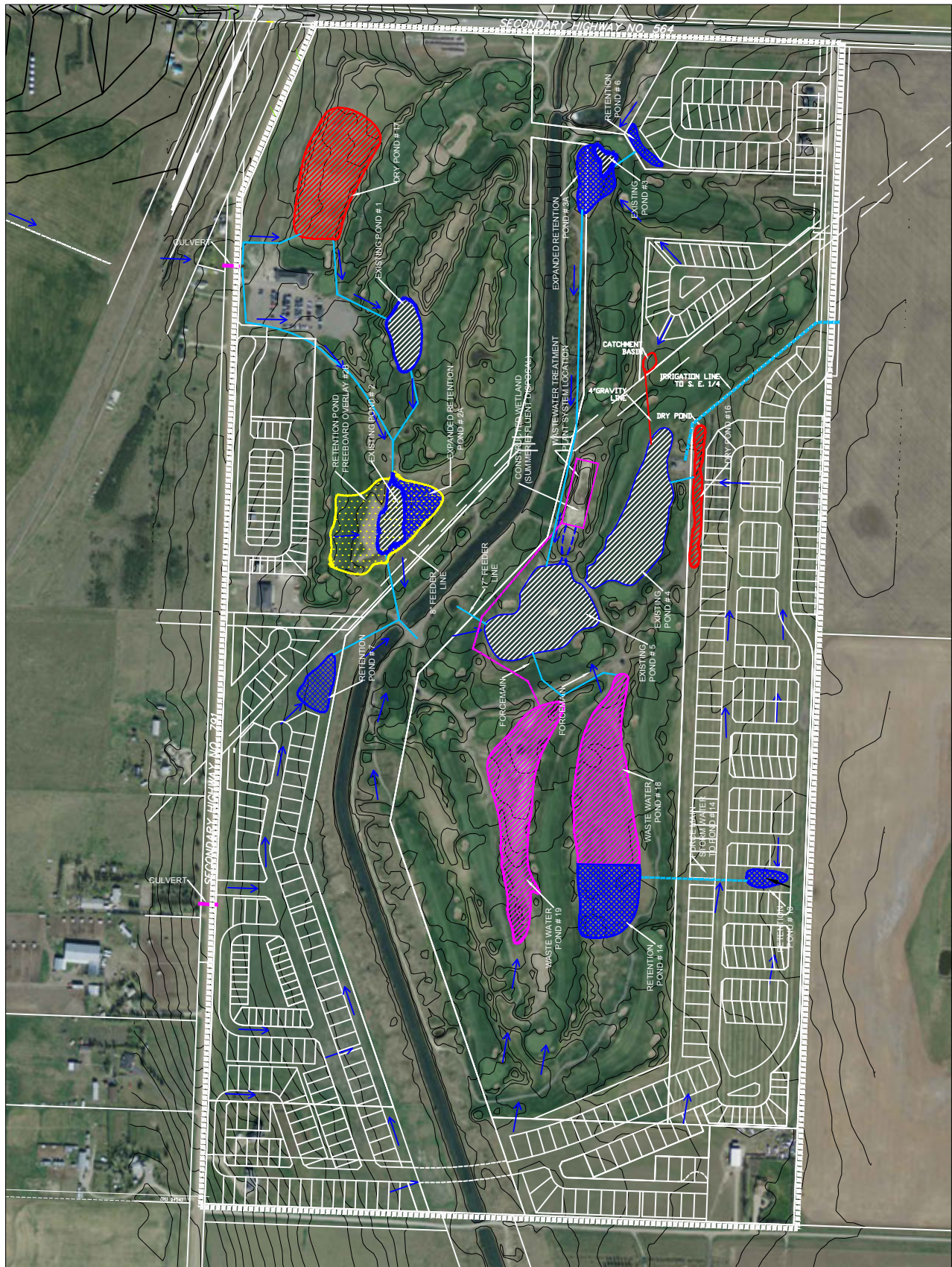
**LEGEND**

ROAD R/O/W 15m	
ROAD R/O/W 18m	
ROAD R/O/W 20m	

FIGURE 6 TRANSPORTATION NETWORK
FAIRWAYS AT DELACOUR
 ROCKYVIEW COUNTY

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 Phone 403-981-7566 Cell 403-862-9323
 bob_wescott@shaw.ca



FILE #RTW107

DATE: SEPT 2018

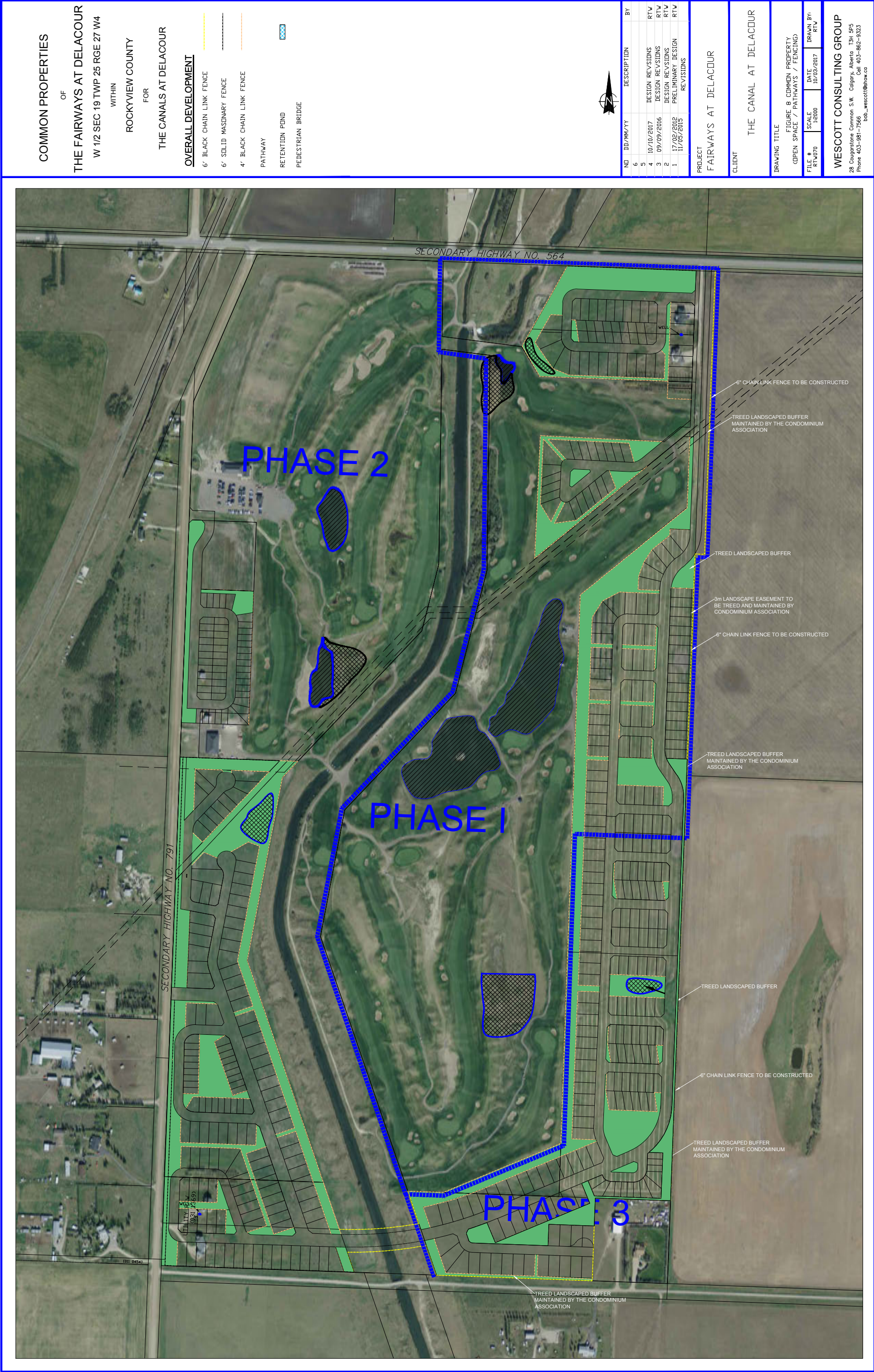
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FIGURE 7 STORM MANAGEMENT

FAIRWAYS AT DELACOUR

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SD CONSULTING
SHERWOOD PARK, AB
SAINT PAUL, MN
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TEL. 612-209-7366



THE CANAL
AT DELACOUR

OVERALL
WATER & SEWER
SYSTEM LAYOUT

C1

C01_1139_v3.dwg



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THE CANAL
AT DELACOUR

SEWER LAYOUT 1

C1a

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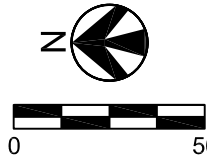
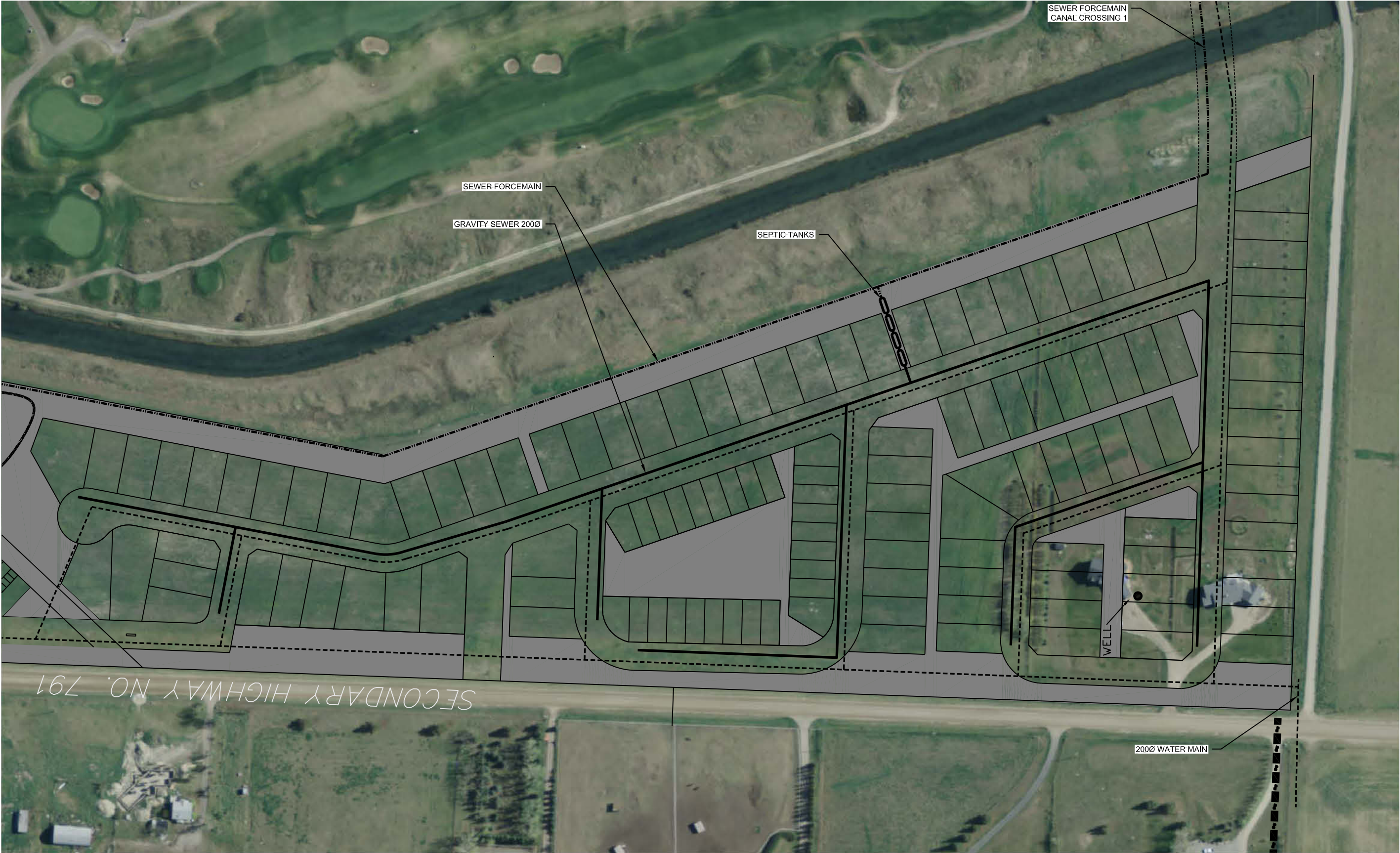
THE CANAL
AT DELACOUR

SEWER LAYOUT 2

C1b

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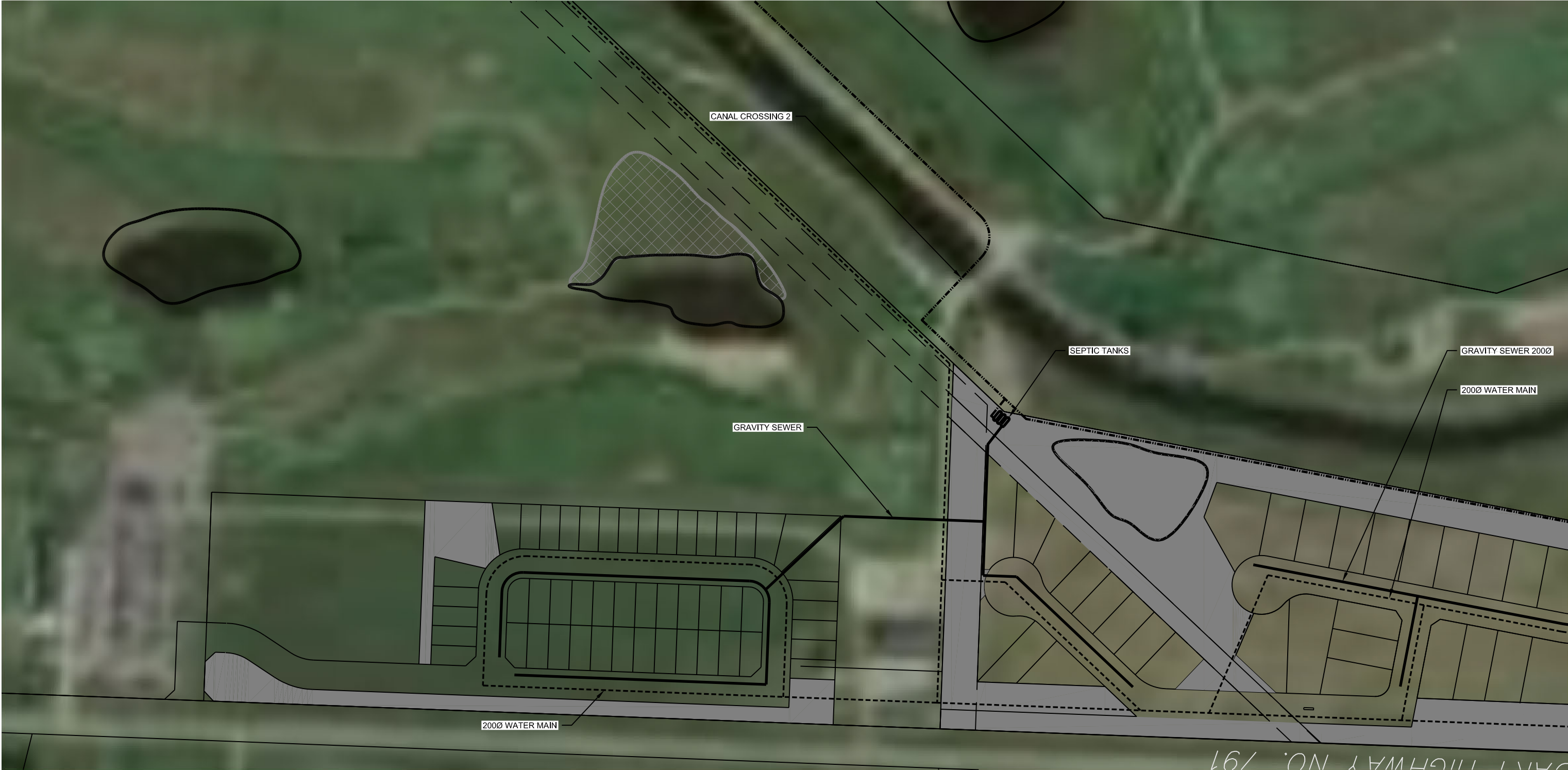
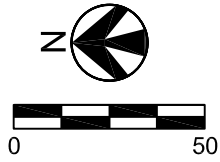
THE CANAL
AT DELACOUR

SEWER LAYOUT 3

C1c

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THE CANAL
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SEWER LAYOUT 4

C1d

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THE CANAL
AT DELACOUR

WATER SYSTEM

C1e

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8.0 PLAN STRATEGIES SUMMARY

4.3 Land Use Overview

- 4.3.1 *As a condition of future subdivision, the Developer shall be required to create a Condominium Corporation, in accordance with the requirements of the Condominium Property Act.*
- 4.3.2 *The Fairways at Delacour Condominium Plan shall include the proposed development as well as the existing Canal at Delacour Golf Course.*
- 4.3.3 *The Fairways at Delacour Condominium Corporation shall own, manage and maintain the infrastructure which includes the roads, water, waste water, and storm water within both the existing Canal at Delacour Golf Course and the proposed development.*
- 4.3.4 *The incorporation of LEED Principles shall be encouraged in the development and building construction of each dwelling unit.*
- 4.3.5 *The site development and building construction of each dwelling unit shall be subject to the requirements of the Fairways at Delacour Architectural Controls and Landscape Guidelines.*
- 4.3.6 *The identification of lots which have walk out basement opportunities shall be determined upon completion of the comprehensive site grading plan undertaken prior to subdivision approval.*
- 4.3.7 *All Bare Land Condominium Units created within the Fairways at Delacour Concept Plan shall be subject to the rules and regulations as stipulated within the Fairways at Delacour Condominium Bylaws.*
- 4.3.8 *All Bare Land Condominium Units created (with the exception of Golf Course Estate Premium units), shall have an attached garage located on the front face of the unit with the doors facing the street.*
- 4.3.9 *Golf Course Estate Premium units created within the Fairways at Delacour Concept Plan shall have an attached garage located on the front face of the unit, however, the garage doors may be orientated parallel to the street.*

4.4.1 Conceptual Plan and Future Phasing Strategies

- 4.4.1.1 *Phasing shall include the redesignation, subdivision and development of lots identified in the Fairways at Delacour Conceptual Scheme as shown in Figure 5 – Land Use Concept.*
- 4.4.1.2 *The redesignation of lands contained within each phase shall be obtained prior to the subdivision approval for the respective phase with the Land Uses of the Rocky View Land Use Bylaw C-4841-97 as amended forming the basis for Land Use Redesignation Applications within the plan.*

- 4.4.1.3 *In acknowledging the goals and policies of the County Plan, the conceptual scheme shall provide for the orderly and economic development of the plan area by facilitating the orderly transition of land from agricultural, recreational and small holding use to that of a comprehensive mixed use built environment.*
- 4.4.1.4 *A Condominium Board shall be established, in accordance with the Condominium Properties Act, to administer within the development all matters such as the implementation and monitoring of the Architectural Controls, the implementation and administration of all infrastructures including, roads, potable water, waste water, storm water management, solid waste management, common properties and facilities associated with these infrastructural improvements.*
- 4.4.1.5 *At the time of subdivision, the Developer shall be required to enter into a Development Agreement with Rocky View County for the construction of a potable water distribution system and associated storage facilities; a waste water treatment facility, waste water lift stations and treated waste water storage facilities, storm water facilities including drainage channels, retention and detention ponds and storm water management facilities.*
- 4.4.1.6 *At the time of subdivision, provision shall be made for the dedication of an access easement agreement registered in the name of Rocky View County to facilitate the provision of a potable water distribution system and associated storage facilities; a waste water treatment facility, waste water lift stations and treated waste water storage facilities, storm water facilities including drainage channels, retention and detention ponds and storm water management facilities.*
- 4.4.1.7 *A comprehensive Storm Water Management Plan, constructed and operated in accordance with and to the satisfaction of Alberta Environment, Western Irrigation District and Rocky View County shall be implemented in conjunction with or prior to the development of Phase I.*
- 4.4.1.8 *The internal road system and infrastructure improvements, as well as intersectional improvements to Secondary Highway # 564 in the north east quadrant of the plan area, shall be constructed as stipulated in the Traffic Impact Assessment prepared by D&A Paulichuk Consulting to the satisfaction of the Municipal Engineer and the Council of the Rocky View County.*
- 4.4.1.9 *In future phasing, the Developer shall be required to enter into a Development Agreement for the provision of a potable water distribution and storage facility; storm water management facilities; a waste water treatment facility, waste water lift stations and treated waste water storage facilities.*

4.5 Architectural and Landscape Design Controls

- 4.5.1 *Comprehensive Architectural Controls and Landscape Design Guidelines shall be*

prepared and registered against all lands in title prior to or concurrent with the registration of the final plan of survey for Phase I.

5.1 Transportation Network Strategies

- 5.1.1 *All internal roads shall be constructed at the sole cost and expense of the Developer in accordance with the requirements of the "County Servicing Standards" to the satisfaction of the Municipal Engineer and the Council of the Rocky View County.*
- 5.1.2 *The intersection of Hwy #564 and the existing north east internal road system, (which serves Phase i) shall be upgraded to a Type II Intersection including an exclusive right turn lane in accordance with the recommendations of the Traffic Impact Assessment, prepared by D&A Paulichuck Consulting Ltd. Date January 15th, 2016.*
- 5.1.3 *As a condition of subdivision, the Developer shall enter into an 'Infrastructure Cost Recovery Agreement' relating to the proportionate recovery of infrastructure costs that may be a result of oversizing requirements or the identification of infrastructure cost which can be demonstrated as direct beneficial to adjacent landowners.*
- 5.1.4 *To ensure that the Transportation Network as envisioned in the conceptual scheme functions at a safe manner and a desired level of operation a Traffic Impact Assessment may, at the discretion of the Rocky View County, be required prior to future phase subdivision approval.*
- 5.1.5 *As a condition of future subdivision, the Developer shall be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards and Alberta Transportation where applicable.*
- 5.1.6 *The internal road system and infrastructure improvements and the upgrade of Secondary Highway # 791 along the west boundary of the Plan area, as indicated in the Traffic Impact Assessment prepared by D&A Paulichuk Consulting and dated January 15th, 2016, shall be constructed in accordance with the requirements of the "County Servicing Standards" and to the satisfaction of the Municipal Engineer, the Council of the Rocky View County and Alberta Transportation and Infrastructure where applicable.*
- 5.1.7 *Illumination for the intersection of Hwy. 564 and Hwy. 791 may not be warranted until 2041 as indicated in the recommendations of the Traffic Impact Assessment, prepared by D&A Paulichuck Consulting Ltd. Date January 15th, 2016.*
- 5.1.8 *As a condition of future subdivision, the Developer shall be required to obtain a Roadside Development Permit from Alberta Transportation for the implementation of any upgrades to the provincial highway network.*

- 5.1.9 *As a condition of future subdivision, the Developer shall be required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.*
- 5.1.10 *At the time of subdivision, and in accordance with the requirements of the Alberta Building Code, a secondary access (interim emergency access) shall be identified and provided for each phase of development.*

6.1 Environmentally Significant Features Strategies

- 6.1.1 Existing environmental significant areas, such as the tree stands, shelter belts and the low-lying area shall be protected where possible.*
- 6.1.2 Future development should provide opportunities for tree, shrubbery and foliage in landscaping plans.*
- 6.1.3 The harvesting of rainfall for irrigation of lawns and ornamental trees and flowers shall be encouraged.*
- 6.1.4 As a condition of future subdivision, the Developer may be required to conduct a Biophysical Impact Assessment (BIA), prepared by a qualified professional, providing a desktop and field assessment of the subject lands to identify any value ecosystems or areas of environmental significance in accordance with the BIA framework contained within the County Servicing Standards.*
- 6.1.5 Should wetland or areas of environmental significance be identified, the Developer shall be required to obtain all necessary approvals from Alberta Environment and Parks under the Water Act prior to entering into any Development Agreement with the County.*

6.2 Common Property - Private Open Space & Pathways

- 6.2.1 Contiguous blocks of Open Space /Pathways in conjunction with or integrated within the Storm Water retention areas and the Western Irrigation District canal system shall be provided to enhanced educational and passive recreational opportunities to compliment the open space concepts.*
- 6.2.2 Cash in lieu of Municipal Reserve dedication may be required at the time of subdivision.*
- 6.2.3 A regional pathway adjacent to and paralleling Secondary Highway # 791 may be considered in future phasing.*
- 6.2.4 A comprehensive Landscape Plan relating to the development of the integrated Open Space/Pathways shall be provided at the time of subdivision.*

6.3 Agricultural Boundary Protection

- 6.3.1.1 To reduce and/or mitigate any potential conflicts with the agricultural community a 6' chain link fence shall be strategically placed along the entire east boundary of the plan area.*
- 6.3.1.2 To create a sense of community an aesthetically pleasing and decorative 6' solid fence shall be constructed along the west and south boundary of the plan area.*
- 6.3.1.3 To provide individual lot security a 4' chain link fence shall be constructed between lot boundaries and open space /pathway areas.*

- 6.3.1.4 *Buffers or open space areas, (in concert with common space used for roads) shall be provided to increase the separation between agricultural and non-agricultural pursuits.*
- 6.3.1.5 *Where residential units directly abut the agricultural lands lying east of the plan area, (N.E. 19- 25-27-4) a 3m landscape easement registered in the name of the Condominium Association shall be provided.*
- 6.3.1.6 *At the time of subdivision, a comprehensive landscape plan shall be prepared and shall include within its design the incorporation of features, practices, techniques to support the relationship between the agricultural and non-agricultural community.*
- 6.3.1.7 *An awareness caveat shall be placed against all lands within the plan area informing and advising all perspective residents of the importance of the agricultural community and the need to acknowledge prior to purchase that agricultural activities, (which are not experienced within traditional urban environments) may from time to time occur but are necessary for the continued agricultural practice.*

7.0 SERVICING INFRASTRUCTURE

- 7.0.1 *The Developer, at the time of subdivision shall undertake a Geotechnical Investigation relating to the locations and specific nature of the proposed improvements such as internal roads, waste water and potable water lines and appurtenances as well as additional storm water facilities to the satisfaction of Rocky View County.*
- 7.0.2 *As a condition of future subdivision, the Developer may be required to provide an updated report or conduct further geotechnical testing within the boundaries of the proposed phase of development for incorporation into the detailed design of the development.*
- 7.0.3 *As a condition of future subdivision, the Developer shall 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 wastewater treatment and water distribution systems.*
- 7.0.4 *As a condition of future subdivision, the Developer shall submit to Rocky View County a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.*
- 7.0.5 *In acknowledging that the Fairways at Delacour is a proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time.*

7.0.6 *As a condition of future subdivision, the Developer shall be required to provide payment of the County's Water & Wastewater Offsite Levy in accordance with the applicable levy at time of subdivision approval, for the use of the County's water distribution infrastructure. As the proposed development is outside of the identified services areas, the components of the levy applicable to this development shall be determined at time of subdivision*

7.1 Community Water System

7.1.1 *All subdivisions and development shall be capable of being connected to the municipally owned and operated water supply and distribution system.*

7.1.2 *Lot levies and connection fees shall be imposed at the time of subdivision approval, however, consideration may be given to deferment subject to the approval of the Rocky View County.*

7.1.3 *Reservoirs for potable water and fire protection shall be the responsibility of the developer.*

7.1.4 *The metering of water usage at the lot level shall be incorporated into the design elements of the water distribution system.*

7.1.5 *At time of future subdivision, the Developer may be required to re-assess the available capacity at the Graham Creek Water Treatment plant and the Conrich Transmission Main to provide the necessary capacity to the proposed development taking into the consideration the build-out of the other areas within the County (East Balzac, Conrich & Omni).*

7.1.6 *At the time of subdivision should further improvements to the County's water system outside of those outlined in the County's Water and Wastewater Levy Bylaw be warranted, the Developer shall be responsible for the implementation of the said improvements.*

7.1.7 *At time of future subdivision, Developer shall be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of the operation, maintenance and replacement of the potable water pump station and reservoir.*

7.1.8 *As a condition of future subdivision, the Developer, (in acknowledging that the development proposed is a Bare Land Condominium ownership structure) shall create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the water distribution system.*

7.1.9 *At time of subdivision, the Developer shall be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement for the construction of the following infrastructure:*

- *Underground storage reservoir;*
- *pump station;*

- *proposed 200mm service line from the Conrich Transmission Main to the proposed underground storage reservoir;*
- *pump station to providing adequate pressure to supply water to the proposed underground storage reservoir (if applicable); and*
- *water distribution and hydrant system;*

7.1.10 The Developer shall design the pump station and underground storage reservoir to provide to an adequate supply potable water to the development area and meet the required volume/flow requirements in accordance with the County's Fire Hydrant Water Suppression Bylaw (C-7259-2013), Servicing Standards and all other applicable codes (ABC and NSF).

7.2.1. Waste Water System Strategies

- 7.2.1.1 All subdivisions and development shall be capable of being serviced by the gravity/forced main communal sewage collection system.*
- 7.2.1.2 As a condition of future subdivision, the Developer shall be required to create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the collection, treatment and disposal systems.*
- 7.2.1.3 As a condition of subdivision, the Developer shall be required to obtain all required permits and licenses from Alberta Environment and Parks for the design, construction and operation of the Waste Water Treatment Plant.*
- 7.2.1.4 As a condition of future subdivision, the Developer shall be required to provide engineering drawings, prepared by a qualified professional, for the proposed wastewater collection, treatment and disposal systems and enter into a Special Improvements Development Agreement with the County for the construction of the said infrastructure. It is to be noted that Developer shall be responsible to secure all ROWs and easements to service the proposed development.*
- 7.2.1.5 As a condition of future subdivision, the Developer shall be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs of construction, operations, maintenance and replacement of the wastewater treatment plant and effluent disposal systems.*
- 7.2.1.6 Rocky View County shall provide the necessary proximity waiver to Alberta Environment with respect to the proximity of the waste water treatment plant to residential development as shown in Drawing C-1 'Overall Waste Water and Water Servicing System' as provided by SD Consulting Group.*
- 7.2.1.7 At time of subdivision, the Developer shall be required to register restrictive covenants over the proposed irrigation areas (golf course) to ensure these areas are not redeveloped as they are integral to the function of the effluent disposal system.*

7.3 Storm Water Management Strategies

- 7.3.1 *The comprehensive storm water management plan shall be provided for the Plan Area to accommodate all storm water and waste water on-site ensuring that at no time shall storm water or waste water be permitted to discharge into the Western Irrigation District canal system.*
- 7.3.2 *Utilizing best management practices, an overland drainage system, utilizing the existing topography when possible shall be used for storm water management and accomplished by using piping, roadway ditches, culverts and drainage swales along lot lines and within the green space areas.*
- 7.3.3 *Prior to subdivision and development, the Developer shall provide a detailed and comprehensive storm water management plan for the Plan Area to the satisfaction of Alberta Environment, Western Irrigation District and Rocky View County.*
- 7.3.4 *Storm water management facilities shall incorporate existing and constructed wetlands to assist in the improvement of water quality.*
- 7.3.5 *A detailed and comprehensive Storm Water Management Plan shall be prepared and implemented as part of the subdivision implementation phase which is coordinated and administered through the development agreement process.*
- 7.3.6 *As a condition of future subdivision, the Developer shall be required to create a Utility Corporation and enter into a Franchise and Infrastructure Transfer Agreements with the County for the operation and maintenance of the storm water management system.*
- 7.3.7 *At the time of subdivision an access easement agreement shall be granted and registered in the name of Rocky View County to facilitate the monitoring of construction, continued operation, oversight and required maintenance (if necessary) of the integrated waste water/storm water systems.*
- 7.3.8 *Individual lots will be encouraged to harvest surface runoff for their individual use such as watering lawns and gardens.*
- 7.3.9 *The use of potable water for such practices as watering lawns/gardens or irrigation purposes shall be discouraged.*
- 7.3.10 *When harvesting practices at the individual lot level are not practiced, individual lots shall be graded to direct runoff water to the drainage swales or ditches which will convey water from the lots to the storm ponds.*
- 7.3.11 *To ensure that the 'Zero Discharge' into the canal is achieved, an irrigation outflow line shall be constructed to provide irrigation water in excess of the golf course needs to the N.E. ¼ 19-25-27-4 as a secondary outlet.*

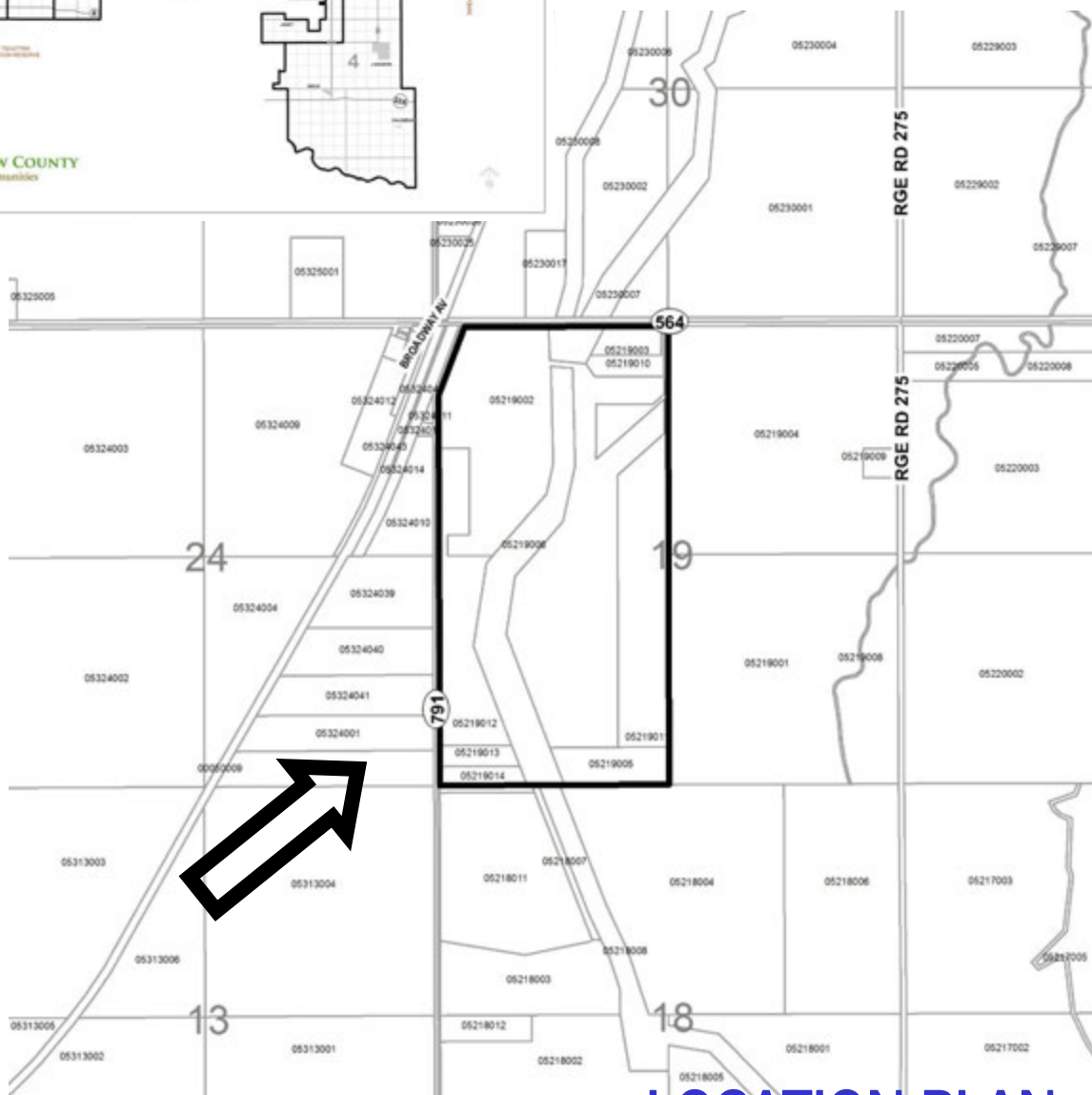
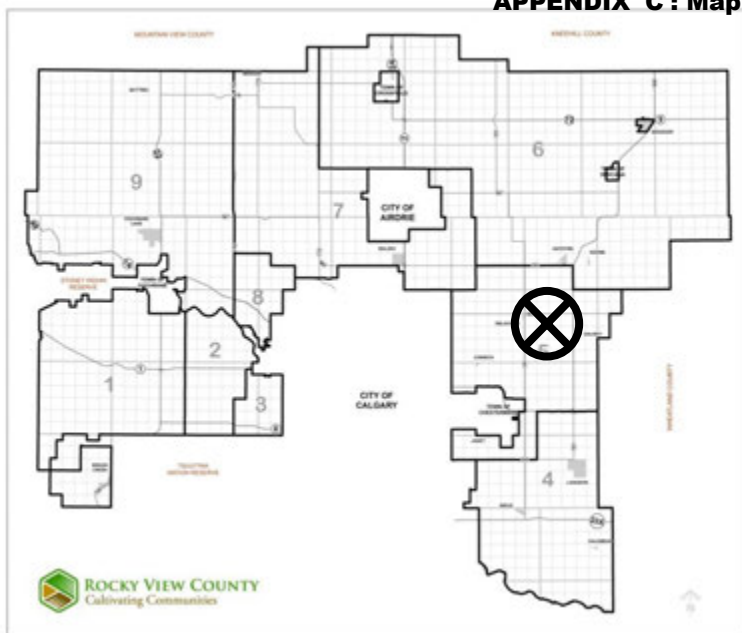
- 7.3.12 *Prior to subdivision and development, the Developer shall provide a detailed and comprehensive Landscape Plan to the Western Irrigation District and Rocky View County for consideration and approval.*
- 7.3.13 *As a condition of Subdivision Approval, the Developer shall maintain a minimum 15 m setback from the canal right of way for fencing, and a minimum of 21m setback for structures and buildings.*
- 7.3.14 *As a condition of future subdivision, the Developer shall be required provide a detailed stormwater management plan (SWMP) and design drawings for the proposed ponds including all related stormwater infrastructure in accordance with all applicable watershed management plans, the County's Servicing Standards, Alberta Environment regulations and best practices.*
- 7.3.15 *As a condition of future subdivision, the Developer shall be required to provide verification of registration from Alberta Environment and Parks under EPEA for the proposed stormwater management system.*
- 7.3.16 *As a condition of future subdivision, the Developer shall be required to prepare, in accordance with the County's Servicing Standards, an Erosion and Sediment control plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands.*

7.4 Solid Waste Management

- 7.4.1 *At the time of subdivision, the Developer shall, to the satisfaction of the County, prepare a comprehensive Solid Waste and Recycling Management strategy addressing construction, commercial and residential needs which may include the feasibility of composting capabilities.*

7.5 Emergency Services

- 7.5.1 *At the time of subdivision, the Developer, through direct consultation with the Emergency Services of Rocky View County, shall prepare a safe neighbourhood strategy for implementation within the Fairways at Delacour Conceptual Scheme area.*
- 7.5.2 *At the time of subdivision, the Developer, through direct consultation with the Fire Services of Rocky View County may prepare and implement a fire smart strategy to the satisfaction of the Fire Services.*
- 7.5.3 *As a condition of future subdivision, the Developer shall provide a Construction Emergency Response Plan to the satisfaction of the Fire Services of Rocky View County.*



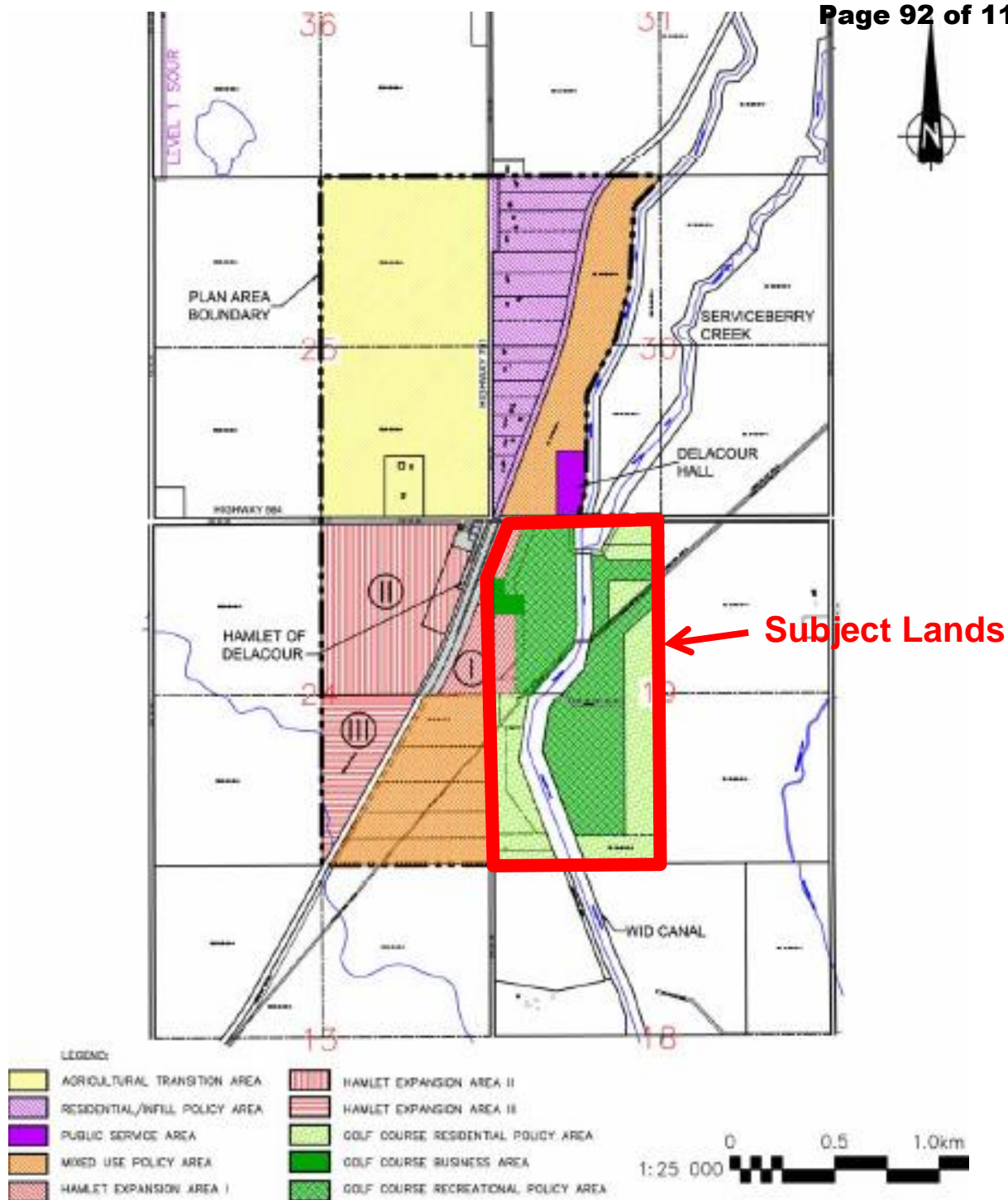
LOCATION PLAN

W1/2-19-25-27-W04M

PL20150148

Date: June 21, 2018 **Division #** 5 **File:** 05219002/003/005/006/010/011/012/013/014 **AGENDA** 14

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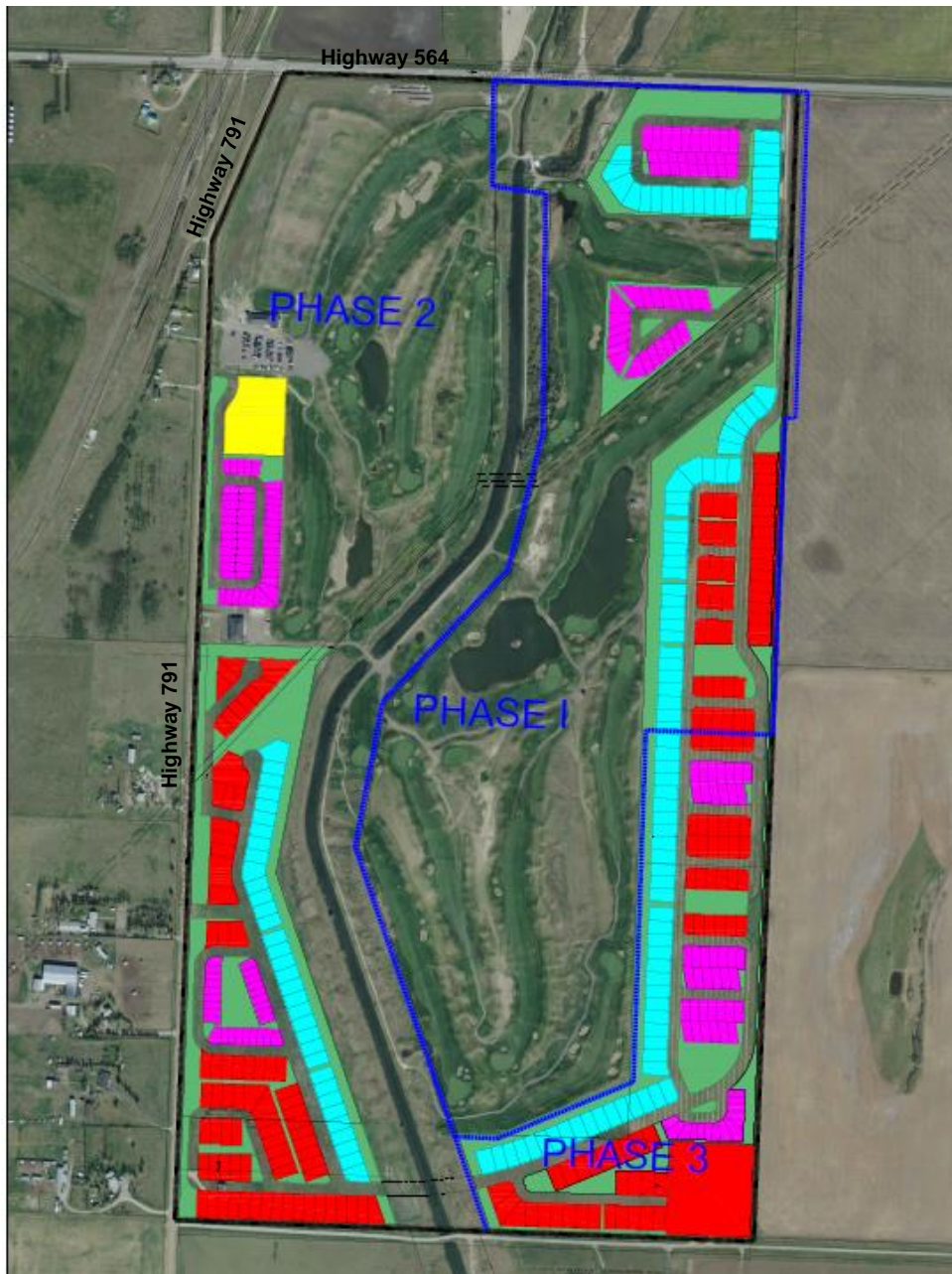


**Figure 3 - Land Use Concept
Delacour Community Area Structure Plan**

W1/2-19-25-27-W04M

PL20150148

Proposal: To adopt the Fairways at Delacour Conceptual Scheme that will provide a policy framework to guide future redesignation, subdivision and development for residential and golf course business development within the Delacour Community Area Structure Plan



PROPOSED CONCEPT PLAN
OF
THE FAIRWAYS AT DELACOUR
W 1/2 SEC 19 TWP 25 RGE 27 W4
WITHIN
ROCKYVIEW COUNTY
FOR
THE CANALS AT DELACOUR

OVERALL DEVELOPMENT

RESIDUAL COUNTRY RESIDENTIAL	Red
GOLF COURSE ESTATE PREMIUM (330)	Cyan
RESIDENTIAL PARK ESTATE (810)	Red
ESTATE VILLAS (1690)	Magenta
GOLF BUSINESS AREA	Yellow
PATHWAY/ TRAILS / OPEN SPACE	Green

AREA CALCULATIONS

CERTIFICATE OF TITLES	270.48 ac.
ROADS	25.62 ac.
OPEN SPACE	29.92 ac.
UTILITY	.42 ac.
PHASE 1	*****

DEVELOPMENT PROPOSAL

Fairways at Delacour Conceptual Scheme

W1/2-19-25-27-W04M

PL20150148

Date: June 21, 2018 Division # 5 File: 05219002/003/005/006/010/011/012/013/014



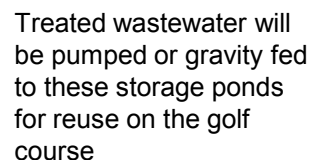
Transportation Network

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

AIR PHOTO

Spring 2014

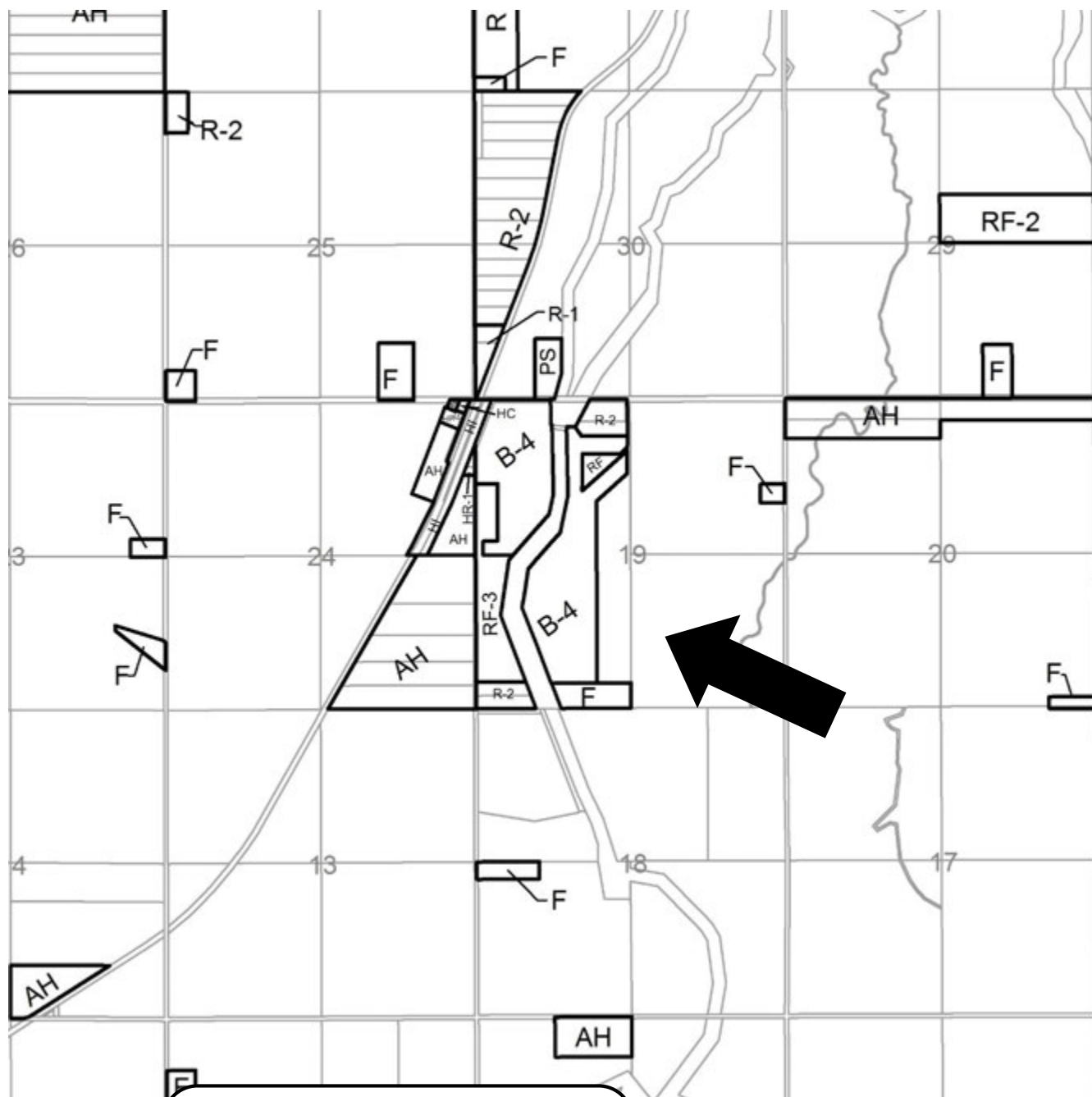
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Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
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

W1/2-19-25-27-W04M

PL20150148

Date: June 21, 2018 Division # 5 File: 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TOPOGRAPHY

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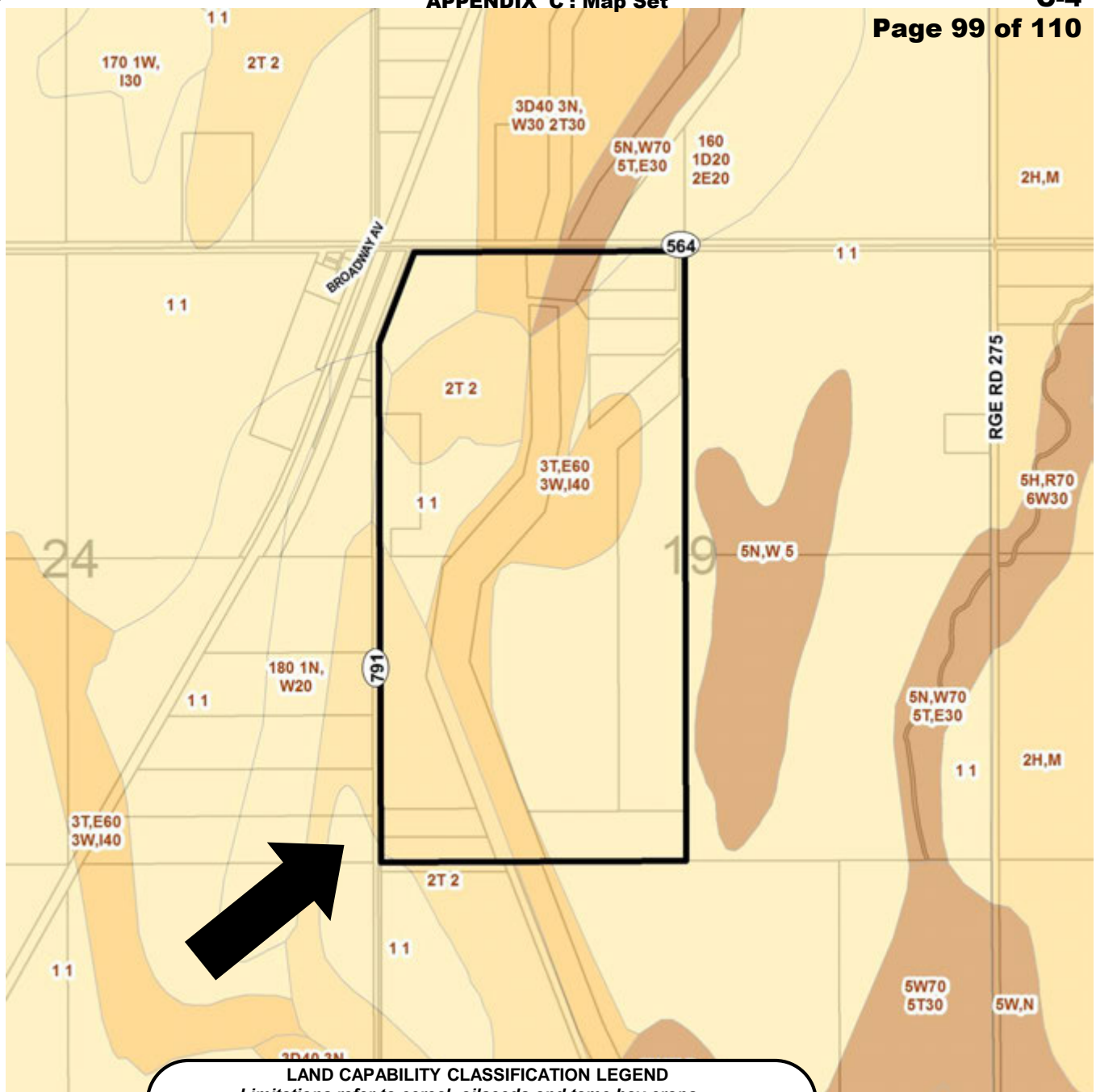


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LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

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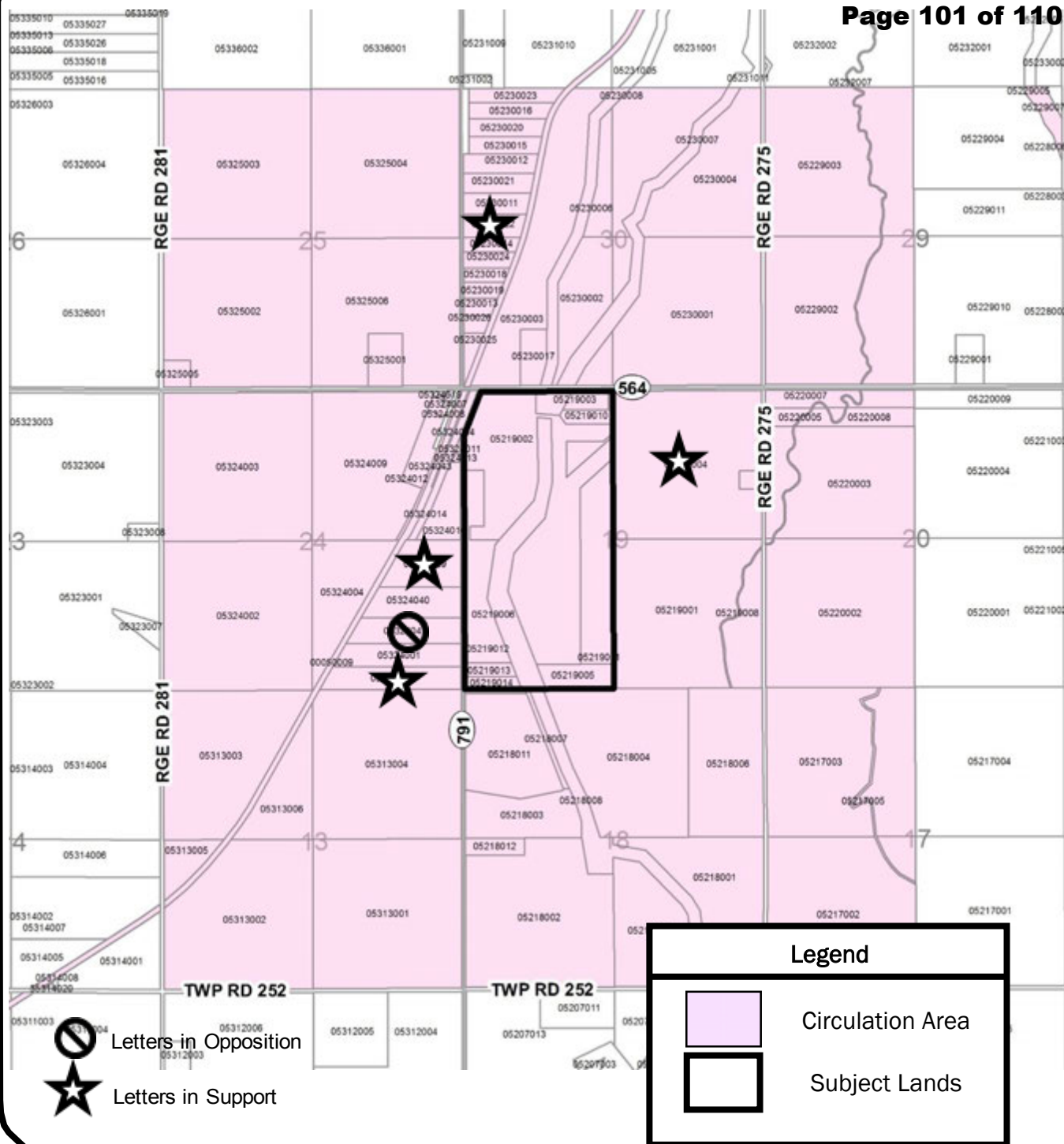
**Legend – Plan numbers**

- 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**W1/2-19-25-27-W04M**

PL20150148

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LANDOWNER CIRCULATION AREA

W1/2-19-25-27-W04M

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Division # 5

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Attention: Andrea Bryden
Planning Services Department
Rocky View County
911 - 32 Avenue NE
Calgary, AB T2E 6X6

RE: File Number 05219003/005/010/011/012/013/014
Application Number PL20150148

We are writing today with regards to concerns we have being an owner of property adjacent to the proposed conceptual scheme you have created for the Plan Application number listed above.

These are a list of our concerns regarding the proposal:

1) Traffic (HWY 564 and secondary HWY 791)

- is there a plan to route the additional traffic added?
- is there a plan to divide or expand HWY 564?
- is there is a plan to pave HWY 791?
- is there a plan to have traffic control?
- will traffic lights be put in to help the train/traffic merging?

2) The by-products of construction: ie noise, air quality and safety

- due to livestock on our property, we have a concern in the construction process of this proposal for the safety and well being of our animals as well as our homes and outbuildings.

3) Property Value

- due to the density of the housing being proposed, we are concerned that the panoramic views surrounding our property and a big selling feature for our home will be compromised for resale purposes.
- with the community dynamics being proposed and increasing the density within the small farming community of Delacour, we feel that it will be a culture shock to current residents as well as diminish the heritage of the community.

4) Sound Control

- will any sort of berm, wall or sound barrier be in your building plans
- will a shelter belt be provided for the privacy of surrounding properties

5) Property and Animal Safety

- we are concerned about the safety and well being of our animals due to the added population and close proximity
- we are also concerned that there is potential for trespassing issues to escalate and the possibility of theft and vandalism to take place

6) Zoning / Taxes

- will agricultural property be forced to re-zone?
- how will this affect our agricultural practice?
- will there be any additional taxes due to the extension of services and utilities

With our above listed comments and concerns, we would appreciate your feedback to ensure that all parties involved are fully informed of the future of Delacour.

Sincerely,

Debbie Berg

Ms. Debbie Berg,


August 24, 2018

We understand you sent a letter on Jan 19, 2016, Aug 10, 2016, and July 9, 2018, to the County, expressing concerns in relationship to Application Number PL20150148. We have been made aware of your concerns for the first time on July 11, 2018.

I will try to address your concerns in the same order in your letter.

1) Traffic:

- A Traffic Impact Assessment was prepared by D&A Paulachuck and Associates, on how the impact of the proposed development would affect both the existing transportation infrastructure as well as future improvements relating to this development. It is important to note that both Hwy 564 and Hwy 791 fall under provincial jurisdiction and is therefore Alberta Transport that determines the requirements.

Therefore:

- Dividing Hwy 564 is a Provincial decision
- Hwy 791 will be paved from Hwy 564 south to approximately 80 feet from the northern edge of your property line. This is where traffic enters Hwy 791 from Phase 2 of the development. Most traffic should go north on paved road.
- According to the Traffic Impact Assessment there is not a need for turn lanes at this point. A stop sign will of course be necessary to enter Hwy 791.
- There are not any traffic lights necessary as per the Traffic Impact Assessment.

2) By-products of construction:

- The First Phase of the development will be in the Northeast. The Second Phase will be in your area in the South West. Noise, Air quality,

2.

and Safety will be controlled in accordance with Provincial and County standards, and will be vital and relevant to the golf course as well.

3) Property value:

- Your ground elevation is about 25 to 30 feet above ground level of the first residences to the East of you. Property value should increase significantly due to this residential development, as you are in the same Area Structure Plan.
- There should be no culture shock as this was all discussed and approved during the Area Structure Plan process. Growth was based on the community having infrastructure (sewer and water) in place to support growth. The County determined it was necessary to have at least 400 residences to support the required infrastructure. If this was done before you purchased, it would have been the responsibility of your Realtor to make you aware of this. The development area was described in the Area Structure Plan as golf course and golf course residential.

4) Sound control:

- When Phase 2 commences, there will be a solid fence constructed on the property line across from you on the East side of Hwy 791.
- There will be a 50 foot green space between the solid fence and the residences. Sound is in accordance with Provincial and County Standards.

5) Property and animal safety:

- There should be no effect on animal well being and safety. The residences are separated by their own back yard fence, a 50 foot green space, and a solid fence, and Hwy 791.
- As stated above, there will be adequate separation and fencing. Hwy 791 itself is a formidable barrier against trespassing. It is our experience at the golf course that additional population is better than less when it comes to security.

3.

6) Zoning,taxes:

- The only property to be re-zoned will be those lands we propose for development. If you are correctly zoned now, there should be no change. You can confirm that with the County.
- The development should not have a negative effect on your agricultural practice. If anything, it could increase your business due to the increase in population and its proximately to you.
- There should be no effect on taxes due to the extension of services and utilities, unless you decide to tie into them. Confirm with County.

If you have any other questions or need any further explanation, I am always available to discuss with you.



Doug McIntosh

Home

Cell

cc. Xin Deng, Rocky View County



Bob Wescott, Wescott Consulting Group



October 11, 2017

Rocky View County,
Planning Services,
911 – 32 Ave N.E.
Calgary, Alberta

Dear Sirs/Madames

Please be advised that I am the owner of a grain growing, agriculture holding located on the Northeast quarter of S19 T25 R27 W of 4th meridian which borders on the North eastern boundary of The Fairways at Delacour Concept plan.

I am in agreement with, and approve of the boundary designed in the Proposed Concept Plan of The Fairways at Delacour as per signed copy attached.

Yours truly,

A handwritten signature in blue ink that reads "Clinton Cornelius".

Clinton Cornelius



November 28, 2018

Rockyview County
262075 Rockyview Point
Rockyview County AB

Re: Application PL 20150148

Rockyview Council:

My name is Ken Akins and I served on the Steering Committee which was struck to help prepare the Delacour Area Structure Plan in 2005. It is my considered opinion that this application is consistent with the policy guidelines envisioned by the Steering Committee. Therefore, I support this application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ken Akins", written over a horizontal line.

Ken Akins



November 28, 2018.

Rocky View County
262073 Rockyview Point
Rockyview County AB

Re: application PL 20150148

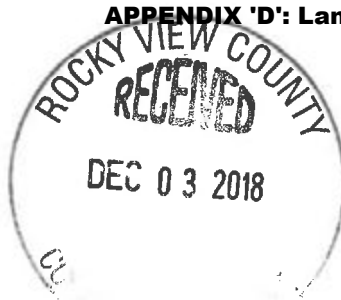
Being a member of Delacour Area
Structure Plan Committee, I believe
this development meets requirements of
the ASP. Therefore this plan has my approval.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Brian Orr". The signature is stylized with a large, sweeping initial "B".

Brian Orr

DEC. 3 / 2018



S.A. KEMALEDDINE

TO ROCKY VIEW COUNTY
 RE PUBLIC HEARING
 APPLICATION NO PL 20180055 / 05219012 / 002

DEAR SIR

I SAL A. KEMALEDDINE OF [REDACTED]
 HEREBY GIVE MY FULL SUPPORT THE ABOVE APPLICATION
 AND OWNING A PARCEL OF LAND IMMEDIATELY ACCROSS
 THE PROPOSED DEVELOPMENT, MAKES THIS A BRIGHT FUTURE
 ENDEAVOUR.

THANK YOU IN ADVANCE
 AND REMAIN YOURS TRULY
 S.A. KEMALEDDINE

A handwritten signature in blue ink, appearing to be "S.A. KEMALEDDINE".

PLANNING & DEVELOPMENT SERVICES

TO: Council
DATE: December 11, 2018 **DIVISION:** 7
TIME: Afternoon Appointment
FILE: 07320007 **APPLICATION:** PL20180072
SUBJECT: Redesignation Item – Ranch and Farm District to Direct Control District

¹POLICY DIRECTION:

The application was evaluated against the County Plan where the lands are designated as *Agricultural Area*. The proposed redesignation application was found to be compliant:

- The County Plan places heavy emphasis on preserving the agricultural sector and agricultural land, including supporting large scale agricultural operations; and
- The goals of the County Plan include supporting and encouraging agriculture operations and agricultural related economic activity, recognizing that operators make an important contribution to the economy and employment levels in the County.

EXECUTIVE SUMMARY:

The purpose of this application is to create a direct control land use that would allow an existing compost facility to maintain its intended operations, while supporting the intensive agricultural use immediately adjacent to the parcel.

The application proposes to redesignate the subject land from Ranch and Farm District to Direct Control District. The landowners would like to continue to operate a *Compost Facility, Type II* on site, which is a waste management facility where vegetative matter and manure are collected and decomposed, but does not include a manure storage facility. As the operation specifically composts manure from the confined feedlot located immediately north of the subject lands, the operators would like the ability to store the manure on site.

The reason for proceeding with a direct control district is to create a land use district where *Compost Facility, Type II* (which is only allowed in the Industrial – Industrial Activity District) and select agricultural uses (including a *Manure Storage Facility*) may be listed as allowed uses in the same district, while maintaining a specific purpose and intent for the subject lands.

The subject property currently contains a *Compost Facility, Type II* that is operating without a development permit. The parcel is not serviced by water or septic system at this time. The subject parcel is generally flat with a slight slope down to the east.

Administration determined that the application meets County Plan policies for encouraging agricultural, and agricultural-related, business, and is a related use to the established, neighbouring feedlot.

¹ **Administrative Resources**

Lindsey Ganczar, Planning & Development Services
Gurbir Nijjar, Planning & Development Services

DATE APPLICATION RECEIVED: June 15, 2018
DATE DEEMED COMPLETE: June 25, 2018

PROPOSAL: To redesignate the subject land from Ranch and Farm District to Direct Control District to facilitate a Compost Facility, Type II development with manure storage and related agricultural uses.

LEGAL DESCRIPTION: SE-20-27-28-W4M

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Twp. Rd. 274 on the west side of Rge. Rd. 284.

APPLICANT: Dillon Consulting (Jared Kassel)

OWNERS: Thorlakson Family Farms Inc.

EXISTING LAND USE DESIGNATION: Ranch and Farm District

PROPOSED LAND USE DESIGNATION: Direct Control District

GROSS AREA: ± 32.46 hectares (± 80.21 acres)

SOILS (C.L.I. from A.R.C.): **Class 3M,D,H** – Moderate limitations due to low moisture holding, adverse texture, low permeability, and temperature.
Class 2H,M – Slight limitations due to temperature, low moisture holding, and adverse texture.

PUBLIC & AGENCY SUBMISSIONS:

Notification letters were circulated to 21 neighbouring property owners. Administration received two letters of support and ten letters of objection - two residents each sent two separate letters. (Appendix 'D'). The Applicant also sent a letter of response, which is also available in Appendix 'D'. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

2015 Subdivision Application PL20150102 was approved in December 2015. The subdivision was registered on May 19, 2016, which created the subject parcel (Plan 1611219). Municipal Reserves were not owed at that time in accordance with Section 663 of the Municipal Government Act (first parcel out).

BACKGROUND:

The subject property currently contains a *Compost Facility, Type II* that is operating without the benefit of an approved development permit. The parcel is not serviced, and access is provided from Range Road 284. The surrounding properties are a mix of Ranch & Farm and Farmstead parcels.

Should the redesignation application be approved, a future development permit would include conditions for adhering to the DC guidelines, payment of Transportation Off-Site Levies, as well as submission of a grading plan, groundwater monitoring program, stormwater management plan, and erosion and sediment control plan. The applicant would also be required to obtain the necessary Environmental Protection and Enhancement Act (EPEA) approvals from Alberta Environment and Parks (AEP) for the proposed composting expansion.

POLICY ANALYSIS:

There is no area structure plan applicable to guide development proposals on the subject lands; therefore, the application was evaluated in accordance with the County Plan.

The subject lands are designated as *Agricultural Area* in the County Plan, and are outside a designated business area. The proposed redesignation application is found to be in compliance as the Plan is clear on supporting large-scale agricultural operations, and encouraging business opportunities to support the diversity and flexibility of agriculture operations.

CONCLUSION:

The application is consistent with the policies of the County Plan, and the creation of a limited-use direct control district allows the compost facility to continue to support an intensive agricultural operation that benefits the County.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7838-2018 be given first reading.
 Motion #2 THAT Bylaw C-7838-2018 be given second reading.
 Motion #3 THAT Bylaw C-7838-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7838-2018 be given third and final reading.
- Option # 2: THAT Application PL20180072 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

LG/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7838-2018 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Adjacent Municipalities</i>	
City of Airdrie	No comments or objections.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Tourism (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	<ol style="list-style-type: none"> <li data-bbox="618 1283 1409 1377">1. Note that no soils, groundwater or surface water sources may become polluted due to operations on the subject lands. <li data-bbox="618 1377 1468 1808">2. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which states: <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>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>

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No objections.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
Calgary Airport Authority	Not required for circulation.
Rocky View Water Co-op	Not required for circulation.
Rocky View Gas Co-op	No objections.
<i>Rocky View County - Boards and Committees</i>	
Rocky View Central Recreation Board	Though the Rocky View Central Recreation Board has no concerns regarding this redesignation, they are likely to recommend cash-in-lieu at the time of subdivision.
<i>Internal Departments</i>	
Agricultural & Environmental Services	If this application were to be approved, the Agricultural Boundary Design Guidelines shall be applied to buffer the industrial land use from the agricultural land uses surrounding the parcel. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Legal and Land Administration	The Legal and Land Administration Office has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
GeoGraphics	No comments received.
Building Services	Not required for circulation.

AGENCY	COMMENTS
Bylaw and Municipal Enforcement	No concerns with land use redesignation application.
Fire Services	<p>Fire Services has the following comments:</p> <ul style="list-style-type: none"> • Dependent on the size of the building, please ensure that water supplies and/or hydrants for the development are sufficient for firefighting purposes; • Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code; • Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards.
Planning & Development Services – Engineering	<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; • The applicant has indicated that an application to Alberta Environment under the EPEA has been submitted for the proposed composting operation. As a condition of future DP, the applicant will be required to obtain the necessary EPEA approvals from AEP for the proposed expansion; • As part of the application, the applicant submitted an overview of the overall composting expansion providing details of the current activities, design, construction, operation and reclamation of the site. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As per the application, a minimum separation of 1.0m is to be maintained by the seasonally high groundwater reading and bottom of clay liner. The application indicates that the average depth to groundwater has been recorded at 4.5m. As a condition of future DP, the applicant will be required to provide a geotechnical study, prepared by a qualified professional, providing all relevant geotechnical information (groundwater measurement and clay lining requirements in particular) • The proposed composting expansion is to occur on a composting pad consisting of clay soils which will be graded towards the onsite stormwater pond. As a condition of future DP, the applicant will be required to submit a grading plan demonstrating the onsite grades, taking into consideration the clay pad, necessary to direct the surface drainage to the stormwater pond • As per the application, the applicant has indicated that a groundwater monitoring program shall be implemented near the stormwater pond to read groundwater levels and water

AGENCY	COMMENTS
	<p>quality to monitor any leaks from the systems. As a condition of future DP, the applicant will be required to implement a groundwater monitoring program to provide the elevations of the groundwater table for incorporation into the design of the stormwater pond, buried tanks and composting areas.</p> <ul style="list-style-type: none"> • The applicant provided details of the groundwater monitoring program and infrastructure monitoring plan which includes regular inspections of the buried tanks and ponds, periodic sampling of groundwater, use of the lined stormwater pond to dewater any of the buried tanks should it be necessary and the continual upkeep and maintenance of all disturbed areas (all clay). <p>Transportation:</p> <ul style="list-style-type: none"> • As part of the application, the applicant prepared a Traffic Impact Memo prepared by Dillon Consulting dated May 18, 2018. As per the memo, the proposed facility expansion is to add an additional 32 truck trips and five (5) passenger vehicle trips(37 total trips) to the road network. The memo also states that site traffic will be utilizing Highway 567 and RR 284 (8.0m wide paved road) to access the site. Given the low traffic to be generated by the expansion and low traffic volumes on RR 284 (under 500 vpd). ES has no further concerns at this time. • As a condition of future subdivision or DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total gross acreage of the lands proposed to be subdivided or developed. Should the lands be subdivided, the estimated levy owed at time of subdivision endorsement based on the current bylaw is \$91,900. Should the lands not be subdivided and proceed to the DP stage, the levy payment will be determined at time of DP from the site development plan. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • The applicant has not indicated that any onsite wastewater disposal is needed however, as per County Policy 449, the use of holding tanks with a trucked service is recommended to dispose of wastewater from the proposed development. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • The applicant has not indicated that any onsite potable water service is needed however, ES recommends the use of cisterns with a trucked service to service the proposed development;

AGENCY	COMMENTS
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Stormwater Management Report prepared by Dillon Consulting dated June 16, 2017. The stormwater management concept consists of the use of berms to separate the adjacent lands from the composting areas and swales to direct overland flows to an existing onsite stormwater management pond to service the proposed composting area. The onsite stormwater pond is also required to be expanded and clay lined as part of the composting expansion.; As a condition of future DP, the applicant is required to submit detailed engineering drawings for the stormwater management system, prepared by a qualified professional, in accordance with the conceptual stormwater management plan and County Servicing Standards; As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The County's Wetland Impact Model does not show any wetlands within the expansion area however, the applicant has indicated that a local low lying area is to be maintained at the NE corner of the subject lands; As a condition of future DP, the applicant will be required to obtain the necessary EPEA approvals from AEP for the proposed composting expansion.
Transportation Services	No issues.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No concerns.

Circulation Period: June 29, 2018 – July 30, 2018



BYLAW C-7838-2018

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-7838-2018.

PART 2 – DEFINITIONS

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

Manure Storage Facility – means a facility for the storage of manure, composting materials and compost, and a facility for composting, but does not include such a facility as an equestrian stable, an auction market, a race track, or exhibition grounds.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 73 of Bylaw C-4841-97 be amended by redesignating a portion of SE-20-27-28-W4M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-20-27-28-W4M 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 Development Regulations

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 Development Authority shall be responsible for the issuance of Development Permits for the Lands subject to this Bylaw.
- 1.3 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.
- 1.4 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality.
- 1.5 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to the Bylaw and all licenses, permits, and approvals pertaining to the Lands.
- 1.6 Proposals for uses and subdivision beyond that provided by the Bylaw shall require an amendment to this Bylaw to be allowed.

2.0 Land Use Regulations

- 2.1 Purpose and Intent

The purpose and intent of this district is to provide for the operation of a compost facility that includes manure composting and manure storage on the subject Lands while also allowing ranching and farming activities on the Land to continue.

2.2 Uses

Accessory Building (no more than 371.60 m² (4,000 ft²) building area)

Agricultural Processing, Major

Agricultural Processing, Minor

Agriculture, General

Compost Facility, Type I

Compost Facility, Type II

Keeping of Livestock (see Section 24 of Land Use Bylaw C-4841-97 for regulations)

Manure Storage Facility

Signs

2.3 Minimum Requirements

2.3.1 The minimum parcel size in this District is 32.46 hectares (80.21 acres).

2.3.2 Minimum *Yard, Front* for *Buildings*:

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

2.3.3 Minimum *Yard, Side* for *Buildings*:

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

2.3.4 Minimum *Yard, Rear* for *Buildings*:

- (i) 30.00 m (98.40 ft.) from any road, highway;
- (ii) 15.00 m (49.21 ft.) from all other.

3.0 Development Regulations

- 3.1 The *Development Authority* may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development.
- 3.2 Development Permit applications shall consider and adhere to the *Agricultural Boundary Design Guidelines* in order to mitigate conflicts between agricultural and non-agricultural land uses.
- 3.3 Disposal of wastewater from any development on-site shall be subject to all Municipal and Provincial approvals.
- 3.4 Potable water for any development on-site shall be provided through the use of hauled water that is stored in a cistern.
- 3.5 Solid waste removal is the responsibility of the owner and shall be disposed of on a regular basis at an approved disposal site.

- 3.6 Airborne particulate matter originating from the site shall, at all times, be suppressed by application of approved dust-free treatments in accordance with Alberta Environment guidelines.
- 3.7 No use or operation on-site shall cause or create hazardous materials or waste. The operations shall be in accordance with the regulations of any government authority having jurisdiction.
- 3.8 Fire protection measures shall be provided as may be required by the Municipality and included as part of a Development Permit.

PART 4 – TRANSITIONAL

Bylaw C-7838-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 07320007/PL20180072

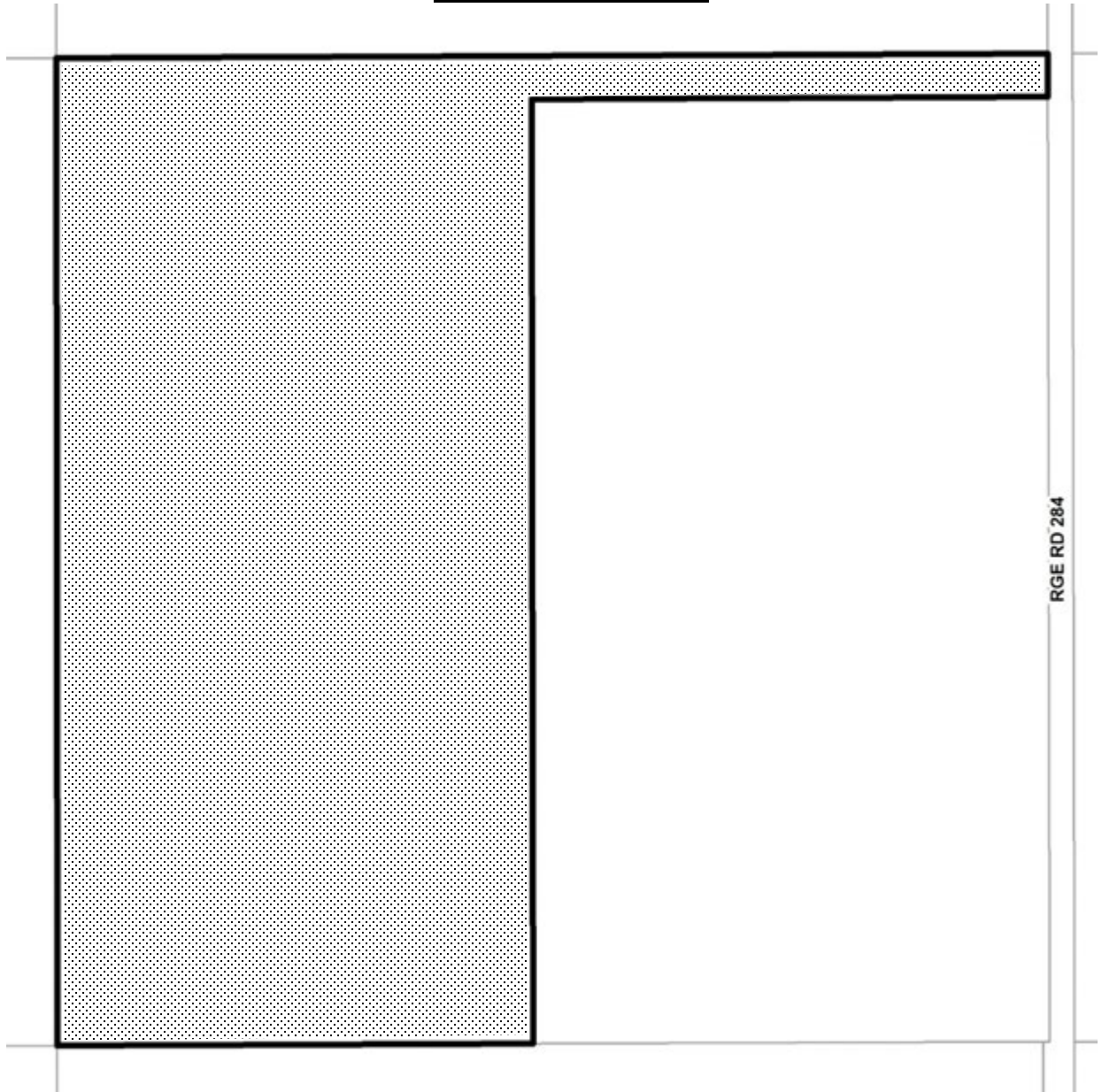
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

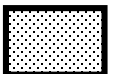
Date Bylaw Signed

BYLAW: C-7838-2018



AMENDMENT

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

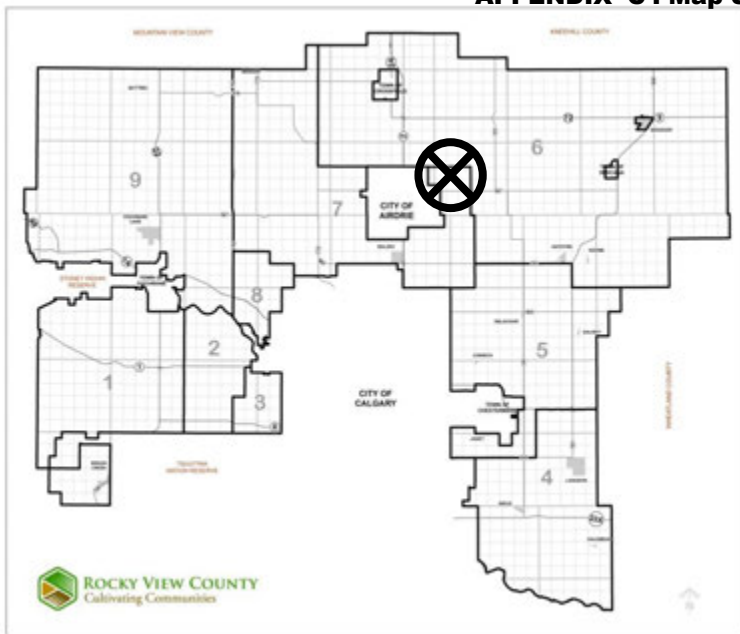


Subject Land _____

LEGAL DESCRIPTION: SE-20-27-28-W4M

FILE: 07320007 - PL20180072

DIVISION: 7



LOCATION PLAN

SE-20-27-28-W04M

Redesignation Proposal: To redesignate the subject parcel from Ranch and Farm District (RF) to Direct Control District (DC) in order to allow a Compost Facility, Type II development with manure storage and related agricultural uses.

RF to DC

RGE RD 284

DEVELOPMENT PROPOSAL

SE-20-27-28-W04M



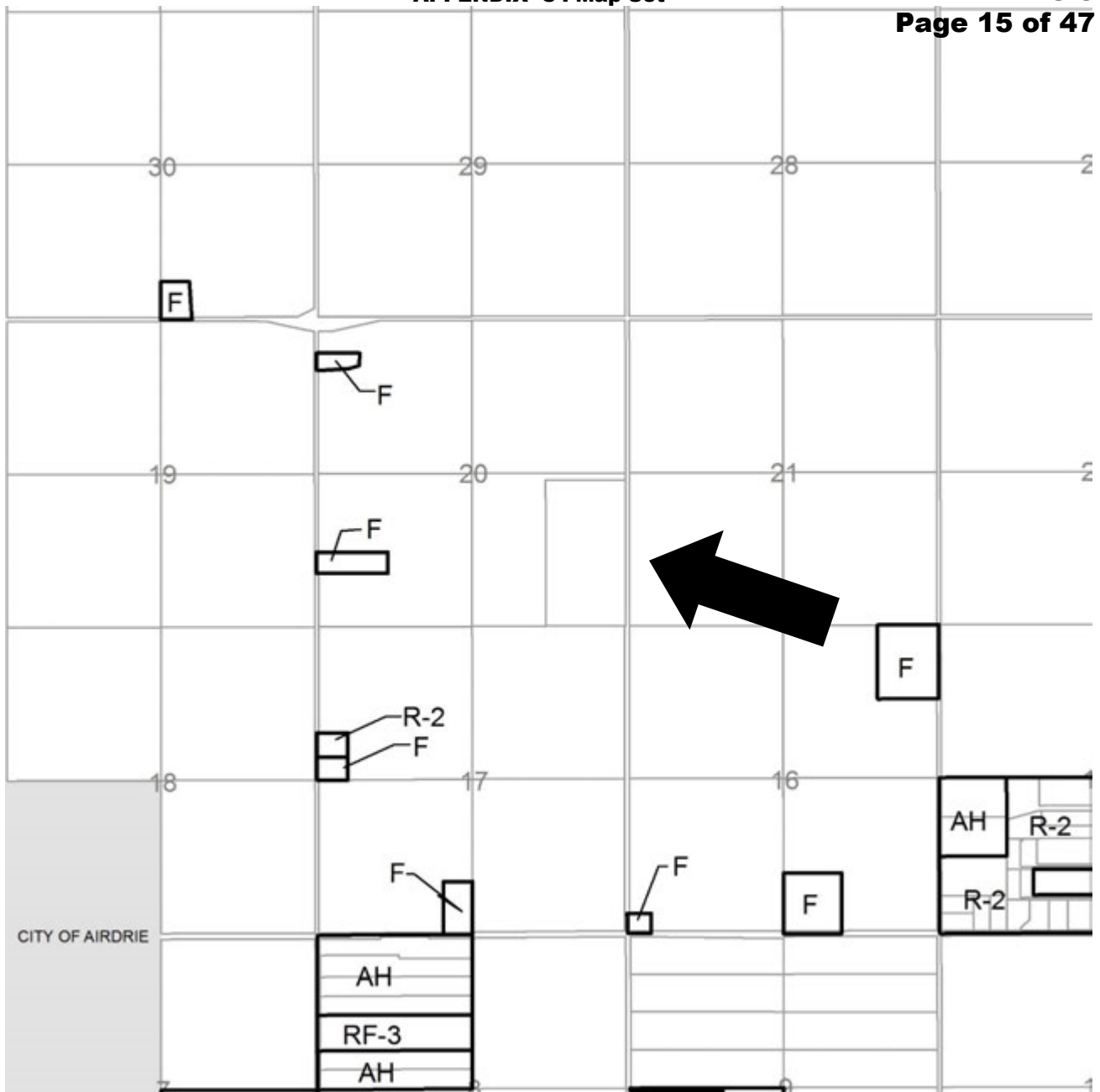
Date: June 22, 2018

Division # 7

File: 07320007

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

SE-20-27-28-W04M

TOPOGRAPHY

Contour Interval 2 M



SE-20-27-28-W04M



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

AIR PHOTO

Spring 2016

SE-20-27-28-W04M

Date: June 22, 2018

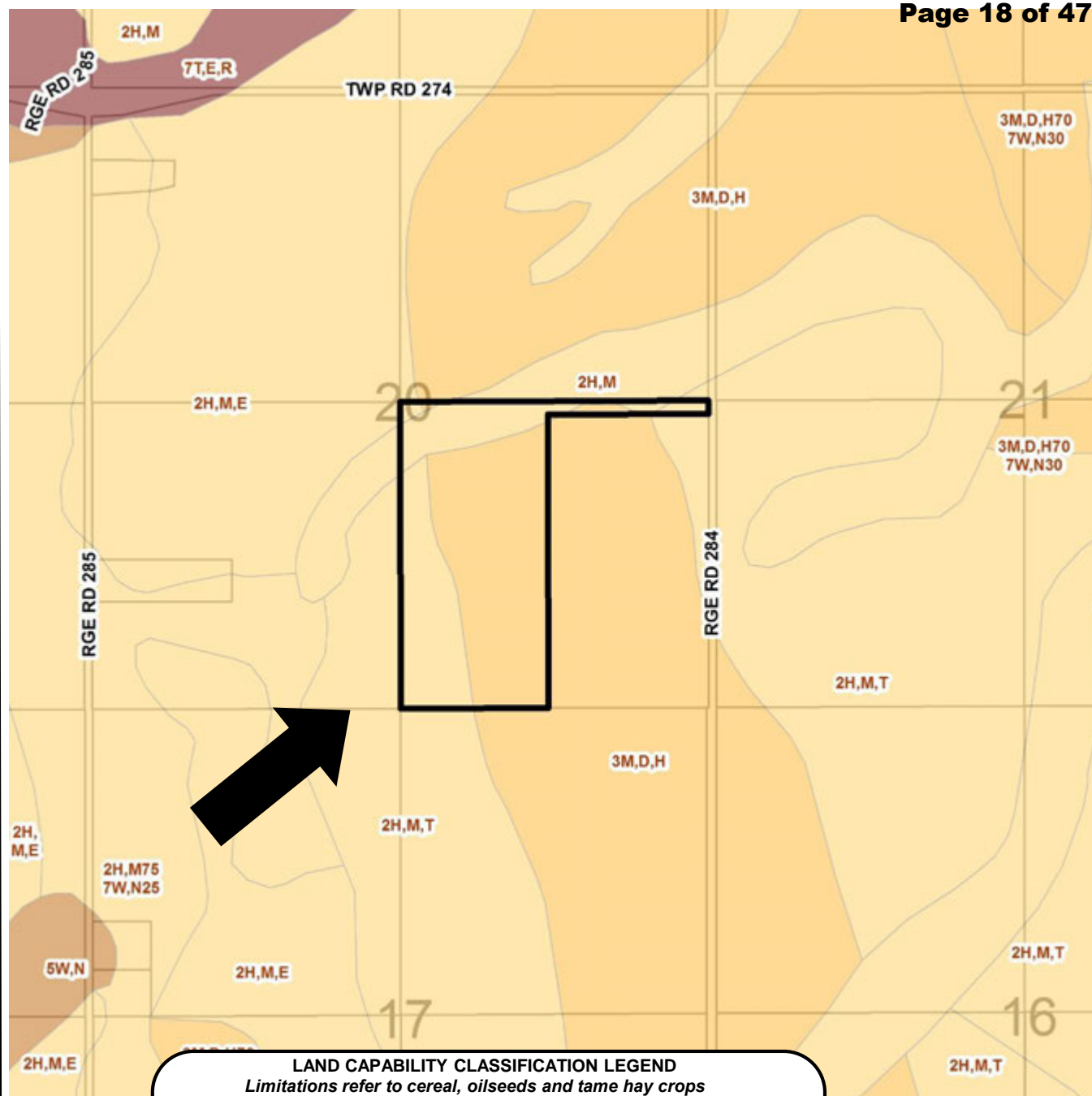
Division # 7

File: 07320007

AGENDA

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

CLI Class

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

Limitations

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

SOIL MAP

SE-20-27-28-W04M

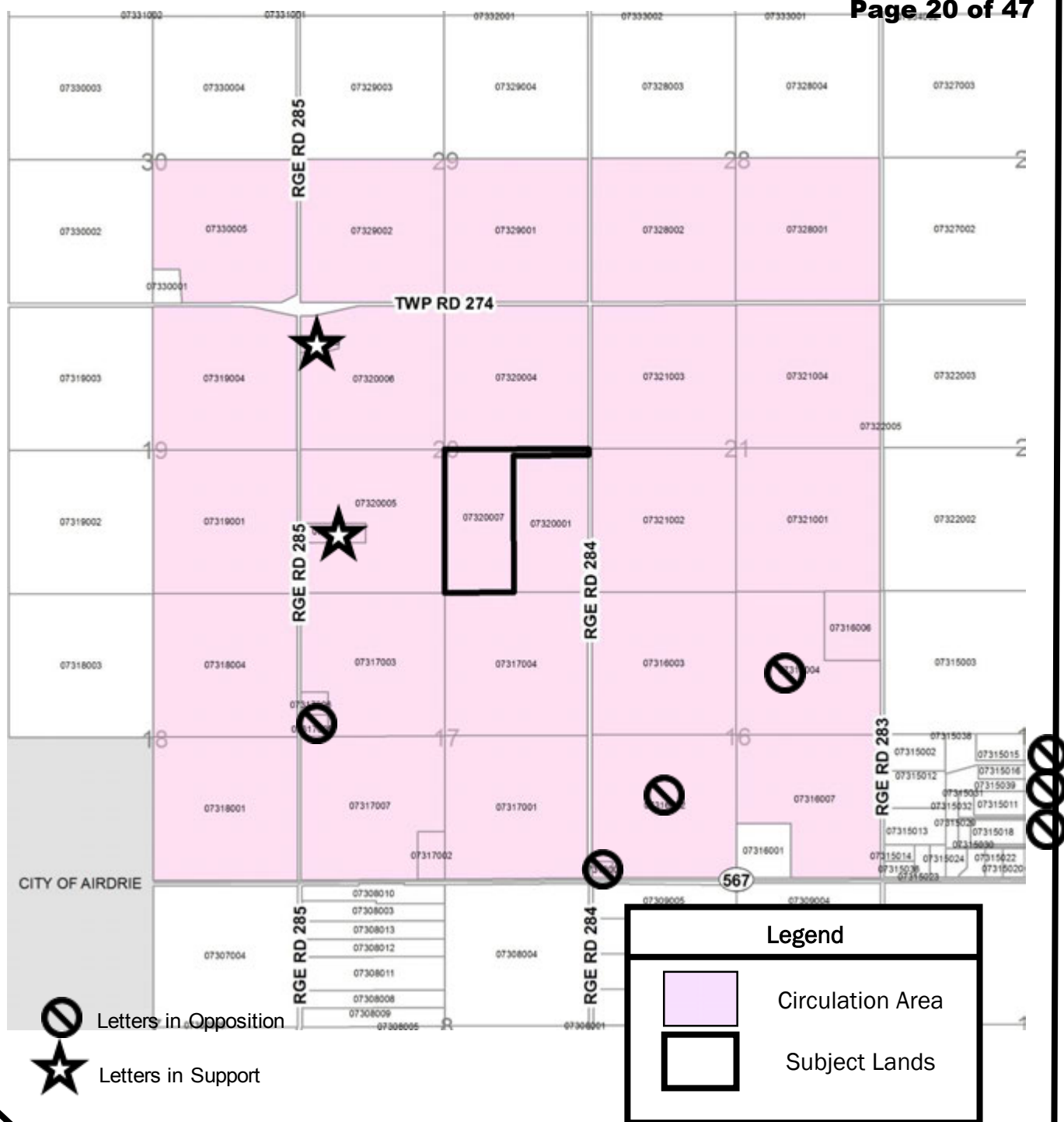
**Legend – Plan numbers**

- 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-20-27-28-W04M**Date: June 22, 2018

Division # 7

File: 07320007**AGENDA****Page 309 of 778**



LANDOWNER CIRCULATION AREA

SE-20-27-28-W04M

From: [REDACTED]
To: [Lindsey Ganczar](#)
Cc: [Division 6, Greg Boehlke](#)
Subject: Attn: Planning Services Dept.
Date: Thursday, July 19, 2018 8:34:59 PM

Referencing File # 07320007
Application # PL20180072

Dear Lindsey,

Although I am not an adjacent land owner to this property, I have been adversely affected by the feed lot and it's Compost Facility.

We are 3 Km east, [REDACTED]. The stench coming from the feedlot this spring and summer has been disgusting. We have been unable to open our windows, even though it is very hot, because the stink is too much. It is as if we are living next door to a Pig Farm!

On top of that there have been inordinately large flocks of Franklin's Gulls in the area, flying directly over our property, going to and from the feedlot. Our house, decks, siding, windows and vehicles are covered with Gull Shat and although we have cleaned it off numerous times it continues to be a problem.

We have lived at this property for 19 years and have never had the stink or the Gull problem before, so it's not hard to deduce that both are a result of this Compost Facility. And these problems are an issue WITHOUT the facility expanding.

This issue is already affecting our property value and our ability to sell our property in the future. I am vehemently opposed to any expansion of this facility and would like to see something done about the issues, stink and bird shat, that we are already dealing with.

This is a residential area and the neighbors need to be considered, not just those nearby, but those affected by the prevailing west winds also!

Thank You for your attention to this matter.

Wanda Prescott

From: [REDACTED]
To: [Lindsey Ganczar](#)
Subject: File #07320007, Application #PL20180072, Division &
Date: Sunday, July 22, 2018 6:33:50 AM

Lindsey Ganczar,

I would like to file a complaint regarding the above action.

I understand that we are not adjacent Land Owners however, the expansion of the Feed Lot effects all of the neighbours for miles. We have lived here for over 23 years and the last 3 weeks the smell from the feed lot has been over powering. There needs to be a hearing where all of us in the area are informed. If they are allowed to expand it will only get worse.

This will depreciate our house values and hinder our ability to sell.

Shane & Michelle Callaway
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Lindsey Ganczar](#)
Subject: File Number 07320007 Application Number PL20180072 Division 7 Redesignation to Industrial Activity District
(1-1A) Thorlakson Family Farms Inc
Date: Sunday, July 22, 2018 9:26:59 PM

Exactly what type of Compost Facility is proposed. We already have one there now. This area has farmland around it and we probably don't need another one. Every spring I pick up four or five bags of plastic that have blown on to my property. The smell and flies from the feedlot are hard enough to deal with. Most of the wind comes from the west. Increased traffic turning on Range Road 284 could be a big problem. Linda Kay Paget,
[REDACTED]

From: [REDACTED]
 To: [Lindsey Ganczar](#)
 Subject: File # 07320007 Application PL20180072 Division 7
 Date: Sunday, July 22, 2018 10:08:22 PM

Re: File 07320007 Application PL20180072 Division 7. Redesignate RF to Industrial to allow a compost facility Type 11.

To Whom it May Concern,

In regards to Thorlakson's proposal for the re designation of 80 acres to light industrial to create a composting facility.

This proposal will have a significant negative impact on the residents surrounding this facility and their quality of life

As current Neighbours to Thorlakson's and Scott's Canada we already experience material negative impact to our quality of life.

First we must consider Rockyview's important Agricultural base. Prime agricultural land being changed to light industrial. We already have a light industrial corridor. We need to preserve our green space and agricultural base.

The process of change from agricultural to commercial has already begun. Thorlakson's has been changed from strictly a farming operation to Scotts Canada a bagging facility. This already is a composting facility without approval. This industrial re designation is meant to feed the bagging facility.

Currently we are struggling with a neighbour that doesn't follow the rules and has no regard for their neighbours.
 Who's going to ensure they follow the rules?

They burn whenever they like (even during a fire ban), they work through the night with back up beepers going, huge spot lights creating light pollution, they don't manage their garbage, bags fly everywhere. Tree lines and hay fields are full of Scott's Canada bags. A complete disregard of burn permits or fire bans occur regularly and dust control is minimal. Huge clouds of dust are flying about on a regular basis. Truck traffic with engine retarder brakes occur all through the night. We have seen an increase in accidents at our corner.

Who is going to benefit? Not local residents.
 Already their is no enforcement of rules??
 This is farm land. Agricultural land not industrial land.

What could happen if this proposal is approved?

There are many cases we could look at but currently one stands out in this area due to its similarities to Thorlakson's current operations and proposal.

The example we should closely consider is the Biocan composting facility by Strathmore

Their composting facility started under the guise of a farm operation. It has now

become a Class 1 composting operation despite being permitted as a class 2 facility.

It's within 4 miles of Strathmore. The proposed Thorlakson's facility is within 4 miles of Airdrie. Like the Biocan situation many residents are located in this area.

Biocan has the following negative impacts:

Terrible smell

Air quality testing was required

Alberta health services are involved.

It's affecting residents daily lives

There is a Strong sulphur smell, excessive Flies,

Excessive amounts of sulphur (despite not having a permit)

Excessive garbage,

Seagulls,

Negative impacts on the water table and well water,

(Many Residents no longer drink their water without boiling)

Finally no dust control efforts are made.

Wheat land county and the town of Strathmore are struggling with Biocan and they have turned to environment Canada who currently is doing nothing. Wheat land county had to contract out to test air quality which is threatening health. They have spent \$6,000.00 on monitoring.

Residents in proximity to the facility have been complaining of burning eyes, respiratory issues, convulsions, headaches and sulphur poisoning. Wheatland county asked to have access to test the site and it was denied by Biocan.

We have no legal composting facility currently and we already struggle with Flies, Seagulls, Noise, Light pollution, Burning, Excessive truck traffic, horrible smell, uncontrolled dust. Those are just the things we can see.

Thorlakson's and Scotts Canada is already doing whatever they choose. Who is going to ensure our safety.

We want to know how often they will test soil, water, air and what their emergency action plan is?

Who will be responsible for our safety when they disregard the rules as they have previously done in regards to fire bans? Who will monitor a company that already does whatever they please and is a bad neighbour? Who will ensure our property values are maintained?

At Biocan everything east of the facility is for sale due to the smell, garbage, etc. Sales are difficult. Who will ensure we don't experience the same impact?

Who will maintain our farm and farming community at the current level we have?

In total there are already 60 composting facilities in Alberta. Why do we need another one??

We are STRONGLY opposed to this proposal. We urge council to deny this application and help ensure our farming way of life is preserved. To help ensure our

QUALITY of life is maintained. We are prepared to pursue legal avenues if this application moves forward.

Yours truly,

Chris and Tara Lambie

Sent from my iPhone

July 22, 2018

Lizeth Alicia Reyes Delgadillo



To: Rockyview County, Planning Services
911 – 32 Avenue NE
Calgary, AB T2E 6X6

File #: 07320007
Application #: PL20180072

For the Attention of Lindsey Ganczar

Re: Land Use Re-designation of Subject Lands (SE-20-27-28-W04M)

I write in connection with the above stated application. I wish to object strongly to changing the land use designation of this location on the following grounds thereto in my letter.

My concerns and cause of my objection lie on the fact that the **Area use of the Subject land is not compatible with the rest of the designated land use in the neighborhood and will expose the residents of the adjacent land and surroundings (odor travel pattern is not indicated in the attached map) to unacceptable and not tolerable odors, among other conditions not inclusive in this letter, which could also have an effect on the following:**

Health concerns

High exposure to unacceptable odors can cause nausea and headaches, which affects the quality of life that one can expect from rural living. The fetid odor that is already emitted by this facility is unacceptable and probably below any normal standards however as this NCCHE article mentions *“There are no federal regulations relating to odour emissions from industrial facilities, including compost facilities. Most provinces, and some municipalities, have established regulations and guidelines for waste management facilities, including composting. Siting of the facility is an important consideration. Minimum setback distances for compost facilities within Canada are typically 300 m from a permanent residence, hotel, restaurant, school, church, or public park. An example of a provincial standard for composting facilities is from Alberta,²³ which includes an odour contingency response plan to minimize or remedy offensive odour. This may involve removing or disposing of the substance causing the offensive odour, containing or controlling the odourant, or by installing or modifying equipment or making National Collaborating Centre for Environmental Health⁵ improvements to the structure of the compost facility.”*¹

I refute on the grounds that there is not enough information -to my knowledge- provided by Thorlarkson Family Farms (File #: 07320007, Application #: PL20180072), to assure the residents of the

adjacent land and surrounding neighborhood areas affected by the odors emitted by this facility, to understand what they will do to assure the well-being of all involved.

Environmental reasons²

- Suitability of the site for your requested land use designation
- Stormwater management and drainage

*"In 2008, the Natural Resources Conservation Board (NRCB) issued an enforcement order on Thorlarkson Feedyards Inc. to separate run-off from a spring existing in the feedlot property."*⁴

There were already complains on Thorlarkson Family Farms Inc operations in 2011, where these concerns addressed and are there any public records of what actions the county took to assist in solving this for the community.⁵

Will Alberta Environment and Parks be involved in a study prior to making any decisions to understand what the quality of the air, soil and water is to date? As per the same article cited above it was recommended that well water residents conduct regular tests. My question is why it should be in the onus of the residents to incur such expense when it is the facility's responsibility to assure the well-being of neighboring resources affected by their environmental management practices.

I also want to understand if the NRCB has been/will be involved in reviewing this application. The NRCB had already issued an enforcement order on Thorlarkson Feeding yard in 2008.

Land Use

There is not enough evidence that this application has taken into consideration

- The potential impact on the land of your neighbours³

I am deeply concern as to how this change in land use will affect the value of our property in the years to come and for future generations of newcomers to the area.

There is enough evidence to suggest that more considerations are to be in place before allowing this zoning redesignation to be approved.

If this application is to be decided by councilors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Finally, please note that my submission is in respect of the proposed development. While I have taken every effort to present accurate information for your consideration, as I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Yours faithfully,

Lizeth Alicia Reyes Delgadillo

References

1 http://www.ncceh.ca/sites/default/files/Odour_from_compost_facility-Feb_2018.pdf (page 4)

2, 3 <https://www.rockyview.ca/BuildingPlanning/SubdivisionRedesignation/Redesignation.aspx>

4, 5 <https://www.airdriecityview.com/article/resident-raises-concerns-about-manure-contaminated-water-20110504>

July 23 2018

Attention Lindsey Ganezar

File # 07320007

Application # PL20180072

Division 7

The family I married in to bought their farm back in 1963. I started dating John back in 1981 and was out here at the farm lots. John and I used to ride the horse down to the creek on the family property. Back then the water was clean and there were minnows. We were married in 1987 and I moved onto the farm. In the early 90's the md approached us about putting a dugout in our field on the creek so they could take the clay for the new 791 north secondary road. A huge mistake on our part as the dugout just holds the feedlots runoff on our property in our creek. In the 90's with our children we would float on the dugout. The water was beautiful and refreshing. Around 1996 Thorlakson expanded his feedlot. He also put a waterline through his neighbors property including ours so he could have fresh water supplied to his cattle. Another huge mistake on our part as in return he gives us runoff for our cattle to drink. He runs off just about every year on to the county's roads and ditches. The expansion should of never happened as his feedlot is the start of the natural water way and in today's world it would of never been approved. In the 90's they also started composting and bagging manure. To this day they litter all over the ditches in their own fields and neighboring fields and the bags also enter the creek. The md does nothing to make them clean up their discusting litter. The stench started to get bad around this time. So now the creek is ruined and dangerous for human's as he never has had to clean any of his contaminates or garbage up. Minnow's are gone. The Alberta government is well aware of this and have done nothing at all to improve this situation. I have evidence in writing from goverment agency's that prove his runoff and garbage has left his property on more than one occasion.

With all this activity you get a horrid gagging odor that enters your house. Very embarassing to have a house that smells like a dead feedlot. It would be nice to be able to open your windows on your house in the summer if we do we get this terrible gagging ammonia dead animal and crap smell that is just so gross!!! The owner of this feedlot lives nowhere near he lives on a nice creek up by carstairs. I suggest he takes his environmental disaster and moves it to his residence to enjoy with his family instead of ours.

We also have huge ground water concerns out here. We have 25000 head of cattle and a huge compost operation of a property on a natural water way with many springs. With all of this horrid unmanaged activity it is also making our property devaluate in price. I swear nothing will ever happen until someone get's sick or dies from this constant contamination. We do not need more expansions for this badly run feedlot. They can't manage what they have going on already. Really the place should be shut down.

The owner of this feedlot has many political connections with the cattle industry and the past Alberta government. He was appointed to the board to help make up the rules for confined feedlot's in alberta. This is how the NRCB become the agency to over see confined feedlot's in alberta. A huge waste of taxpayer's money as they can only direct or suggest what to do but cannont make anyone comply. There is no fines given out and they have never made this feedlot clean up the runoff or the litter. I called recently again to complain of the odor from the compost and runoff and again they can't help out or make anything better in this neighborhood. We get stunk out horribly as we get not only the gagging compost smell we also get the smell from the creek. Please do not let this operation expand in anyway they are horrible managers and do not care for their neighbors at all.

Thank you

John and Lori Harnack

To: Rockyview County, Planning Services
911 – 32 Avenue NE
Calgary, AB T2E 6X6

File #: 07320007
Application #: PL20180072
Date: July 22, 2019

Attention: Lindsey Ganczar, (lganczar@rockyview.ca)
Re: Land Use Redesignation of Subject Lands (SE-20-27-28-W04M)

Please accept this correspondence as a letter of non-support against the proposed land use re-designation of subject lands held by Thorlakson Family Farms Inc. from Ranch and Farm District (RF) to Industrial – Industrial Activity District (I-IA).

The basis for my non-support of the application involves four principal comments. Those being:

1. Concerns for Public Health and Safety
2. Concerns for the Environment
3. Non-compliance to Adopted County Mandates and Property Devaluation
4. Lack of Notice for other Affected Property Owners.

With respect to our concerns for **Public Health and Safety**.

The sense of smell is one of the most primal human senses, with a powerful and direct connection to the brain, and it is no surprise that odour can impact a person's actual or perceived sense of well-being. Odour is also a significant contributor to air quality and pollution¹ and these chemical compounds (in gaseous form) are recognized by our olfactory receptors in the nose during the process of breathing.

On our property, we already experience daily odour conflicts caused by frequent, intense and prolonged exposure from a single volume source - the existing cattle feed lot. The source of these odours revolves around the generation, collection, storage and eventual application of animal waste from congested cattle operations. These existing odours are already directly, and indirectly, affecting our personal health (e.g., nausea and stress) and quality of life (e.g. embarrassment), are placing adverse effects on my neighbours' well-being, and have already resulted in well documented, past conflicts between the public and the existing feed lot. Expansion of the feedlot with an accompanying compost facility (through this re-designation application) will unduly compromise the public health and safety for many adjacent property owners through increased emission rates and only exasperate conflict with citizens of Rockyview County.

With respect to **Environmental Concerns**.

The Province and affiliated agricultural federations have long advocated for the preservation of farmland and water resources through provincial land use policy to ensure a safe, sustainable supply of food, fuel and fibre that will sustain us now and for future generations. Consequently, all Albertans, should be making every effort to preserve and protect the land and water, as strategic non-renewable resources, as the highest and best use of our province's arable land. In accordance, it would be expected that the proposed compost facility in association with the existing feed lot must demonstrate

¹ *Good Practices Guide for Odour Management in Alberta*, ISBN 978-1-896250-81-6, Clean Air Strategic Alliance (CASA), Edmonton 2015.

the best provincial developmental and operational policies. Our environmental concerns are therefore grounded upon effective, sustainable, and responsible storm and ground water infrastructure and best practices management within the subject lands and any storm/ ground water that may enter the larger Regional Drainage Master Plan and sub-basin plans, in addition to preservation of any high value wetlands.

Many adjacent property owners, like ourselves, living next to the subject lands have perched water tables that mix with deeper aquifer systems. I do not understate the need for comprehensive Alberta Agriculture and Environment departmental investigations, as well as independent site testing by Rockyview County, into current storm and ground water quality and travel from the existing feed lot, as there is presently a high percentage of fertilizer, chemical and hormonal leaching with the effluent and manure that mix with storm/ ground water on the site. A nightmare scenario would indisputably be created with the accumulation of increased effluent, waste and decomposing fill materials, if the proposed land use re-designation be allowed.

With respect to **Non-Compliance to Adopted County Mandates and Property Devaluation.**

We are relatively new to Rockyview County having searched and eventually finding a quiet, remote and idealic acreage next to generational-held farms and fields. Where our family accepts, and even looks forward to, the traditional farming practices and agricultural operations seasonally surrounding around us.

Rudimentary planning principles dictate that healthy, livable and safe rural communities are created by avoiding development and land use patterns which may cause environmental or public health and safety concerns. By this means, agricultural subdivisions (including first parcel out, farmstead, and new or distinct agricultural use) are considered 'sensitive' land uses and the location of industrial operations immediately next to them will inevitably introduce adverse health and environmental impacts. A fact, also recognized, upheld and favorably adopted by Rockyview County within many of its notable planning documents over the last decade. Most apparent is the County's Agricultural Master Plan wherein it proclaimed: "*Rocky View County is a community where agriculture is valued and respected. The agriculture industry is flourishing through innovation and diversification and is promoted and recognized as vital to the County's social, economic and ecological integrity*".² Similarly, within the County's Agricultural Boundary Design Guidelines where the identification a long-term vision and policy framework for mutually-compatible land use relationships in agricultural areas within the County are recommended and supported. 'Agricultural subdivisions' were specifically recognized until alternative forms of development are determined to be appropriate. The County Plan confirmed this need and listed it as an 'Action' item.³

Taken as a whole, the introduction of this industrial land use redesignation within this deeply-rooted, agricultural community is in non-compliance, and complete defiance, to the County's broader social, economic and municipal planning mandates. It will affectedly introduce a solitary, non-traditional land use within contiguous, long-established, agricultural lands. The re-designated industrial lands will not promote smooth transitions nor compatible developments at its interface between agricultural land or agricultural subdivisions. And lastly, the proposed industrial land use will unnecessarily alter the use, enjoyment and value of all our collective rural properties, as well as critically devalue our property values.

² *Agricultural Master Plan*, adopted by Rockyview County, November 29, 2011

³ *Agricultural Boundary Design Guidelines*, Rockyview County, 2018

With respect to a **Lack of Notice for Other Affected Property Owners**. As we are property owners immediately adjacent to the subject lands, we are thankful for the opportunity to comment. The type of odour emanating from the existing cattle feed lot is currently sporadic, de-centralized, and non-uniform in its emission plume, where high concentrations of odorants will travel through an undefined air pathway, carried by the wind and channeled for a long linear distance, being influenced by the terrain, landscape characteristics, temperature, cloud cover, atmospheric stability/ inversions, wind speed and direction and the seasons.⁴ Clearly, the nature of the air pathway will not stop just at our immediate property lines, but will be carried high and far into the regional environment. Therefore, the proposed land use redesignation will not only adversely affect us, but will also knowingly disturb hundreds of other property owners well beyond the immediate confines of our property. In fact, several kilometers away - as far as Airdrie. It would be in the County's best planning interests to involve the numerous other property owners affected by this proposed land use redesignation, as the combined facilities will only heighten and intensify the regional odour emissions being released from the subject lands.

In **Conclusion**: We are in non-support of the proposed land use re-designation of subject lands (PL20180072) held by Thorlakson Family Farms Inc. from Ranch and Farm District (RF) to Industrial – Industrial Activity District (I-IA). Our comments are based on the grounds of:

- i) Public health and safety resulting from high concentrations of odour emissions.
- ii) Environmental concerns founded upon storm and ground water infrastructure and best practices management.
- iii) The proposed compost facility is in complete opposition to Rockyview County's recent municipal planning mandates and agricultural land use zoning guidelines.
- iv) Based on the current high concentrations and type of odor emissions from the subject lands, an enlarged public consultation process and property owner notification circumference will be essential, and is requested, to properly set the appropriate direction for this new land use application.

If Rockyview County's stated corporate understanding and support of its flourishing agricultural community is to be truly believed. It is Planning Services responsibility not only to 'protect' agricultural lands and agricultural subdivisions, but also to ensure their 'compatibility' against dissimilar land uses as is currently being proposed - for the greater benefit of public health and safety.

Most Sincerely,
Stefan Johansson

⁴ *Good Practices Guide for Odour Management in Alberta*, ISBN 978-1-896250-81-6, Clean Air Strategic Alliance (CASA), Edmonton 2015.

Nov 27 2018

To the Deputy Municipal Clerk
Bylaw C7838-2018

Our farm is located east of the Scott's Canada Facility. We have been here 54 years. Our family's all have resided in the county of Rocky View for over 100 years. My Great Grandfather was a reeve for the county.

We have come from rural family's. We know what Manure smells like. This Stench from Scott's Canada is honestly very gagging. It is also very bothersome to the sinus and the throat. This unbearable stench happens daily if not in the night. The horrible odor gets into your house as well. The odor smells dead, sour, sweet weird smell that is disgusting. It is not Manure.

I do not understand why this industrial company Scott's Canada has been allowed to even operate on Ranch and Farm District?

Why did the municipality give them a permit?
A permit to take manure from adjacent property.
How did Alberta Environment give them a permit to bring in old produce, green bins etc?

Why wasn't the public notified of all of the above?

We also have farm land didn't realize you could start a industrial facility on your land and apply for a redesignate a couple years after we have had the facility operating. For the reason's above this facility should not be in operation. The Scott's Canada is not Thorlakson feedyards. ➔

With Scotts Canada and Thorlakson feedyards the county of Rockyview is causing the rest of the tax paying residents a bad situation. Not only our health it is also our property. Who would ever want to buy our farms & homes.

What about groundwater usage and contamination?

I more than welcome anyone on Council to my house and farm to have a bite to eat with the stench. Any with lung issues come on out too.

We strongly are against this redesignation and the Scotts Canada facility. They are wrecking our quality of life on our farm.

John and Lori Marnack

Hiboy

November 28, 2018

Lizeth Alicia Reyes Delgadillo


To: Rockyview County, Legislative Services
262075 Rocky View Point, Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca

File #: 07320007

Application #: PL20180072

For the Attention of Legislative Services

Re: Land Use Re-designation of Subject Lands (SE-20-27-28-W4M)

To whom it may concern:

I write in connection with the above stated application. I wish to object strongly to changing the land use designation of this location on the following grounds thereto in my letter.

My concerns and cause of my objection lie on the fact that the **Area use of the Subject land is not compatible with the rest of the designated land use in the neighborhood and will expose the residents of the adjacent land and surroundings (odor travel pattern is not indicated in the attached map) to unacceptable and not tolerable odors, among other conditions not inclusive in this letter, which could also have an effect on the following:**

Health concerns

High exposure to unacceptable odors can cause nausea and headaches, which affects the quality of life that one can expect from rural living. The fetid odor that is already emitted by this facility is unacceptable and probably below any normal standards however as this NCCHE article mentions “*There are no federal regulations relating to odour emissions from industrial facilities, including compost facilities. Most provinces, and some municipalities, have established regulations and guidelines for waste management facilities, including composting. Siting of the facility is an important consideration. Minimum setback distances for compost facilities within Canada are typically 300 m from a permanent residence, hotel, restaurant, school, church, or public park. An example of a provincial standard for composting facilities is from Alberta,²³ which includes an odour contingency response plan to minimize or remedy offensive odour. This may involve removing or disposing of the substance causing the offensive odour, containing or controlling the odourant, or by installing or modifying equipment or making National Collaborating Centre for Environmental Health⁵ improvements to the structure of the compost facility.*”¹

I refute on the grounds that there is not enough information -to my knowledge- provided by Thorlarkson Family Farms (File #: 07320007, Application #: PL20180072), to assure the residents of the adjacent land and surrounding neighborhood areas affected by the odors emitted by this facility, what they will do to assure the well-being of all involved.

Environmental reasons²

- Suitability of the site for your requested land use designation
- Stormwater management and drainage

*"In 2008, the Natural Resources Conservation Board (NRCB) issued an enforcement order on Thorlakson Feedyards Inc. to separate run-off from a spring existing in the feedlot property."*⁴

There were already complains on Thorlarkson Family Farms Inc operations in 2011, where these concerns addressed and are there any public records of what actions the county took to assist in solving this for the community. ⁵

Will Alberta Environment and Parks be involved in a study prior to making any decisions to understand what the quality of the air, soil and water is to date? As per the same article cited above it was recommended that well water residents conduct regular tests. My question is why it should be in the onus of the residents to incur such expense when it is the facility's responsibility to assure the well-being of neighboring resources affected by their environmental management practices.

I also want to understand if the NRCB has been/will be involved in reviewing this application. The NRCB had already issued an enforcement order on Thorlarkson Feeding yard in 2008.

Land Use

There is not enough evidence that this application has taken into consideration

- The potential impact on the land of your neighbours³

I am deeply concern as to how this change in land use will affect the value of our property in the years to come and for future generations of newcomers to the area. This is the second time Thorlarkson Family Farms has intended to change the land use designation of one of their sections of land. This time we were not even informed and found out through the Public notice, when in fact we as close residents of this land will be directly affected by the changes in land use designation.

There is enough evidence to suggest that more considerations are to be in place before allowing this zoning redesignation to be approved.

Finally, please note that my submission is in respect of the proposed development. While I have taken every effort to present accurate information for your consideration, as I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Yours faithfully,

Lizeth Alicia Reyes Delgadillo

References

- 1 http://www.ncceh.ca/sites/default/files/Odour_from_compost_facility-Feb_2018.pdf (page 4)
- 2, 3 <https://www.rockyview.ca/BuildingPlanning/SubdivisionRedesignation/Redesignation.aspx>
- 4, 5 <https://www.airdriecityview.com/article/resident-raises-concerns-about-manure-contaminated-water-20110504>

From: Dennis Gieck [mailto:[REDACTED]]
Sent: Tuesday, November 20, 2018 6:32 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Subject: Bylaw C-7838-2018

TO: Deputy Municipal Clerk

My name is Dennis Gieck and myself and my wife Marilyn own property at [REDACTED] about 1 mile from the business location related to Bylaw C-7838-2018. I have lived and been associated with the lands and community immediately offsetting the subject property for the better part of 73 years. During that time frame there have been very few negative intrusions into the environment that come remotely close to those created at the Thorlakson Feedlot operation during the past few years. In the early 50's I recall rotten egg winds brought on by the chinook winds from the Turner Valley oilfield. These were rare and did not last for any length of time but were very intrusive and unpleasant when they did occur. Other than those occurrences which lasted on and off for about 10 years there were only intermittent odors from neighbors spreading manure which were very short lived , not really bothersome and a normal part of rural life. In recent times, however the odors emanating from the Thorlakson operation have become frequent, long lasting with an absolutely disgusting smell. Those of you on council who have been brought up on the farm will appreciate the difference in odor between cow and pig manure and I would say that this odor would rate off scale relative to pigs. I am sure it makes some of the people in the community either sick to their stomach or suffering from a whopping headache. It is so obnoxious that it likely affects the overall value of life and property value in the area. The other significant problem with an operation of this type and size is the impact on water supply in the area. Any value added business like composting which adds income to the feedlot operation simply adds to the ability of the operation to grow more and this in turn puts more pressure on a water supply that is already overextended in the area.

Needless to say I am very much opposed to any more development of the manure handling and treating/processing business in the area as it is already well beyond the limits that the offsetting people and community should be expected to endure. It would be a sad error for council to approve this project which would result in a more significant negative impact on the vicinity than the current situation which would be intolerable and unacceptable in most communities in Alberta.

Again to ensure clarity I strongly oppose the application

Dennis Gieck

October 29, 2018

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

To Whom It May Concern:

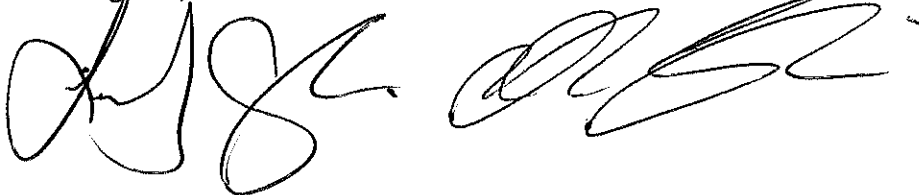
Our names are John and Lindsey Cybulskie and we live immediately west of TNC's compost pad in a home with our two children under 3. We are writing in regards to the current rezoning of the TNC compost pad. We should state from the outright that Lindsey is Ben Thorlakson's daughter, and currently works at TNC as the Strategic Manager.

Working at the compost pad, I have become quite familiar with the difference in smell from the compost pad to smell from the feedlot. On the average day, it does not smell bad outside of our house. My girls play outside quite frequently and we often have our windows open in our house.

There are definitely times where it does not smell good, but because of our first-hand knowledge of what is happening at the compost pad and feedlot, we can usually know why it does not smell good. The primary reason we have noticed is when manure is spread on the fields. This generally happens in the spring and it is the most noticeable. The second, is when they are cleaning pens at the feedlot and the wind blows the smell in our direction. Otherwise, everything else is ordinary farm smells.

Please feel free to reach out to us at (403) 827-0853 (Lindsey) or (403) 702-6689 (John), if you have any questions or concerns. We would gladly have you stop by so you can experience what we smell on a regular basis and see our proximity to the compost pad.

Best Regards,

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and appears to be 'John Cybulskie'. The signature on the right is also stylized and appears to be 'Lindsey Cybulskie'.

John and Lindsey Cybulskie

To whom it may concern,

My name is Tannis Smith, my family and I live directly North-West of Thorlakson Feedyards (municipal address NW 20 27 28 W 4 RR285).

I have recently been approached by Thorlakson Feedyards to share my experiences of the smell's we encounter through a typical year.

Several times we see trucks spreading manure on the field directly east & south of our home... we do smell this most on the day of spreading but find it fades away in a couple days. We can also smell when the field is being irrigated. Unpleasant but manageable.

Rare days, when the wind blows from the east, we often experience some unpleasant smells... which I am not really sure are. But they don't stick around for too long. This is kind of the price we pay choosing to buy a home so close to a Feedlot. We just deal with it!

Feel free to contact myself or my husband, Matt Smith, if you have any further questions.

Tannis Smith

Smithtannis@hotmail.com
Mlsmith@rvschools.ab.ca



Thorlakson Nature's Call Inc.
Box 10040, Airdrie, AB T4A 0H4

November 30, 2018

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

RE: Rezoning Application – Thorlakson Nature's Call Inc.

Dear Ms. Ganczar:

Thank you for providing us with redacted versions of the complaint letters. I understand that we have already provided a letter addressing some of the complaints, but upon reviewing the letters, we would appreciate the opportunity to provide some additional information based on those complaints. We will be providing it to Rocky View Council at the hearing on December 11, 2018, as well.

Background of TNC Composting

We began Thorlakson Feedyards Inc. 48 years ago and have farmed and fed cattle at this location continuously since then. Over this period, we have incorporated innovative technology in our farming practices, bull performance test facility, research feedlot, commercial cattle feeding operation and our cow herd.

We began composting as a way to compost excess manure from the feedlot and advanced to provide a greener option through aerobic composting for product previously destined to land fill. Our nutrient-rich manure and compost now replaces over 75% of our chemical fertilizer on crop land.

Our Application Process to Date

Our compost pad is currently a Class 1 Registered Pad with Alberta Environment and Parks, which means we are legally able to accept and compost up to 20,000 metric tonnes of feedstock per year. Over the past year, we have been working towards obtaining approval by Alberta Environment and Parks to increase our annual tonnage to 40,000 metric tonnes. This is from increased demand from local municipalities that have incorporated green bin programs. These programs are actions that are aimed to decrease greenhouse gases, specifically Methane, which is released when organic wastes are left in a landfill.

Through the process, it was identified that the zoning land use for our compost pad was the incorrect zoning for the approval that we are seeking. Changing our zoning to a Direct Control Bylaw is the last step in a very long process.



Thorlakson Nature's Call Inc.
Box 10040, Airdrie, AB T4A 0H4

Up until this point, we have had to complete the following in order to obtain approval by Alberta Environment and Parks:

1. Submission of the Original Application package dated September 18, 2017, which followed the AEP New Plant submission guidelines. The original submission included discussions on:
 - a. Applicant identification;
 - b. Facility details;
 - c. Project background;
 - d. Existing site conditions and environmental information;
 - e. Preliminary stormwater report to size the pond;
 - f. Proposed operations; and,
 - g. Information on annual reporting.

2. A follow-up submission on February 9, 2018 answered questions identified in the original submission, including additional information on:
 - a. Detailed pad design for the compost;
 - b. Elimination of paunch tanks originally proposed;
 - c. Information regarding recycling of compost facility wastewater on compost windrows;
 - d. Clarification of control processes for the facility, including description of the by-products;
 - e. Details of the wastewater flows and management process.
 - f. Updating and revising the facility's Operations and Maintenance Manual;
 - g. Providing a Groundwater Monitoring Program proposal; and,
 - h. Providing additional information on the facility's Reclamation Plan.

It is important to note that we are no longer seeking our zoning to be changed to Industrial.

Specific Complaints

There were some complaints that were brought up in the letters that we believe we can provide some clarification on.

Odour

Thorlakson understands that smell from our operations is a concern with the neighbors. Thorlakson has hired Dillon Consulting Limited to set up a weather station and maintain regular odour records within the compost facility.

Odour measurements have been taken on Aug. 20, Sept. 4, and Oct. 15, using a Draeger Tube system. Draeger Tubes contain a reagent that reacts with a specific chemical. As a known volume of air is pumped through the tube the colour change along with the scale on the tube is used to identify if a chemical is present and to measure the concentration of the specific chemical. With people



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sensitive to different chemicals in different concentrations the tubes can show if a particular irritant (e.g., Ammonia, Nitrous Gas, Mercaptan & Hydrogen Sulfide) is present (at the source or at a complainant location) and in what concentration range. All test results on Aug. 20, Sept. 4 and Oct. 15 were "Non-Detect", indicating that there were no detectable irritant odours coming from the compost site.

We understand that there are odours that are a result of feedlot activities – specifically, the cleaning of pens and the spreading of manure on crops. We understand and agree that they can smell bad. It is important to note that even if this application is denied, that there will not be a change in those activities. We are hoping that by increasing our tonnage that we will be able to compost more manure and decrease the odours from the manure at the feedlot.

Environment and Water

The compost facility is designed to protect the environment. The facility will be designed by Dillon Consulting Limited and reviewed and approved by Alberta Environment and Parks. The compost design includes a stormwater management plan including a stormwater pond to maintain stormwater on site, a 0.5 meter thick clay liner, and groundwater monitoring wells to detect leaks.

All groundwater and runoff water testing to date has indicated that all AB Environment regulations have been complied with, and that there has never been an incident where there was contamination to either the groundwater or surface water.

Traffic

Dillon Consulting Limited has conducted a Traffic Impact Assessment. Based on the assessment additional traffic to the site due to the compost facility was not expected to have a significant impact on the overall traffic in the area. In addition to verifying that additional traffic will not have a significant impact, the Thorlakson site has extensive available room internal to the property. This capacity will limit any queuing of vehicles on the county roads.

Almost all of the traffic for the compost pad will come from Highway 567 and will take Range Road 284. This entrance is a hard surface road so it should not contribute to any dust. However, we will continue to use our water truck on gravel roads for dust control, when needed.

Other Concerns

We will continue our efforts with our neighbour Scotts Canada to mitigate some of the other concerns identified, specifically the nighttime issues (lights, beepers and traffic). We have good frequent communication with Scotts Canada and we will continue to provide feedback and receive feedback from them on ways to address these concerns.

Furthermore, we recognize that while some wind-blown debris from the compost pad may make it past our fences, that some is also coming from Scotts Canada – especially the empty packaging bags. If any neighbour spots debris coming from the compost pad, we request that they contact Thorlakson Feedyards at (403) 948-5434 so it can be addressed.



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We want to work with our neighbours on resolving or coming to an understanding on some of these complaints. Please feel free to reach out to us directly at (403) 948-5434, if anyone should have any concerns.

Respectfully yours,

Milton Scott
Manager
Thorlakson Nature's Call Inc.



PLANNING & DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 11, 2018	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	05322016	APPLICATION: PL20170102
SUBJECT:	Redesignation Item – Residential Two District to Business – Highway Frontage District Outside of a Business Area.	

¹POLICY DIRECTION:

The application was evaluated against the policies within the County Plan and *Municipal Government Act* and was found to be non-compliant:

- The subject property is located in the vicinity of two identified business areas (Conrich and Omni), both of which accommodate highway business uses;
- The Applicant did not demonstrate why this proposal cannot be located in an approved business area in accordance with Policy 14.21 of the County Plan;
- The proposed development does not have direct and safe access from Highway 564;
- The Applicant did not demonstrate how the proposed development would minimize adverse impacts on the surrounding residential and agricultural properties;
- There is the potential that approval of the bylaw would be a contravention of Section 708.12 (1)(c) of the *Municipal Government Act*, which requires an adopted bylaw to be in alignment with a growth plan for the region.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Business – Highway Frontage District to facilitate the development of a service station and a convenience store.

The subject land is located in an agricultural area and is in proximity to two business areas (Conrich, located ± 3.2 km to the south, and Omni, located ± 4 km to the west). The surrounding area is mainly agricultural land that is designated Ranch and Farm District, Agricultural Holdings District, and Farmstead District. The hamlet of Delacour is located approximately 3.2 km to the east.

The closest commercial development (landscaping business) is located approximately 200 m to the east, at the corner of Highway 564 and Range Road 282. A Confined Feeding Operation (Egg Farm) is located approximately 400 m to the west, at the Highway 564 and Range Road 283 intersection.

The proposal is considered as 'Other Business Development' in accordance with Section 14 of the County Plan. 'Other Business Development' that is located outside of an identified business area must justify why the proposed development cannot be located in a business area. The Applicant did not provide sufficient rationale to justify the proposed location, except for the fact that the subject land would provide services to the travelling public and to local agricultural and commercial operations.

The County Plan sets out four criteria for Other Business Development:

- *Be limited in size, scale, intensity, and scope;*

¹ **Administration Resources**

Johnson Kwan, Planning & Development Services
Gurbir Nijjar, Planning & Development Services



- *Have direct and safe access to a paved County Road or Provincial Highway;*
- *Provide a traffic impact and intersection assessment; and*
- *Minimize adverse impacts on existing residential, business, and agricultural uses.*

Overall, the proposal does not meet the above-listed criteria. The proposed development does not have direct and safe access from Highway 564.

In order to establish a new access point for the proposed development, the Applicant would need to close multiple existing accesses along Highway 564 and develop a service road. Furthermore, the proposed access would not be located on the subject property; rather, it would be located on the adjacent parcel to the east, which is also owned by Gas Plus Inc.

In addition, the Applicant did not demonstrate how the proposed development would minimize adverse impacts on the surrounding residential and agricultural properties (i.e. wetland impacts, site illumination, screening, and consideration for non-residential/residential transition).

Administration determined that the application does not meet policy.

DATE APPLICATION RECEIVED: July 6, 2017
DATE APPLICATION DEEMED COMPLETE: June 20, 2018

PROPOSAL:	To redesignate the subject land from Residential Two District to Business – Highway Frontage District in order to facilitate the development of a service station and a convenience store.
LEGAL DESCRIPTION:	Lot 2, Plan 9912511, within NE-22-25-28-W04M
GENERAL LOCATION:	Located approximately 3.2 km (2 miles) west of Delacour, approximately 0.8 km (1/2 mile) west of Range Road 282 and on the south side of Highway 564.
APPLICANT:	Gas Plus Inc.
OWNERS:	2044781 Alberta Ltd.
EXISTING LAND USE DESIGNATION:	Residential Two District
PROPOSED LAND USE DESIGNATION:	Business – Highway Frontage District
GROSS AREA:	± 2.83 hectares (± 6.99 acres)
SOILS (C.L.I. from A.R.C.):	Class 3W, I60, 3T40- The land contains soil with moderate limitations for crop production due to excessive wetness/poor drainage, flooding, and adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 18 adjacent landowners, and two letters in opposition were received in response (Appendix 'E'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.

HISTORY:

August 1999	Subdivision Plan 9912511 was registered, which created the subject land (7 acres) and the adjacent parcel (7 acres).
September 1994	Land Use Redesignation (94-RV-162) was approved to facilitate the creation of two ± 7 acre parcels and two ± 20 acre parcels with a ± 23 acre remainder.

BACKGROUND:

The subject land is located approximately 3.2 km (2 miles) west of Delacour, approximately 0.8 km (1/2 mile) west of Range Road 282 and on the south side of Highway 564. The surrounding area is mainly agricultural land designated as Ranch and Farm District, Agricultural Holdings District, and Farmstead District. The hamlet of Delacour is located approximately 3.2 km to the east.

The County Plan identifies two business centres in this area:

- Conrich, located approximately 3.2 km (2 mile) to the south; and
- Omni, located approximately 4 km (2.5 mile) to the west.

The closest business development is located approximately 200 m to the east, at the corner of Range Road 282 and Highway 564. The 40 acre parcel was redesignated from Ranch and Farm District to Industrial – Industrial Activity District to facilitate a construction and landscaping company in the summer of 2015.

A Confined Feeding Operation (Egg Farm) is located approximately 400 m west of the subject land, at the southeast junction of Highway 564 and Range Road 283. The operation is regulated by the Natural Resources Conservation Board.

The Delacour Golf Course, the Delacour general store, and the Delacour Community Hall are located approximately 4 km (2.5 mile) to the east of the subject land. The Delacour Area Structure Plan supports small scale, locally oriented commercial development in the hamlet, and the hamlet expansion area is in proximity to the existing commercial establishments. Light industrial development is also allowed in the area in accordance with the Delacour Area Structure Plan policies.

POLICY ANALYSIS:

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

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.

County Plan

The property is located in an agricultural area under the County Plan, and is not located in an area structure plan. For this reason, the proposal was considered as ‘Other Business Development’ in accordance with Section 14 of the County Plan.

The County Plan provides a number of business areas and development forms that accommodate the wide variety of businesses wishing to locate in the County. It encourages new businesses to locate within the business areas to provide for orderly growth and economic efficiencies in the development of the County’s transportation and infrastructure systems.

The following table outlines the selected County Plan policies, which are relevant for the assessment of this application:

Table 1: Analysis of County Plan policies

Selected County Plan Policies	Analysis
Section 14 Business Development	
14.19 Applications to redesignate land for business uses adjacent to, or in vicinity of, the boundaries of an identified business area shall not be supported.	<ul style="list-style-type: none"> The property is situated: <ul style="list-style-type: none"> ± 3.2 km (2 miles) north of Conrich ASP's proposed industrial development area; and ± 4 km (2.5 miles) east of Omni ASP's proposed commercial and light industrial area.
14.20 Small scale value-added agriculture and agriculture services, natural resource extraction, and business as defined in relevant Federal or Provincial legislation may be supported adjacent to, or near, a business area.	<ul style="list-style-type: none"> The proposal is for a service station and convenience store. Therefore, it is not considered a small scale, value-added agriculture and agricultural services business.
14.21 Applications to redesignate land for business uses outside of a business area shall provide a rationale that justified why the proposed development cannot be located in the business area (e.g. requirement for unique infrastructure at the proposed location).	<ul style="list-style-type: none"> The Applicant indicated that the proposed service station and convenience store is to provide services to the travelling public and any local agricultural and commercial operations. However, the Applicant did not provide any justification as to why the proposed development cannot be located in the business areas. The nearby business areas would accommodate this type of use.
14.22 Proposals for business development outside of a business area should: <ul style="list-style-type: none"> a) be limited in size, scale, intensity, and scope; 	<ul style="list-style-type: none"> The subject land is ± 6.99 acres in size. The proposed development is for a service station and a convenience store. However, Business – Highway Frontage District also allows for a range of other uses (see Appendix B). The proposed district also has the potential for further subdivision.
<ul style="list-style-type: none"> b) have direct and safe access to a paved County road or Provincial Highway; 	<ul style="list-style-type: none"> The property currently has direct access onto Highway 564. However, the Applicant would need to close the existing access on the subject land, close multiple accesses on adjacent properties along Highway 564, upgrade the adjacent property's access to a Type III b intersection, and construct a service road to provide access via the adjacent property to facilitate the proposed development; Alberta Transportation commented that there are currently five direct accesses to the two

Selected County Plan Policies	Analysis
	quarter sections north and south of Highway 564, plus the two public road intersections at Range Road 282 and Range Road 283; <ul style="list-style-type: none"> Highway 564 is classified as a major two-lane highway, and only one direct access per quarter section will be permitted (see Appendix A for details).
c) provide a traffic impact and intersection assessment; and	<ul style="list-style-type: none"> The applicant submitted a Traffic Impact Assessment (JCB Engineering, May 2018); The assessment recommends a Type III intersection upgrade along Highway 564, closures of three existing accesses along Highway 564, and construction of a service road to provide access to the subject land through the adjacent parcel; The Applicant indicated that they are in the process of working with the surrounding landowners to resolve the access situation. However, no written confirmation was provided.
d) minimizes adverse impacts on existing residential, business, or agricultural uses	The Applicant did not provide any mitigation strategy to minimize the adverse impacts on existing residential and agricultural lands in the surrounding area.

In terms of technical assessments, the Applicant submitted the following as part of the application:

- A cover letter describing the application's intent (Gas Fuels, dated June 19, 2018);
- A site plan with proposed on-site stormwater feature (dated June 19, 2018); and
- A Traffic Impact Assessment (JCB Engineering, dated May 25, 2018).

The Applicant indicated that the property's existing water well would provide all potable water, and that all wastewater would be stored on site and then removed by truck to an appropriate off-site treatment facility. Should the onsite groundwater well be used, a commercial license will be required to be obtained from AEP at the development permit stage. Specific sizes and locations of all utilities on site would be determined at the development permit stage.

Alberta Health Services (AHS) recommends that the Applicant confirms there is an adequate water supply available for the proposed use, and that use of the proposed volume of water required would not adversely affect supply or quality of neighbouring properties' water. The Applicant did not provide a groundwater report or servicing study in support of the application.

AHS also noted that consideration should be given to the types and volume of chemicals that would be stored on site. The proposed method and location of chemical storage must ensure there would be no adverse impacts on local groundwater or surface water. The County's Fire Services department also commented that the site is on a water body and close to a water body. Extra measures may need to be taken into consideration in the development and set up of the service station. The Applicant did not provide a Wetland Impact Assessment, Environmental Assessment, or Geotechnical study in support of the application.

Land Use Bylaw

The proposal is to redesignate the subject land from Residential Two District to Business – Highway Frontage District. Appendix B outlines the list of permitted and discretionary uses in the Business – Highway Frontage District for reference.

The following table outlines the purpose and intent of the existing and proposed land use districts.

Table 2: Land Use Bylaw Details

Land Use District	Purpose and Intent
Residential Two District Existing parcel: ± 2.83 hectares (± 6.99 acres)	<ul style="list-style-type: none"> To provide a residential use on a small parcel of land which accommodates minor agricultural pursuits and required accessory buildings.
Business – Highway Frontage District Minimum parcel size: 1.01 ha (2.50 ac)	<ul style="list-style-type: none"> To allow for development along primary and secondary highways and major transportation links. Development will provide services to the travelling public and tourists, and include businesses that require a high degree of visibility and/or ease of access to transportation routes. These high profile areas represent 'gateway' development within the County and shall maintain a high standard of visual quality.

The minimum parcel size in Business – Highway Frontage District is 1.01 hectares (2.50 acres). The subject property is approximately 6.99 acres; therefore, the proposal complies with the minimum parcel sizes for the proposed district, and has the potential for future subdivision.

CONCLUSION:

The proposal does not meet the County Plan's criteria for 'Other Business Development'. The subject land is located in proximity to two business areas identified in the County Plan (± 3.2 km from Conrich's future industrial development, and ± 4 km from Omni's future commercial and light industrial development), as well as the Hamlet of Delacour which allows for this type of business.

The proposed development does not have direct and safe access from Highway 564. In order to establish a new access point for the proposed development, the Applicant would need to close multiple existing accesses along Highway 564 and develop a service road. Furthermore, the proposed access would not be located on the subject property; rather, it would be located on the adjacent parcel to the east.

In addition, the Applicant did not demonstrate how the proposed development would minimize adverse impacts on the surrounding residential and agricultural properties (i.e. traffic impact, wetland impacts, site illumination, screening, and consideration for non-residential/residential transition).

OPTIONS:

Option # 1: Motion #1 THAT Council concludes that the proposed development is consistent with County plan policy for business development outside of an approved business area.



- Motion #2 THAT Bylaw C-7809-2018 be given first reading.
Motion #3 THAT Bylaw C-7809-2018 be given second reading.
Motion #4 THAT Bylaw C-7809-2018 be considered for third reading.
Motion #5 THAT Bylaw C-7809-2018 be given third and final reading.

Option # 2: THAT Council directs review of the County plan for amendment to accommodate the proposed development.

Option # 3: THAT application PL20170102 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services
JKwan/rp

Interim County Manager

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Extract from Land Use Bylaw
APPENDIX ‘C’: Bylaw C-7809-2018 and Schedule A
APPENDIX ‘D’: Map Set
APPENDIX ‘E’: Landowner comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments.
Public Francophone Education	No comments.
Catholic Francophone Education	No comments.
<i>Province of Alberta</i>	
Alberta Energy Regulator	No comments received.
Alberta Health Services	<p>Please note that the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003, which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>Based on the information provided, AHS would like to make the following comments for your consideration:</p> <ol style="list-style-type: none"> The application indicates that the existing well will be used to supply water for the proposed development. AHS recommends that the Applicant confirms there is an adequate water supply available for the proposed use, and that use of the proposed volume of water required will not adversely affect supply or quality of neighbouring properties' water. <p>It should also be noted that the water must be potable and conform to the most recent Canadian Drinking Water Quality Guidelines as well as the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003, which states:</p> <ol style="list-style-type: none"> <i>a person shall not locate a water well that supplies water that is intended or used for human consumption within</i> <i>10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or water system,</i> <i>15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit,</i>



AGENCY	COMMENTS
	<p>d) 30 metres of a leaching cesspool, e) 50 metres of sewage effluent on the ground surface, f) 100 metres of a sewage lagoon, or g) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).</p> <p>2. The application specifies that all wastewater will be stored on site and removed by truck for off-site treatment. Note that the storage facility should be completely contained within the property boundaries, be adequately sized for the proposed use and comply with all regulatory requirements.</p> <p>3. Consideration should be given to the types and volume of chemical that will be stored onsite. The proposed method and location of chemical storage must ensure there will be no adverse impacts on local groundwater or surface water.</p> <p>4. A waste management plan for the proposed operation should specify the type and volume of any waste materials. The manner in which waste materials are handled, stored and disposed of must not create a public health nuisance.</p> <p>5. Finalized building plans for this facility should be forwarded to AHS for approval before the building permit is granted and construction takes place. This will ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations. To arrange for a plan review, Applicants should contact Alberta Health Services, Environmental Public Health directly at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca.</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>
Alberta Environments and Parks	No comments received.
Alberta Transportation	<p>The area of land subject of this proposal is located within 300 metres of Highway 564, and therefore, is within Alberta Transportation's area of jurisdiction as outlined in the Highways Development and Protection Act. The department offers the following comments regarding the proposal:</p> <p>1. Currently there are five direct accesses to the two quarter section north and south of Highway 564 that is not including the two public road intersections. The two approaches in SE-27-25-28-W4M are located within Blk. 1, Plan 9010160. The balance of the quarter section gains access from Range Road 282. Proposing a Type IIIb intersection for the proposed development will create an additional north access onto Highway 564.</p>

AGENCY	COMMENTS
	<ol style="list-style-type: none"> 2. Highway 564 is classified as a major two-lane highway and one direct access per quarter section will be permitted. Alberta Transportation grandfathered all accesses that were constructed when the highway was under the jurisdiction of the County. All new accesses are required to follow the department's access management guidelines. Temporary access may be considered at 400 metre spacing from other accesses. The spacing between the proposed commercial accesses to the west property (Lot 1) access is approximately 200 metres and does not conform to the department's access management guidelines. 3. The proposed access road (service road) needs to be extended to provide access to Lot 1 and remove their existing access. The proposed access road must be surveyed, registered and constructed to a municipal standard. A letter of support from the County is required. 4. The access construction must be implemented as a condition of development approval and at no cost to Alberta Transportation. 5. The proposed development will require the benefit of a Roadside Development Permit from Alberta Transportation.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No comment.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments.

AGENCY	COMMENTS
Chestermere Conrich Recreation Board	Given that Municipal Reserves were previously provided on Plan 9812469, the Chestermere Conrich Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Agricultural & Environment Services	If this application is approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the Business – Highway Frontage District from the agricultural land surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Legal and Land Administration	The Municipal Lands Office has no concerns with this application as parks, open space or active transportation networks are not affected.
Development Authority	No comments.
GeoGraphics	No comments.
Building Services	No comments.
Bylaw and Municipal Enforcement	No concerns.
Fire Services	1. The Rocky View Fire Services does not administer Part IV of the Alberta Fire Code; therefore, application will need to be made to the Petroleum Tank Management Association of Alberta (PTMAA) for the registering of the tanks and the site.
Planning & Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • As a condition of future DP, the Applicant will be required to submit a construction management plan addressing 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; • As a condition of future DP, the Applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the

AGENCY	COMMENTS
	<p>installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.</p> <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • As a condition of future DP, the Applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to provide geotechnical related recommendations for the future development of the subject lands <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant provided a Transportation Impact Assessment prepared by JCB Engineering Ltd. dated May 25, 2018. The TIA analyzed the impacts of the proposed development onto Highway 564 and makes the following recommendations: <ul style="list-style-type: none"> ○ Upgrade of the proposed site access (located on the adjacent parcel to the east) to a Type IIIb standard; ○ Closure of the two existing accesses to the subject lands and adjacent lands to the east; and ○ Closure of the existing field access to the parcel directly north of the Highway 564 (this parcel has two existing approaches from Highway 564; the approach to be removed is not being utilized at this time). <p>The recommendations for these improvements had been determined through further correspondence with AT and the County to ensure safe access to and from Highway 564,</p> <ul style="list-style-type: none"> • As a condition of future DP, the Applicant will be required to enter into a Development Agreement with the County for the upgrade of the site access to a Type IIIb standard and removal of the existing approaches as indicated above in accordance with Alberta Transportation Standards as these improvements are necessary to support the proposed development; • As a condition of future DP, the Applicant will be required to obtain a roadside Development Permit from AT for the access improvements to Highway 564; • As the proposed development is to access Highway 564 via the existing approach on the adjacent parcel to the east (also owned by the Applicant), as a condition of the future DP, the Applicant will be required to provide a ROW plan and access easement to place on title for each lot for the mutual use of the existing approach; • As a condition of future subdivision or DP, the Applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at

AGENCY	COMMENTS
	<p>time of approval for the total gross acreage of the lands proposed to be subdivided or developed. In accordance with the current bylaw, should the entire area to be redesignated to B-HF be developed, the estimated levy payment owed at time of subdivision endorsement is \$32,120 (Base = \$4,595/ac x 7.0 ac = \$32,120;</p> <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • As per the application, the Applicant is proposing on utilizing holding tanks with a trucked service to dispose of wastewater from the proposed development. ES has no further concerns <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • ES generally recommends the use cisterns with a trucked service to service industrial/commercial type development. Should the Applicant choose to source groundwater, the Applicant will be required to obtain the appropriate licensing from AEP for the use of a groundwater well for a non-residential use as a condition of future DP. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant did not provide a conceptual stormwater management plan as part of the application however has indicated that overland flows from the future development are to be directed into an onsite evaporative stormwater management pond to be located near the NE corner of the subject lands; • The Applicant further indicates that any required wetland mitigation will conform to all applicable directives, regulations, and provincial laws; • As a condition of future DP, the Applicant is required to submit detailed engineering drawings for the stormwater management system (SSIP), prepared by a qualified professional, in accordance with the conceptual stormwater management concept and County Servicing Standards; • As a condition of future DP, the Applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • There appears to be existing altered wetlands along the eastern boundary of the subject lands. As part of the

AGENCY	COMMENTS
	stormwater management plan to be submitted at time of DP, the Applicant will be required to address all impacts to these wetlands due to the proposed development and maintain all necessary setbacks if proposing to maintain the wetland areas. Should the wetlands be disturbed or lost, as a condition of future DP, the Applicant will be required to obtain all necessary approvals from AEP under the Water Act for all disturbances to these wetlands
Transportation Services	No issues. No concerns. Access to be determined by Alberta Transportation.
Capital Project Managemetn	No concerns.
Utility Services	No concerns. No comments

Circulation Period: June 21, 2018 – July 13, 2018



APPENDIX B: EXTRACT FROM LAND USE BYLAW

Business – Highway Frontage District (B-HF)

Uses, Permitted

Automotive services
Accessory Buildings
Commercial Communications Facilities (Types A, B)
Government Services
Restaurant
Restaurant, Drive Through
Service Station
Signs
Tourist Information services and facilities

Uses, Discretionary

Accommodation Units, compatible with available servicing
Banks or Financial Institutions
Car wash (with internal bays only)
Conference Centre
Dealership/Rental Agency, Automotive
Dealership/Rental Agency, Implement and Equipment
Dealership/Rental Agency, Recreational Vehicle
Drinking establishment
Gaming Establishment, Bingo
Gaming Establishment, Casino
Grocery stores, Local (Floor Area up to 600 m² (6458.35 ft²))
Grocery stores, Regional Liquor Sales
Offices
Outdoor display area
Patio, accessory to the principal business use
Personal Services Business
Truck stop
Truck Trailer Service
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.



BYLAW C-7809-2018

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-7809-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 53 of Bylaw C-4841-97 be amended by redesignating Lot 2, Plan 9912511 within NE-22-25-28-W04M from Residential Two District to Business – Highway Frontage District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 2, Plan 9912511 within NE-22-25-28-W04M is hereby redesignated to Business – Highway Frontage District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7809-2018 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: 5

File: 05322016- PL20170102

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

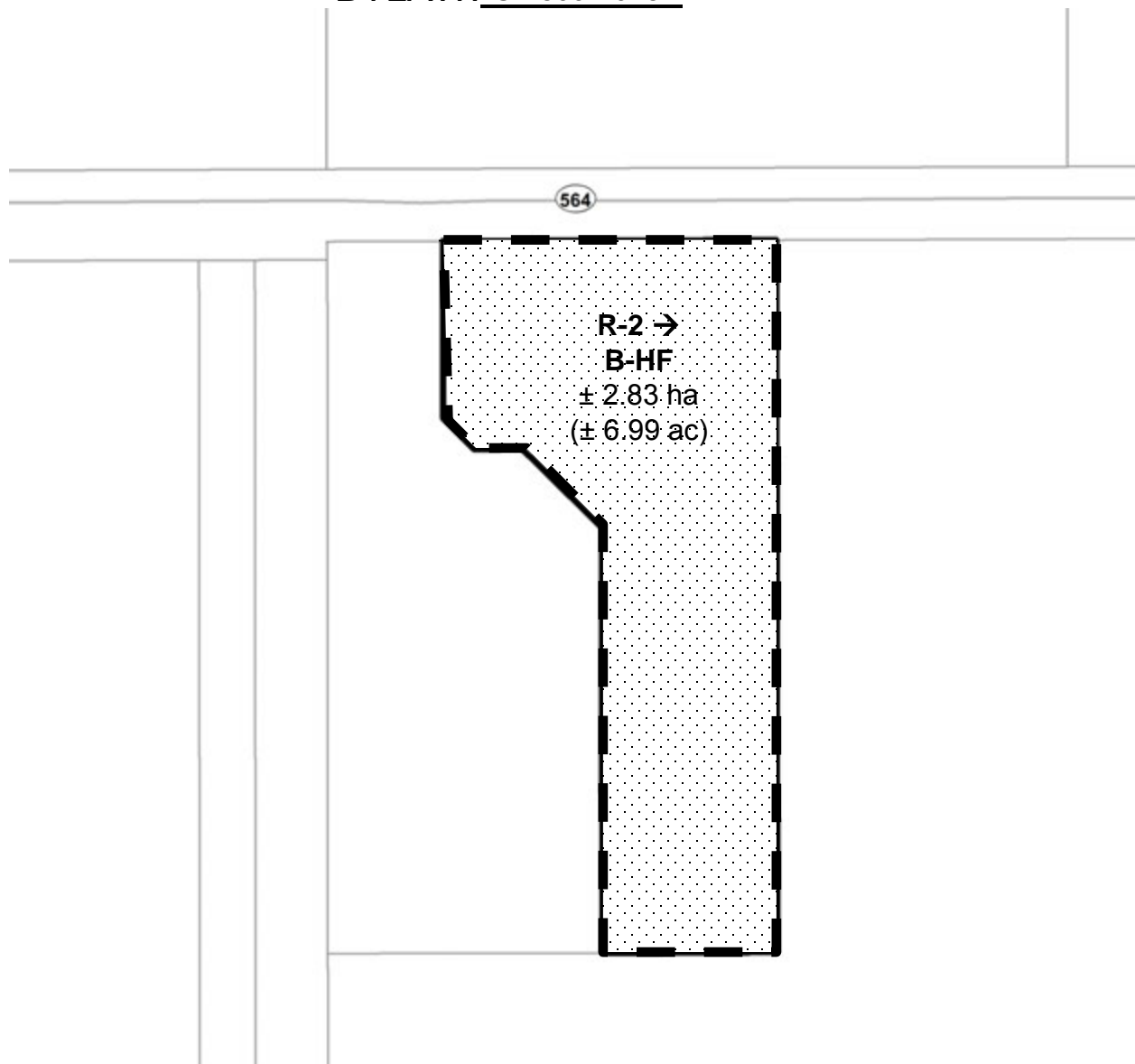
READ A THIRD TIME IN COUNCIL this day of , 2018

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7809-2018

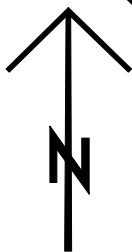


AMENDMENT

FROM Residential Two District TO Business – Highway Frontage District



Subject Land _____



LEGAL DESCRIPTION: Lot 2, Plan 9912511
within NE-22-25-28-W04M

FILE: 05322016 – PL20170102

DIVISION: 5



ROCKY VIEW COUNTY
Cultivating Communities

AGENDA

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Land Use Redesignation Proposal: to redesignate the subject land from Residential Two District (R-2) to Business – Highway Frontage District (B-HF) in order to facilitate the development of a Service Station and Convenience Store.



DEVELOPMENT PROPOSAL

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



NE-22-25-28-W04M

Lot:2 Plan:9912511

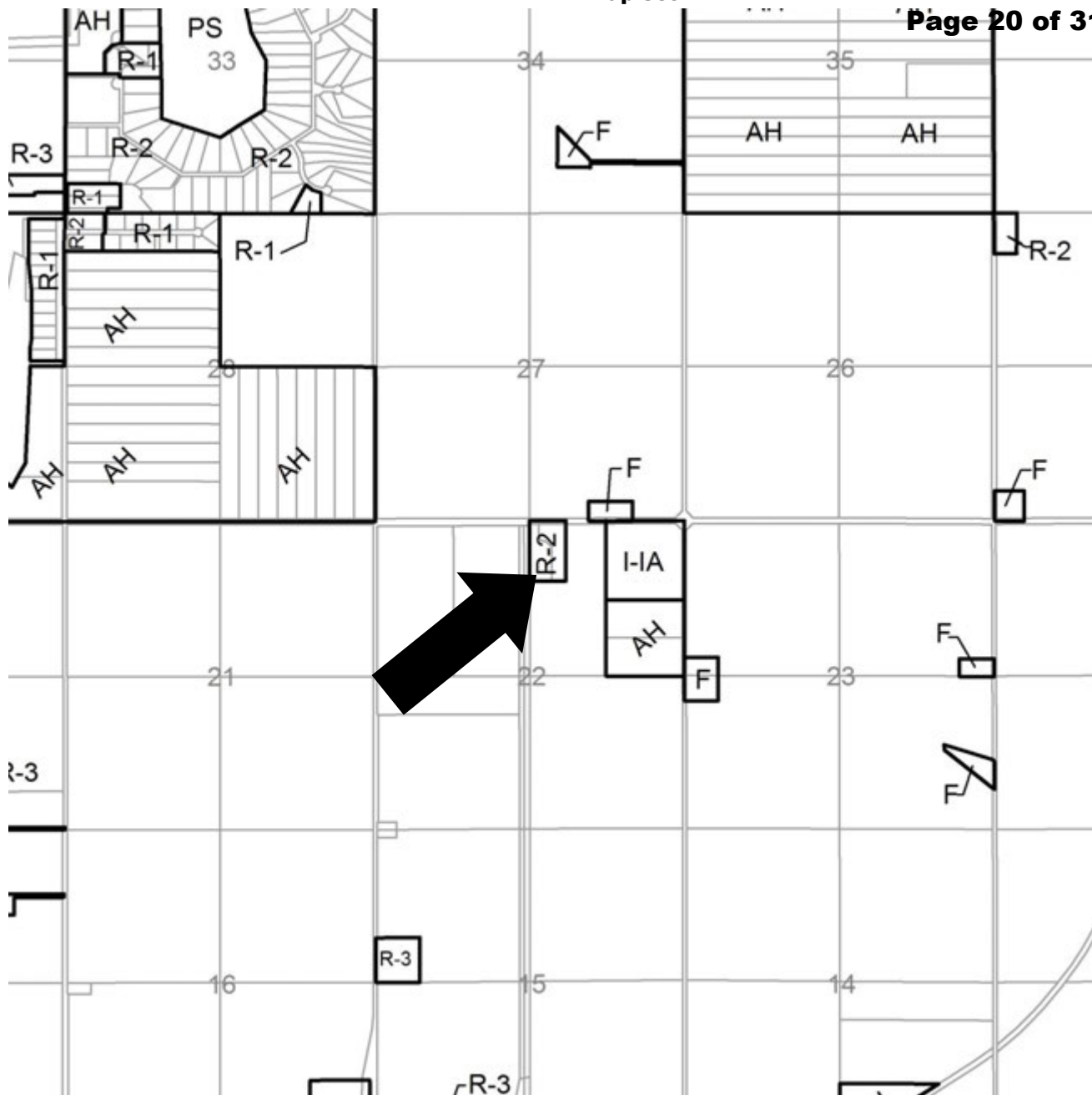
Date: June 19, 2018

Division # 5

File: 05322016

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

LAND USE MAP

NE-22-25-28-W04M

Lot:2 Plan:9912511

Date: June 19, 2018

Division # 5

File: 05322016

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Adopted Statutory Plans in the area

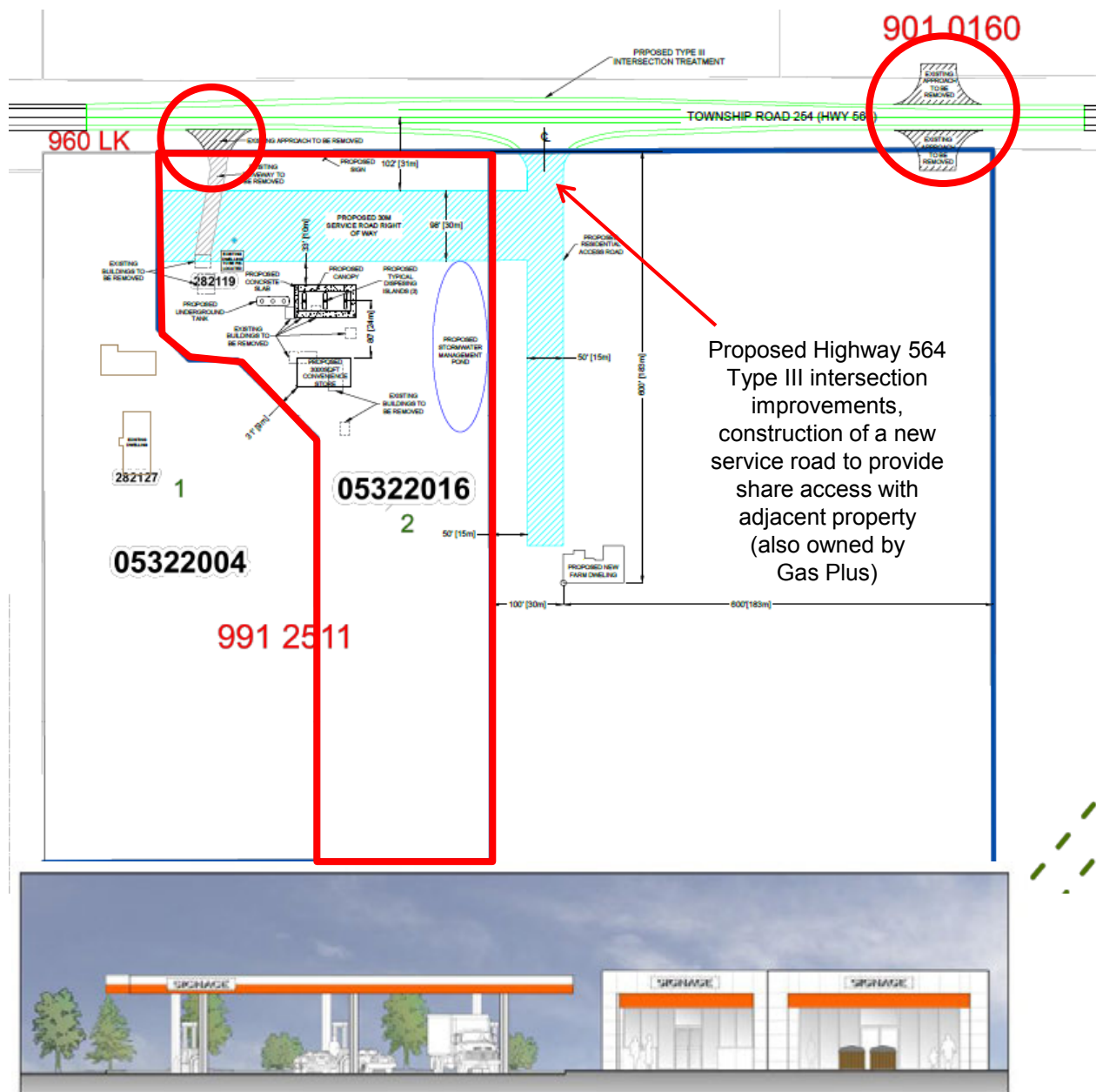
- Conrich ASP located ± 3.2 km (2 miles) to the south;
- Omni ASP located ± 4 km (2.5 miles) to the east ;
- Delacour ASP located ± 3.2 km (2 miles) to the west.

Surrounding area:

- County Residential Subdivision and Fragmented Quarter sections.
- 40 acres I-IA parcel located at the intersection of Rge Rd 282 and Hwy 564;
- Confined Feeding Operation (Egg Farm) at the south east junction of Highway 564 and Range Road 283.

CONTEXT MAP

NE-22-25-28-W04M
Lot:2 Plan:9912511

**County Policy 14.22**

- a) Be limited in size, scale intensity and scope
- b) Have direct and safe access to a paved Country road or Provincial Highway;

TENTATIVE SITE PLAN**NE-22-25-28-W04M****Lot:2 Plan:9912511**Date: June 19, 2018

Division # 5

File: 05322016**AGENDA****Page 359 of 778**

Multiple
Access
points



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

TOPOGRAPHY

Contour Interval 2 M

NE-22-25-28-W04M

Lot:2 Plan:9912511

Date: June 19, 2018

Division # 5

File: 05322016

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Facing West along Highway 564



Facing East along Highway 564

SITE PHOTOS



NE-22-25-28-W04M
Lot:2 Plan:9912511

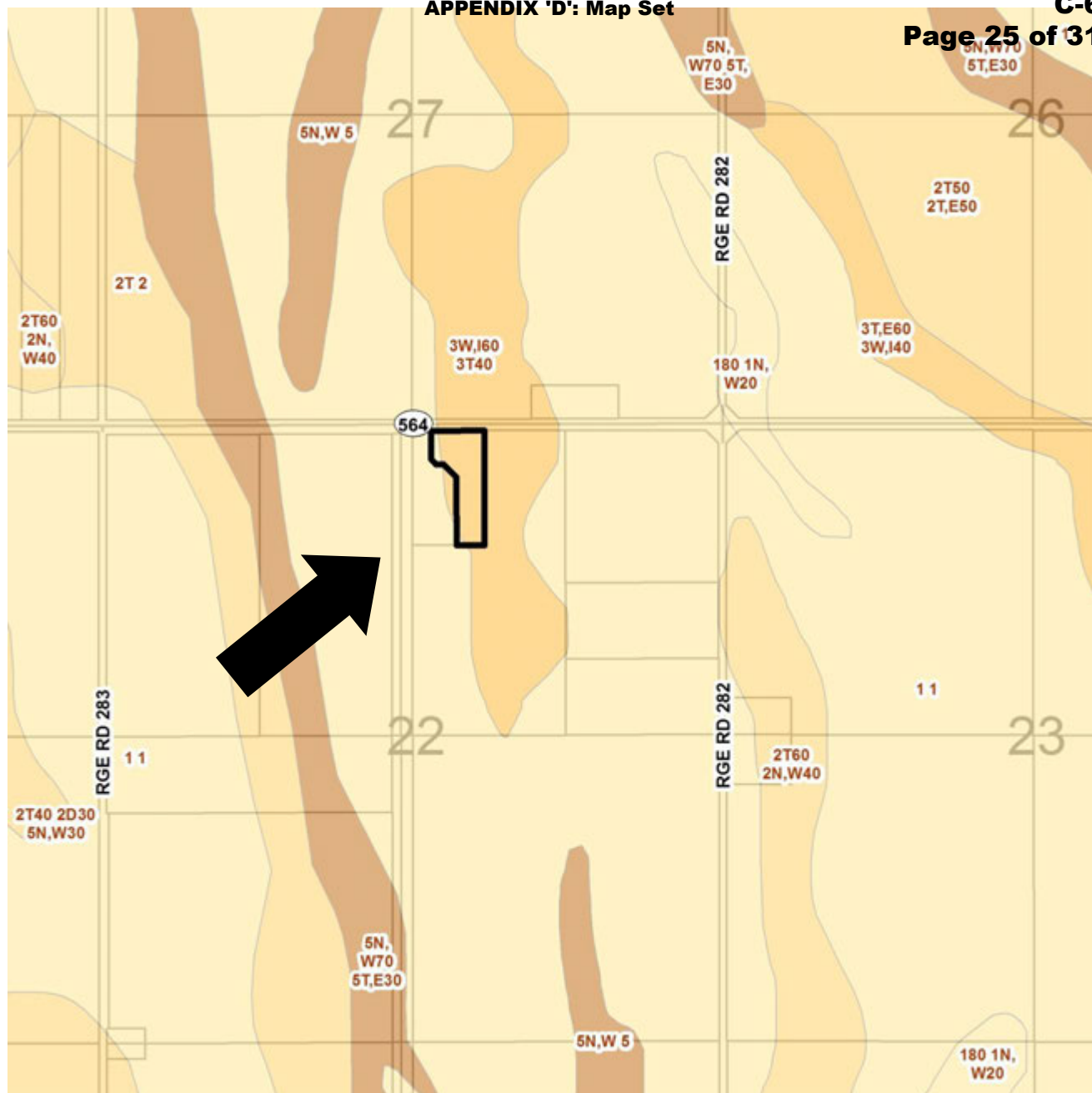
Date: June 19, 2018

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

NE-22-25-28-W04M

Lot:2 Plan:9912511

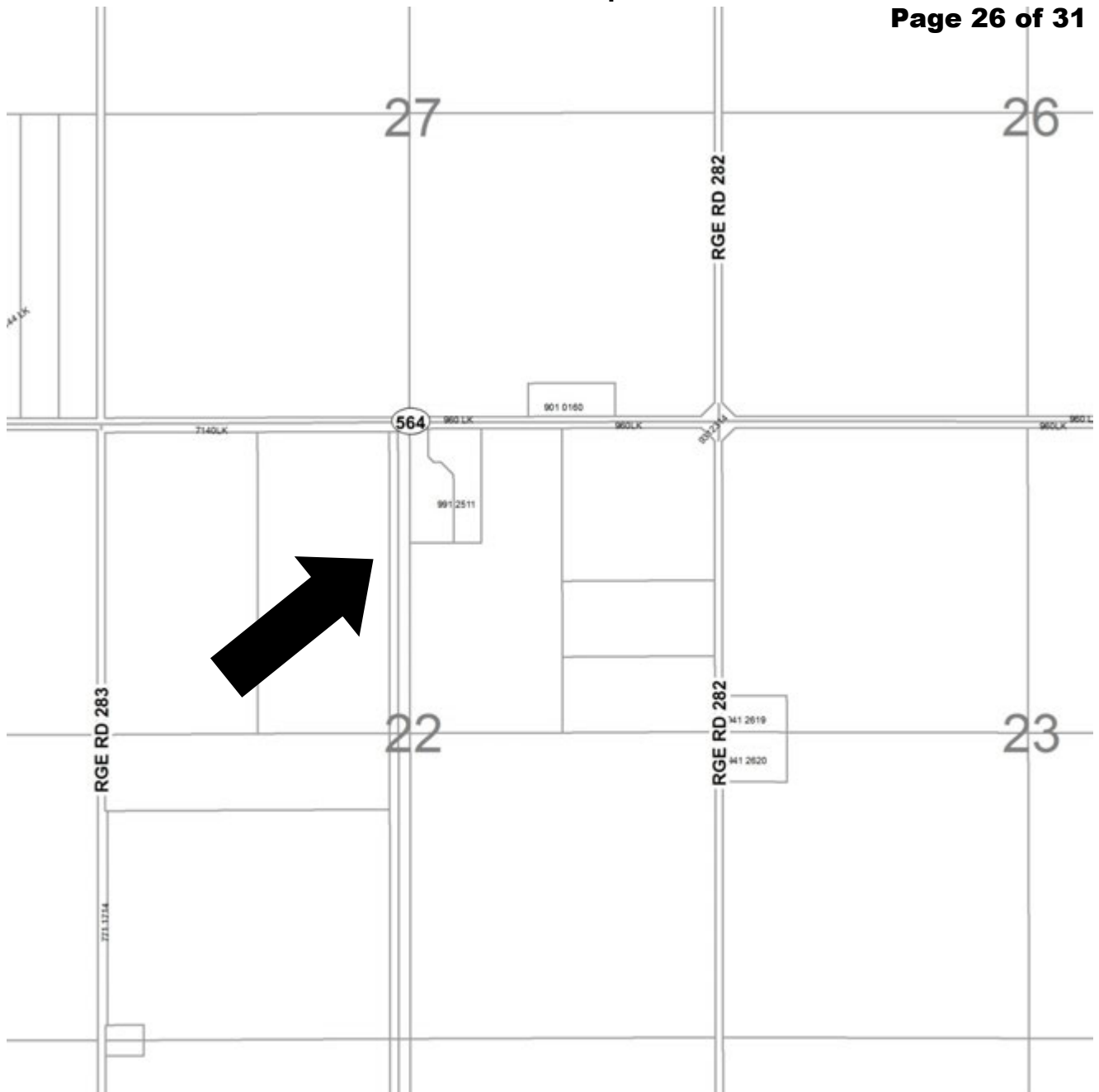
Date: June 19, 2018

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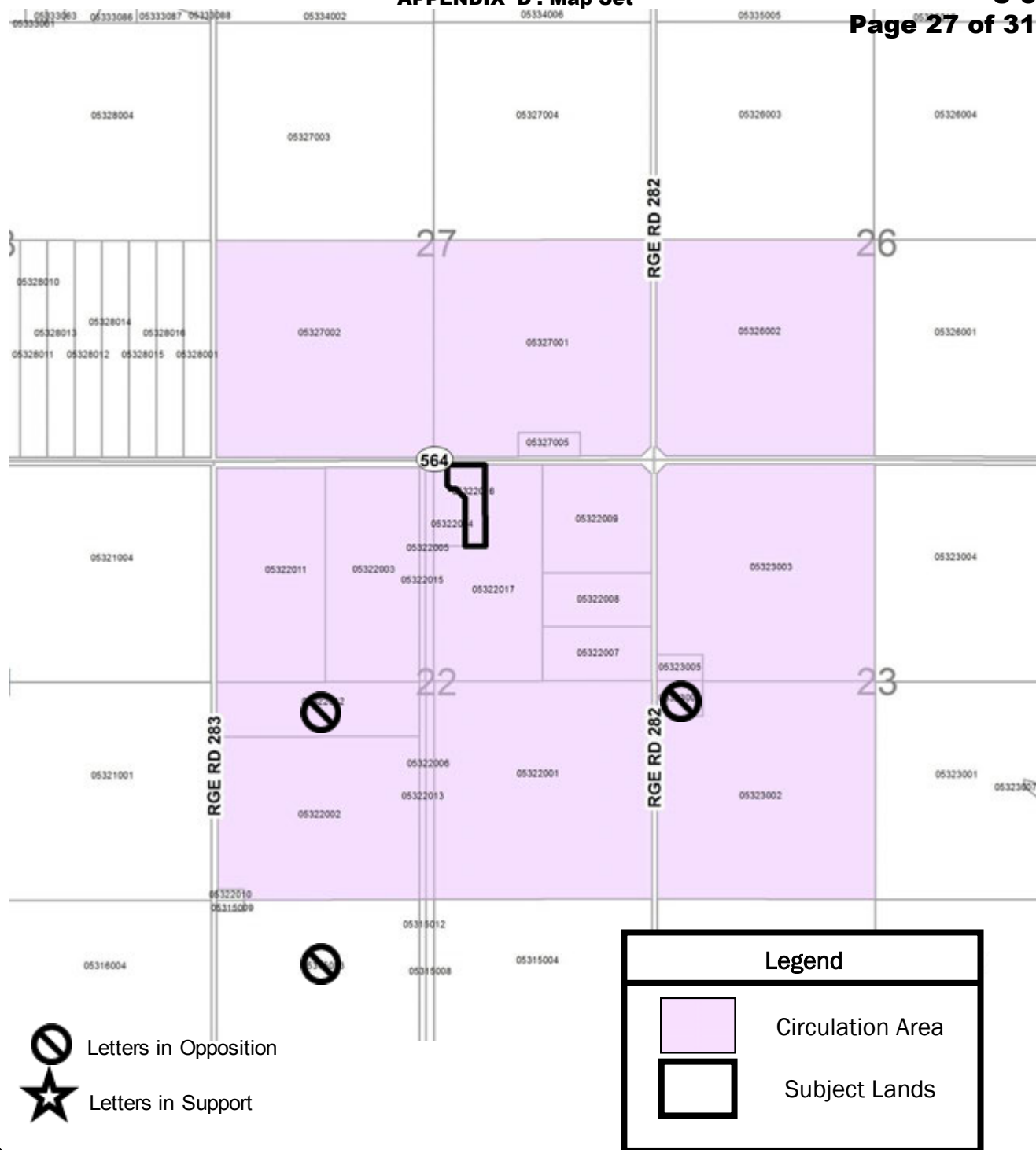
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**NE-22-25-28-W04M****Lot:2 Plan:9912511**Date: June 19, 2018

Division # 5

File: 05322016**AGENDA****Page 363 of 778**



LANDOWNER CIRCULATION AREA

NE-22-25-28-W04M

Lot:2 Plan:9912511

Date: June 19, 2018

Division # 5

File: 05322016

AGENDA

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1126362 Alberta Ltd
Site 19, Box 1
RR 6
Calgary, AB
T2M 4L5

June 25 2018

Rockyview County
901 – 32 Ave NE
Calgary, AB
T2E 6X6



RE: File Number 05322016

Attn: Johnson Kwan

We are writing to comment on application PL20170102. My family has resided in the Delacour area for the past 4 decades. We are not in support of this proposed re-designation for the following reasons:

1. The site has common ownership with a 71 acre parcel adjacent to it. It is clear that the owner has larger plans in place given the previous attempts to add fill to the land without approvals in place
2. This is an agriculture district. Delacour is a growth node as is Conrich and both haven't seen their Area structure plans come to fruition. As a county we can't repurpose Agriculture land for non-agriculture purposes.
3. The proposed site is within 1km of a large confined feeding operation that is under reconstruction.
4. The site will increase the traffic in what is now a 100km an hour zone. Significant road upgrades would be necessary to support the proposed re-designation.

We would like to be circulated via fax on any documents that may be available on the proposed development going forward – please fax to me directly at [REDACTED] as we would appreciate more details to make a fair determination. We trust you will find everything you need. Please contact me with any questions.

Thanks,

A handwritten signature in blue ink, appearing to read "Muneer Gilani". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Muneer Gilani
[REDACTED]

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

From: karen [REDACTED]
Sent: Thursday, October 04, 2018 7:44 PM
To: PAA_ LegislativeServices
Cc: jwan@rockyview.ca
Subject: OPPOSE Bylaw C-7809-2018

Bylaw C-7809-2018 - a bylaw of Rockyview County for land use Bylaw C-4841-97

Good evening

I had previously submitted an email protesting the addition of a Gas Plus in this particular area. We live on Range Road 282 and would be directly affected by this addition.

Opposition points:

1. Traffic will be turning in and out of the station thus affecting flow of traffic as well as increasing the possibility of accidents.
2. There is a danger of tank leakage thus affecting water table quality
3. There is a Gas Plus in Conrich so there is no need for another in the area
4. There has already been a re-designation of land use on the SW corner of Range Road 282 and 564. This is an agricultural community and should not lose anymore land especially to a business that can affect the quality of the water and land.
5. We are directly affected by property value as our home has been directly affected by the land use change as noted in #4 as well as the CN railyard that was not there when we moved to the area in 1999.

We are unable to attend the hearing but hope that Rockyview will acknowledge our opposition and not allow our home to be affected by yet another business. We moved to Delacour area to be part of a rural community, not to be part of a business district.

Thank you for taking the time to listen to our concerns.

Karen and Don Monaghan
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Johnson Kwan](#)
Cc: [REDACTED]
Subject: File 05322016
Date: Saturday, July 07, 2018 4:59:56 AM

Good morning

I would like to say that as landowners on RR 282 we are highly against any such proposal for a gas station on that corner. That is a blind intersection due to the hill and the semi's and cars that pull out onto Highway 564 have a history of causing issues.

There is already a convenience store down at the Railway tracks which is more than sufficient for the area. Conrich gas station is close by so is also ample for the area. Water tables are already being contaminated with the landowner for that area bringing in contaminated snow from his Gas Plus gas stations. (He was told to stop and remove it but allowed it melt instead of dealing with it). So absolutely not for a number of reasons!

If you have any questions regarding my concerns, please feel free to contact me at the below email or personal: k.monaghan@hotmail.com
Or my husband, Don< @ dmonaghan@xplornet.com

Thank you for taking the time to address our concerns.

Karen Monaghan

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED]

Creating a world-class, year-round gathering place for the community.

This email may be privileged and/or confidential. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise the sender immediately. If you wish to no longer receive commercial electronic messages from the Calgary Exhibition and Stampede Limited, please respond and advise accordingly in your return email.

From: [REDACTED]
To: [PAA Legislative Services](#)
Cc: [Johnson Kwan](#)
Subject: Oppose Bylaw C-7809-2018
Date: Tuesday, November 27, 2018 2:51:24 PM

We are writing in response to the re designation document C-2 Dated October 23, 2018, File 05322016, Application PL20170102 which we strongly oppose. We would like to address a few of the items in the document.

We have read nothing in this document that would support the locating of a Gas Plus service station/convenience store in the proposed location. We have read in this document that there are suitable locations in the vicinity of their proposed development and are unsure why they have not pursued these locations. With the City of Calgary expanding eastward, Omni or Delacour would be much more suitable areas.

It should be noted that they already have a location in Conrich which is about 8 Km to the SW and Shell has a Service station about 8 Km directly to the West. Also there is a General Store about 3 Km directly to the East that offers a vast selection of grocery products.

We have examined their proposed upgrades to Highway 564, and feel that this will only add to the possibility of accidents in that area. As what we have seen on the proposed access, Gas Plus is not limiting the number of accesses in that area, only relocating.

The applicants rationale to servicing the travelling public although possibly valid, does not serve a purpose at this location. We have also polled the local commercial and agricultural operations and residents in the area and have found that they do not support this location.

In reviewing the "Selected County Plan Policies" analysis, we feel that the lack of adequate responses from the applicant disturbing. It is also a concern about what is going to happen with the ground water in the area. We have been in contact with Alberta Health Services (AHS) about the use of wells being used in a commercial operation. It is of their opinion that water must be supplied by a Cistern or City water, Which there is a water line directly due east of their location.

As stated in one letter of opposition July 17, 2018, there have been many concerns with the property they own to the east of this location. We also noticed in reviewing the site location plans that they have a "proposed new farm dwelling" shown on the adjacent farm land. Thus showing us that this is just a drop in the bucket of what they may be planning for the future. The loss of more Agricultural land.

We thank you for taking the time to address our concerns

Allison and Donna Tatton



OFFICE OF THE COUNTY MANAGER

TO: Council
DATE: December 11, 2018 **DIVISION:** All
FILE: N/A
SUBJECT: Appointment of the Chief Administrative Officer

¹POLICY DIRECTION:

The *Municipal Government Act* provides that every council must appoint one or more persons to carry out the powers, duties, and functions of the position of Chief Administrative Officer. The Chief Administrative Officer (CAO) Bylaw C-7350-2014 provides that Council shall, by resolution, appoint an individual to the position of CAO and establish the terms and conditions of the CAO's employment.

EXECUTIVE SUMMARY:

The purpose of this report is for Council to appoint Al Hoggan to the position of Chief Administrative Officer for Rocky View County commencing December 17, 2018.

Section 205(2) of the *Municipal Government Act* provides for the appointment of one or more persons to carry out the powers, duties, and functions of the position of Chief Administrative Officer. Section 206(1) further states that the appointment of a person to the position of Chief Administrative Officer may be made, suspended, or revoked only if the majority of the whole council votes to do so. Section 3.2 of Rocky View County's CAO Bylaw states that Council shall, by resolution, appoint an individual to the position of CAO and establish the terms and conditions of the CAO's employment.

Council has completed the recruitment process and determined that Mr. Al Hoggan is the successful candidate for the CAO position.

BACKGROUND:

On June 12, 2018 Council appointed Mr. Rick McDonald as the Interim County Manager of Rocky View County to provide management continuity while Council commenced the recruitment process. This interim appointment provided time for Council to evaluate the municipality's strengths and understand the challenges to adequately hire a CAO to head Rocky View County Administration.

The principal function of a CAO is to act as the administrative lead of Rocky View County and to ensure all resolutions and bylaws of Council are carried out efficiently and effectively. The CAO serves as the link between Council, which sets policy, and Administration, which implements policy. The CAO is expected to understand the direction of Council and ensure that programs and services are delivered following Council's mandate. The responsibilities of a CAO require a high level of professional expertise, education, specific training, and relevant work experience. Council should expect to receive in-depth analyses, options, and preferred alternatives from the CAO.

The hiring of a CAO is a key responsibility of Council and Council needs to be comfortable with the type of duties and level of authority associated with the position. A recruitment process with

¹ **Administration Resources**
Rick McDonald, Interim County Manager



ROCKY VIEW COUNTY
Cultivating Communities

the assistance of a recruitment agency was used to find the qualifications and necessary skills in a candidate to take Rocky View County in the direction that Council has chosen for the future.

BUDGET IMPLICATIONS:

N/A

OPTIONS:

Option #1: THAT in accordance with section 206 of the *Municipal Government Act*, Al Hoggan be appointed as the Chief Administrative Officer of Rocky View County effective December 17, 2018 and that the Reeve be authorized to sign an employment contract as negotiated.

Option #2: THAT Council provide alternative direction.

Respectfully submitted,

“RICK MCDONALD”

Interim County Manager

cs/

OFFICE OF THE COUNTY MANAGER

TO:	Council	DIVISION:	All
DATE:	December 11, 2018	APPLICATION:	N/A
FILE:	N/A		
SUBJECT:	Springbank Off-Stream Reservoir Report		

¹EXECUTIVE SUMMARY:

The 2013 flood of the Elbow River Flood caused severe property damage to Rocky View County and the City of Calgary, and threatened the community of Redwood Meadows. Rocky View County recognizes and accepts the need for downstream flood protection for the City of Calgary. In choosing the Springbank Dry Reservoir (SR1) as the primary means to mitigate flood protection other options and regional needs were not fully evaluated. Since that decision new information on the financial aspects of SR1 and the lack of First Nations consultation have arisen.

INTRODUCTION:

The 2013 flood of the Elbow River Flood caused severe property damage to Rocky View County and the City of Calgary, and threatened the community of Redwood Meadows.

Damages from a new event on the Elbow River are estimated at nearly \$942 million (IBI 2015) for a 1 in 200 year flood event.

In response, the Government of Alberta (GoA) examined a number of ways to mitigate flooding on the Elbow River, but by 2015 had narrowed its focus to the building of the Springbank Dry Reservoir (SR1). As noted in the June 2014 AMEC report, any dam on the Bow or Elbow Rivers is “primarily for the benefit of Calgary, as it would be unfeasible and unnecessary to construct a dam solely for the benefit of properties upstream of Calgary.”

Rocky View County recognizes and accepts the need for downstream flood protection for the City of Calgary. In that context, this report looks at the decisions and background that led to the SR1 project and makes the following observations:

- SR1 impacts are placed solely on the County and specifically the residents of Springbank with no mitigating benefits;
- Other options were not given the same level of technical evaluation as SR1, which resulted in:
 - a skewed cost / benefit comparison, and
 - premature dismissal of other options,
- Value based decisions favouring SR1 were made by technical experts without the input of impacted stakeholders and the public;
- Other mitigation measures identified in the Room for the River Report were no longer implemented and the operational parameters of SR1 were changed, which will result in downstream ecological impacts;
- The need for regional drought protection, water delivery, and recreation were not considered; and

¹ **Administration Resources**

Richard Barss, Intergovernmental Affairs

- First Nations were not appropriately engaged.

This report recommends that the GoA:

- Advance the recommendations of the Room for the River report, which requires an integrated approach along the entire Elbow River to improve conveyance;
- Equally examine all other detention and diversion options with a full technical analysis, including:
 - A re-examination of the value-based decisions and cost / benefit analysis of SR1 / Mclean Creek using a consistent approach; and
 - An examination of the benefit of wet dams with permanent water storage;
- Appropriately consult with the Tsuut'ina Nation and explore water retention options on the Nation's land.

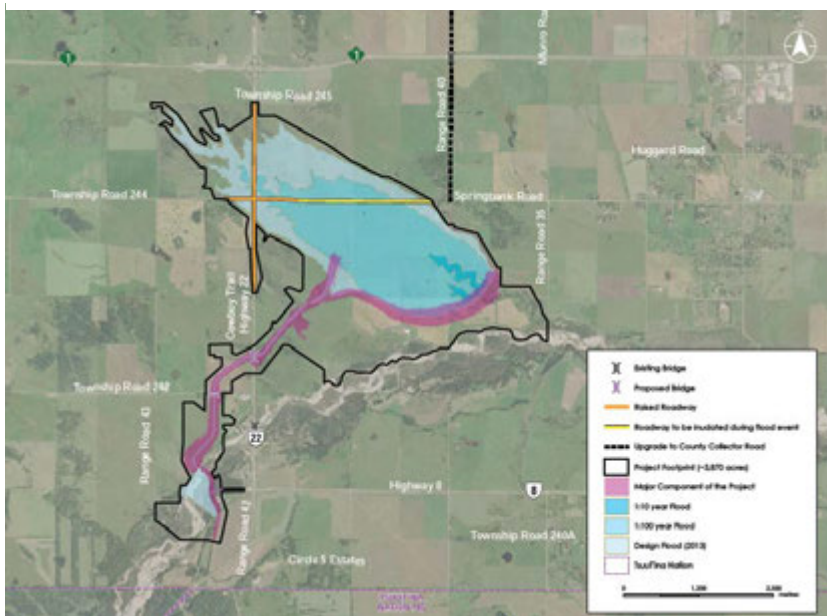
BACKGROUND:

SPRINGBANK DRY RESERVOIR

The Springbank Dry Reservoir (SR1) is located south of Highway 1 and east of Highway 22 (Map 1). SR1 is a dry dam designed to divert water from the Elbow River and retain it during a flood event. When filled, the reservoir would flood Springbank Road and move westward underneath an elevated Highway 22. Once peak flow in the Elbow River has passed, an outlet structure will release water back to the river.

As originally envisioned (AMEC - June 2014), the reservoir was designed to hold 57,000 dam³. It could be a dry pond, or it could include a smaller permanent storage pond (dead storage) to dissipate flood water energy, which could be used for recreational / environmental purposes and/or an additional water supply source for the City of Calgary.

Map 1: Dam location and flood limits



Over time, the SR1 reservoir storage capacity increased to 70,000 dam³, and the option for permanent water storage was dropped. This storage capacity would retain the 2013 flood event, which is equivalent to a 1 in 200 flood event, or a 0.5% chance of occurring each year. The project footprint is approximately 3,870 acres and includes land for the maximum extent of any flood event equivalent to the 2013 event. The GoA has committed to negotiate the purchase of all impacted parcels so that landowners are not required to subdivide and sell (total land acquisition approximately 6,800 acres).

Estimated costs have risen to \$432 million, or a net cost of \$372 million assuming the resale of purchased land that is not needed for construction and operation.

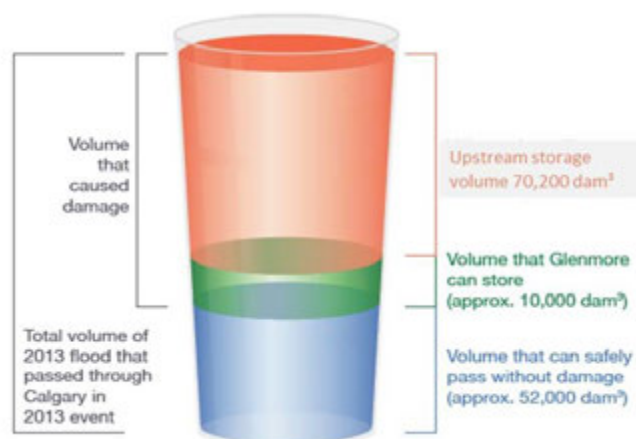
Design and operation

It is proposed that SR1 will divert water when Elbow River water flow reaches 160 m³/s. The intention is to limit flows downstream of Glenmore Dam to less than 170 m³/s. A 160 m³/s flow is about a 1 in 6 year flood meaning that there is a 17% chance the reservoir will be used every year.

Once the flood event is over, the reservoir will drain back into the Elbow River. It is expected that water retention will last for about two months (58 to 82 days) with dead water storage in isolated pockets with an estimated total size of 296 acres (120 hectares).

Upon drainage, 700 acres of land will have 1 to 400 cm. of silt deposits (Appendix 1), and it is reasonable to assume that all land within the reservoir will be subject to some degree of silting. Siltation will make more than half of the reservoir area non-viable for agriculture operations and subject to invasive weeds. The project description notes that reservoir land north of Springbank Road “may remain open to grazing” (Appendix 2).

Figure 1: Water Retention Volumes



DECISIONS

GoA rationale for SR1

Alberta Environment and Parks (October 2015) accepted the Deltares Report, which reviewed previous engineering infrastructure reports and recommended that the GOA proceed with the Springbank Off Stream Reservoir.

The Springbank option was contrasted against Mclean Creek (MC1), one of a number of options. The rationale for choosing the Springbank Option included the following:

- SR1:
 - is further downstream and has a larger catchment area;
 - is less affected by sedimentation and large instream debris flow such as trees and rocks, which can put the operations and structure at risk;
 - is less subject to the risks of flooding during construction and consequent catastrophic failure;
 - is more accessible to Calgary, which means dam operations are less likely to be hampered by damage to access roads;
 - has a more favourable cost / benefit ratio.
- MC1 is more ecologically sensitive to disturbance;
- From a commercial and tourism valuation, SR1 is preferred;
- MC1 would have a direct negative impact on the recreational and social values of the region; and
- While acknowledging the impact on ranching families and stewardship ethic, SR1 affects grazing areas and ranch lands for a small number of Albertans.

SR1 Impact on County Residents

Impacts

SR1 will directly impact 87 residential homes located on or near to the reservoir (Appendix 3), and will result in the loss of Camp Kiwanis, a summer camp for disadvantaged children.



The project will result in the loss of 3,870 acres of high quality ranch land. Approximately 51.5% of the area includes natural and undisturbed water courses, wetlands, shrub lands, forestland and grassland (Appendix 4). A further 28% contains relatively undisturbed tame / improved pastureland, while the rest of the area produces hay, or is annually cropped.

Dam operations will leave a minimum of 700 acres covered in heavy silt deposits. The County believes it is highly likely that post-flood dust will be mobilized by mechanical reseeding, silt removal to prevent loss of reservoir volume, and wind erosion, which may affect air quality and health (County CEAA submission).

Full operation of SR1 will result in the flooding of County infrastructure (Springbank Road). The provincial expectation is that the County will be responsible for repairing damages to its infrastructure and will be compensated post-flood event. The province has not agreed to take over responsibility for the operation and repair of County infrastructure.

Benefits

Regionally, there is a great benefit to mitigating Elbow River flooding through the construction of upstream retention or diversion projects. As noted by AMEC, dams are “primarily for the benefit of Calgary as it would be unfeasible and unnecessary to construct a dam solely for the benefit of properties upstream of Calgary.”

In the County, the benefit of SR1 is limited to approximately ten houses downstream of the dam. The province has also provided funding for flood protection (berming) in the hamlet of Bragg Creek. The decision was made prior to the SR1 approval and provides flood protection for a 1 in 100 year event, while SR1 protects against a 1 in 200 event.

There are no benefits to the Springbank area.

Subjective, Value-Based Decision Making

In choosing the SR1 project over the Mclean Creek (MC1) option, Alberta Environment and Parks (AEP) relied on technical experts to make subjective choices on values not linked to the technical merit of either option. The public should have had inputs into these value-based decisions, as other choices are possible (Table 1).

Table 1: Options

Reasons for choosing SR1 over MC1 (AEP (Oct 2015) Deltares (Oct 2015))	Alternative Value-Based decisions
SR1 affects grazing areas and a small number of Albertans	No Albertans live near MC1
MC1 is more ecologically sensitive to disturbance (forest is more important than grasslands)	Native grasslands and shrub lands are equally sensitive to disturbance and have been subject to greater loss throughout the prairies
Choosing SR1 protects the commercial and tourism uses of MC1	Long-term sustainable agriculture has equal value for society Dead storage in McClean Creek may be a recreational amenity similar to what was provided by Allen Bill pond
MC1 would have a direct negative impact on the	Recreational values of the MC1 area are primarily



Reasons for choosing SR1 over MC1 (AEP (Oct 2015) Deltares (Oct 2015))	Alternative Value-Based decisions
recreational values of the region	realized by residents of Calgary. Benefitting communities should share some of the costs of flood mitigation

In summary, the Room for the River report notes larger infrastructure measures (such as SR1 and MC1) place the burden primarily on ranchers' homes and their land, while the benefits are realized downstream, largely in Calgary. This imbalance is not typically favoured under the program in the Netherlands.

- The impacts of SR1 fall on County residents and Tsuut'ina Nation members with no associated benefits.

Room for the River

The Room for the River report was modeled on Dutch flood mitigation efforts, which move away from structural engineering flood defence, shifting the focus from 'fighting the water' to 'living with water'. Living with water takes a multi-dimensional approach to flood mitigation by creating "room for the river" through improved water conveyance, water storage, water diversion, as well as removing obstacles to flow, and holding and retaining water on the landscape.

Room for the River calls for an integrated and shared approach to flood mitigation along the entire Elbow River, including actions upstream and within the City of Calgary. Since the selection of the SR1 project, many of the options identified in the Room for the River report have fallen to the wayside, including:

- purchase of flood-prone properties (Appendix 5);
- support and incentives for voluntary conservation of riparian areas and flood hazard areas within both urban and rural reaches; and
- Identifying locations for the establishment of wetland conservation or restoration.

Conversely, the proposed operating parameters of SR1 trigger diversion early and often (1:10 year flood event) so that flood events would not reach the Glenmore Dam. From an ecological point of view, this would be detrimental to the river and its associated wetlands, which need pulses of water to remain healthy. It also removes incentive to improve conveyance downstream of the Glenmore Dam and share in the impacts of flood mitigation.

It appears the process of choosing SR1 was given to technical experts with limited public input and has moved away from the experience gleaned in the Netherlands, which includes:

- the need for clear, specific objectives that are well defined and communicated;
- relying as little as possible on infrastructure that can fail, and
- taking the time to inform and engage citizens and building the necessary social and political capital to implement measures.

- Important aspects of the Room for the River report have not been achieved.

Drought Protection, Water Deliverability, and Recreation

The decision to build a dry dam as a single-use piece of infrastructure does not address other environmental and service needs.



“Drought ... is a defining characteristic of Alberta, ... at least 40 droughts have affected western Canada over the last two centuries and is something that will continue to occur well into the future” (Alberta Water Portal).

“It is important to consider the relative value of single purpose infrastructure; for example, the dry reservoir at SR1 might provide room for the river, but may not satisfy the broader needs of watershed management in times of drought as well as flood (Room for the River).

The City of Calgary indicated that its instantaneous diversion rate for water withdrawals will be met by the year 2036 (Appendix 6). The potential to increase deliverability by the construction of a wet dam upstream of Calgary should be assessed.

Lake recreation opportunities in the Calgary region are limited. Construction of a wet dam upstream of Calgary should be considered as a recreational amenity.

- There has not been adequate consideration of the benefits of a wet dam as part of the building of flood mitigation infrastructure.

First Nations Consultation

The SR1 diversion structure is located adjacent to Treaty Lands, and the entire reservoir is located on Traditional Lands. Through County participation in the Canadian Environmental Assessment Agency stakeholder meetings and direct conversations with First Nation members, it is clear that First Nations in general, and the Tsuut'ina Nation specifically, do not believe they have been appropriately consulted on the impact of SR1 on Treaty and Traditional Lands. First Nations have made a number of extensive submission to the Federal Government through the Canadian Environmental Assessment process. Anecdotally the County has been told the lack of appropriate consultation leads the SR1 process open to legal challenge.

- Lack of appropriate consultation has the potential to significantly delay or halt the SR1 project.

INFRASTRUCTURE OPTIONS

Three primary options have been identified by various technical reports as having the catchment area sufficient to provide flood mitigation: Springbank dam, Mclean Creek dam, and Priddis diversion.

This report does not recommend one option over another; however, in the review of the literature and discussions with technical experts, the County believes that both the Mclean Creek dam and the Priddis diversion were prematurely dismissed and not given a thorough technical analysis so that objective decisions could be made.

Rocky View County has the following observations on the decision-making process.

Springbank vs Mclean Creek

SR1 and MC1 are the two options that have been contrasted. The County's submission² to the Canadian Environmental Assessment Agency regarding the SR1 Environmental Impact Assessment made the following observations (Table 2).

² Springbank Off-Stream Reservoir Hydrotechnical Review of Environmental Impact Statement – Northwest Hydraulic Consultants, June 15, 2018



Table 2: Observations: SR1 vs MC1

Selection Rationale	Observation
SR1 is more effective than MC1 because it is further downstream and has a larger catchment area.	The catchment area of the SR1 Project is 25% larger than that of the MC1 Project. However, the upper part of the Elbow River basin generally has higher runoff potential than the lower part with approximately 94% of the annual runoff sourced from the watershed upstream of Bragg Creek. Based on historical flow data, the average differences of the annual maximum daily flow and 7-day volumes between Bragg Creek and Sarcee Bridge were less than 10%.
MC1 is on-stream, closer to the mountains, and is more likely to trap rocks and trees, putting the structure and its operation at risk	MC1 is designed to manage debris with a relatively deep dead storage in the reservoir. It would benefit Glenmore Reservoir by reducing sediment inflow into it.
The Project is closer to Calgary and is more accessible. This means that dam operations are more robust, as emergency access to the dam is less likely to be hampered by road damage	It takes about 15 minutes to drive from SR1 to MC1. Flood operation of either Project will be mobilized in accordance with flood forecasting and before the flood wave reaches the downstream area. It is very unlikely that the operation would be affected by flood damage to downstream roads. The advantage of the SR1 Project on the accessibility may be considered insignificant
SR1 is less subject to the risks of flooding and consequent threat of catastrophic failure during construction when compared to MC1, which involves building a dam in the river itself	<p>Although this risk exists, design criteria during construction are determined based on the likelihood and consequence of failure during construction, which is one of the mitigation measures used to reduce this risk.</p> <p>All dams on the Bow and Elbow were built with the MC1 risk potential</p>

SR1-MC1 Cost / Benefit Analysis

The estimated costs of SR1 have increased over time (Table 3).

Table 3: SR1 Costs

Study	Cost (million dollars)
AMEC (June 2014)	\$ 193.8 (no land costs)
IBI (Feb 2015)	\$ 310 (with land)
GOA (Oct 2015)	\$ 297 (with land)
GOA (May 2018)	\$ 372 (assumes re-sale of unneeded land)

GOA (May 2018)	\$ 432 (with land cost and no re-sale)
----------------	--

SR1 / MC1 cost / benefit comparisons assume the same benefit to both projects (no benefits were attributed to Bragg Creek and Redwood Meadows). However, MC1 would increase the flood protection at Bragg Creek from a 1 in 100 event to a 1 in 200 event.

The cost / benefit has narrowed overtime and is subject to a number of assumptions / observations.

SR1 Cost (million dollars)	MC1 Cost (million dollars)
\$372	\$ 406

- SR1 contingency cost is 12% of the total cost vs 25% for MC1. The higher MC1 contingency cost is due to greater design detail of SR1;
 - SR1 cost estimate does not appear to include costs for some items included in the MC1 estimate, although those items would be required for SR1, including “Wetland Compensation”;
 - SR1 cost estimate does not seem to include costs for the low-level outlet channel improvements that will be required as soon as a major flood occurs.
 - SR1 costs assume the resale of land (\$60 million) at the same price it was purchased at. This is highly unlikely as the land will be devalued by its adjacency to SR1, which will have associated dust, visual detracting, and operational noise.
- Subjective value based reasons form part of the reason for choosing SR1 over MC1.
- The technical merits of SR1 vs MC1 are not substantially different; however, there is less technical details about the MC1 location and design.
- Arguably the cost / benefit differences between SR1 and MC1 no longer exist.

Priddis Diversion

The Priddis Creek Diversion was first conceptualized in 1900 to divert water from the Elbow River through the Priddis Creek valley, flowing down into Fish Creek and ultimately into the Bow River. The Priddis Diversion mitigates for flooding upstream of Bragg Creek and the City of Calgary. Room for the River identified that a diversion from the Elbow River into Priddis Creek was discussed in 2013, but was not recommended in the AMEC study (2014), and the Government of Alberta directed no further study for this option.

Concerns with this option include the need for substantial buyouts or an engineered channel through the hamlet to manage risk effectively (AMEC 2014). In making this recommendation, the AMEC report noted flood defenses such as Priddis be supported with sufficient engineering evidence that the downstream flood risk to communities or infrastructure will not be increased, and other reports have noted that it is critical that diversions do not simply transfer flood risk from one community to another³.

- There was insufficient technical analysis of the Priddis diversion to assess whether this option would provide flood mitigation to the City of Calgary without transferring risk to the Priddis community.

³ The Bow Basin Flood Mitigation and Watershed Management Project – WaterSmart, March 2014



The Tsuut'ina Nation has informally raised the possibility of water storage in the southwest portion of their Treaty lands, which would provide drought and recreational opportunities and could potentially reduce peak flows to the Priddis diversion.

- The Tsuut'ina Nation have not been approached as partners to assist in flood mitigation efforts on the Elbow River.

CONCLUSION:

While recognizing the need for downstream flood protection for the city of Calgary, this report makes the following observations regarding the decision to build the Spring Bank Dry Reservoir (SR1):

- SR1 impacts are placed solely on the County and Tsuut'ina Nation, and specifically the residents of Springbank, with no mitigating benefits:
 - Downstream and other mitigation measures to share the impacts have been neglected,
- Other options were not given the same level of technical evaluation as SR1, which:
 - Resulted in a skewed cost / benefit comparison; and
 - Resulted in the premature dismissal of other options;
- Value-based decisions favouring SR1 were made by technical experts without the input of impacted stakeholders and the public; and
- The need for regional drought protection, water delivery, and recreation was not considered.

The Tsuut'ina Nation does not believe it was appropriately consulted on SR1 with respect to its Treaty and Traditional lands. This has the potential to delay or halt the SR1 process - it also provides an opportunity to:

- Step back, evaluate, and reconsider all options on an equal technical basis;
- Fully engage the public and stakeholders on value-based decisions within the context of sharing the impact of flood mitigation;
- Implement other flood control measures as identified in the Room for the River report, such as improving conveyance, purchasing flood-prone properties, conserving riparian areas, and establishing new wetland and flooding areas; and
- Appropriately consult with the Tsuut'ina Nation and engage them as partners who may bring a new solution to the table.

OPTIONS:

- Option #1 THAT Council prepare a letter to the Government of Alberta requesting a halt to the SR1 process so that all options can be equally be considered for the reasons detailed in the Springbank Off-Stream Reservoir Report of December 11, 2018.
- Option #2 THAT this report be accepted for information.
- Option #3 THAT alternative direction be provided.

Respectfully submitted,

"Rick McDonald"

Interim County Manager

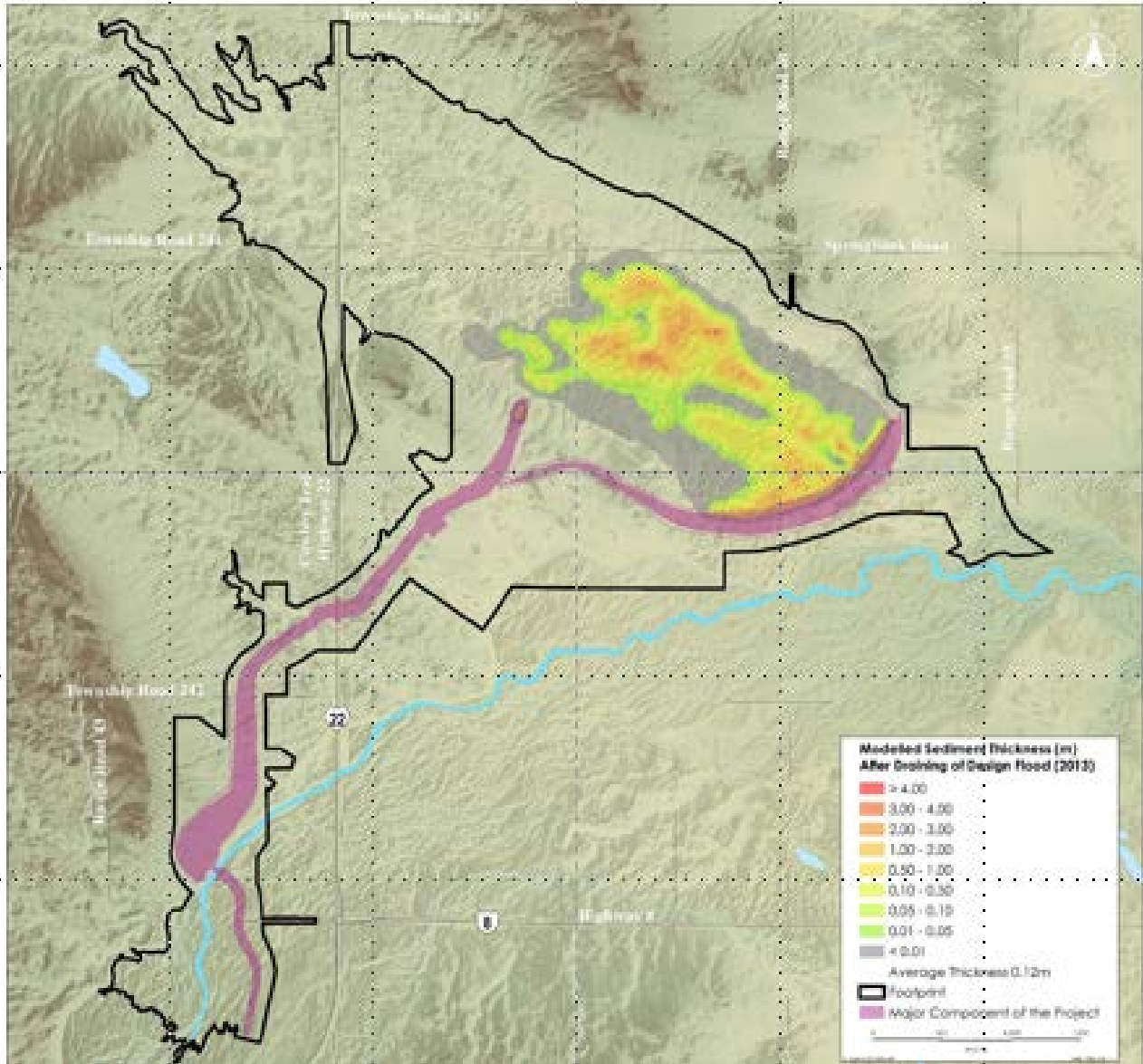
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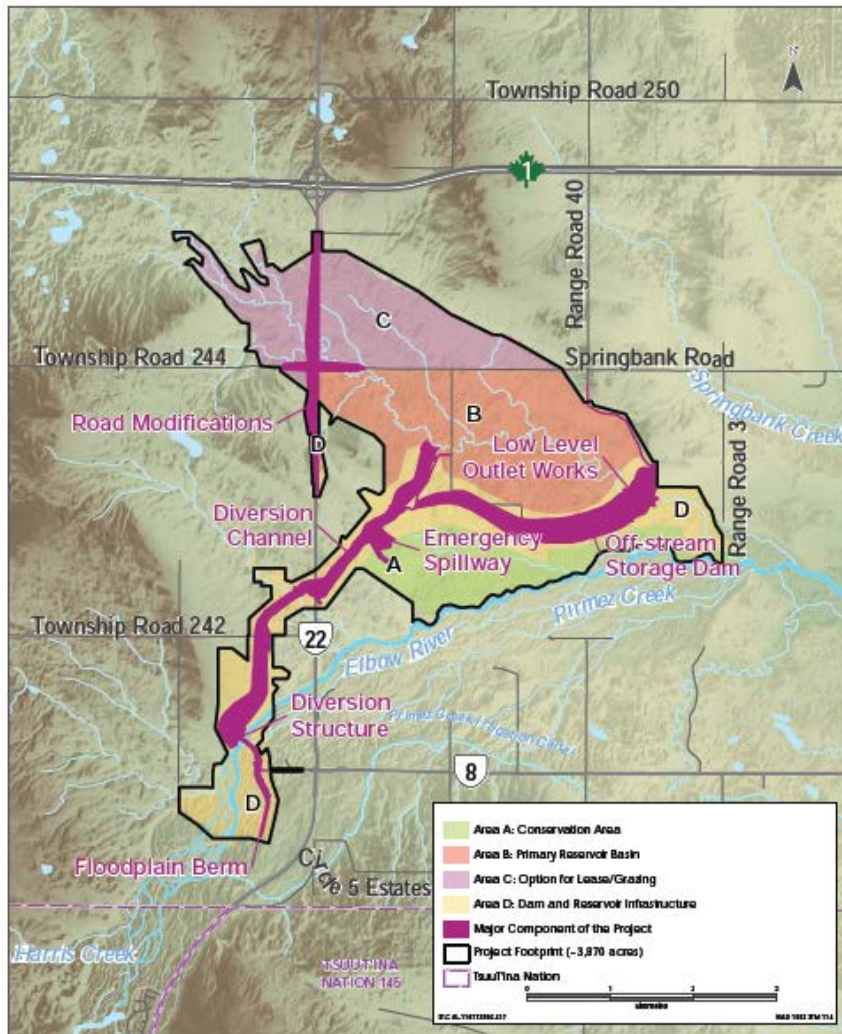
APPENDICES:

- APPENDIX 1: Sediment Map
- APPENDIX 2: SR1 Future Land Use
- APPENDIX 3: Dwellings
- APPENDIX 4: Land Cover
- APPENDIX 5: Land Acquisition Map
- APPENDIX 6: Calgary's Water License Capacity

Appendix 1: Sediment Map (GoA Website 2018-05)



Appendix 2: SR1 Future Land Use (GoA Website 2018-05)



The Land Use Plan divides the project footprint into four distinct areas:

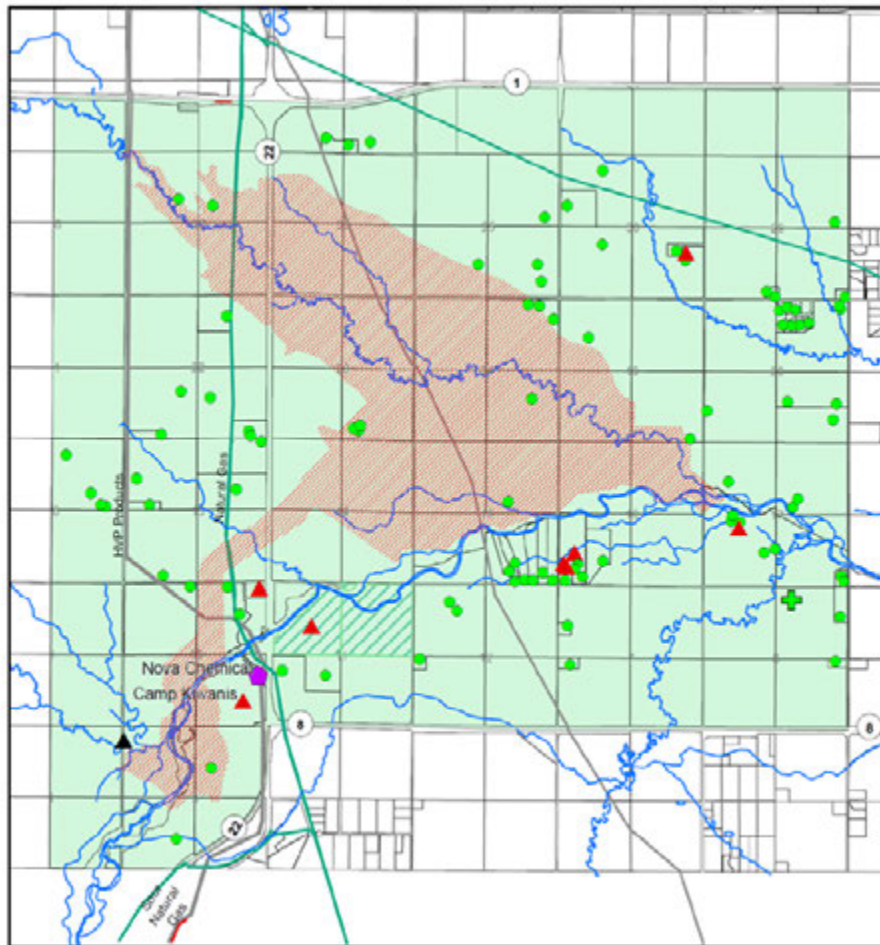
Area A - Conservation Zone: The area south of the reservoir and diversion channel north of the Elbow River, would provide low-impact recreational opportunities and have limited improvements beyond restoration after construction.

Area B – Primary Reservoir Basin: This area would be maintained for the intended functionality of the Springbank Project. No public access would be permitted. During non-flood periods, this zone may provide opportunities for scientific study of flooding and ecological resiliency, which would provide for ongoing improvement to the stewardship of the lands within this area.

Area C – Grazing: The area north of Springbank Road may remain open to grazing.

Area D – Dam and Reservoir Infrastructure: These lands would be owned and operated by the Government to support the operations and maintenance of the Springbank Project. No public access would be permitted.

Appendix 3: Dwellings



SR1 - Dwellings

-  Area of Interest
-  SR1 Springbank Off-Stream Reservoir
-  Crown Land
-  Commercial
-  Golf Course
-  Industrial
-  Monument
-  Residential
-  Natural Gas
-  Sour Natural Gas
-  Other



Appendix 4: Land Cover (EIS submitted to CEAA by Alberta Transportation, vol. 4, Append. N)

Project development area (PDA) is the anticipated area of physical disturbance associated with construction and operation of the Project and is 1,440 hectares (3,560 acres).

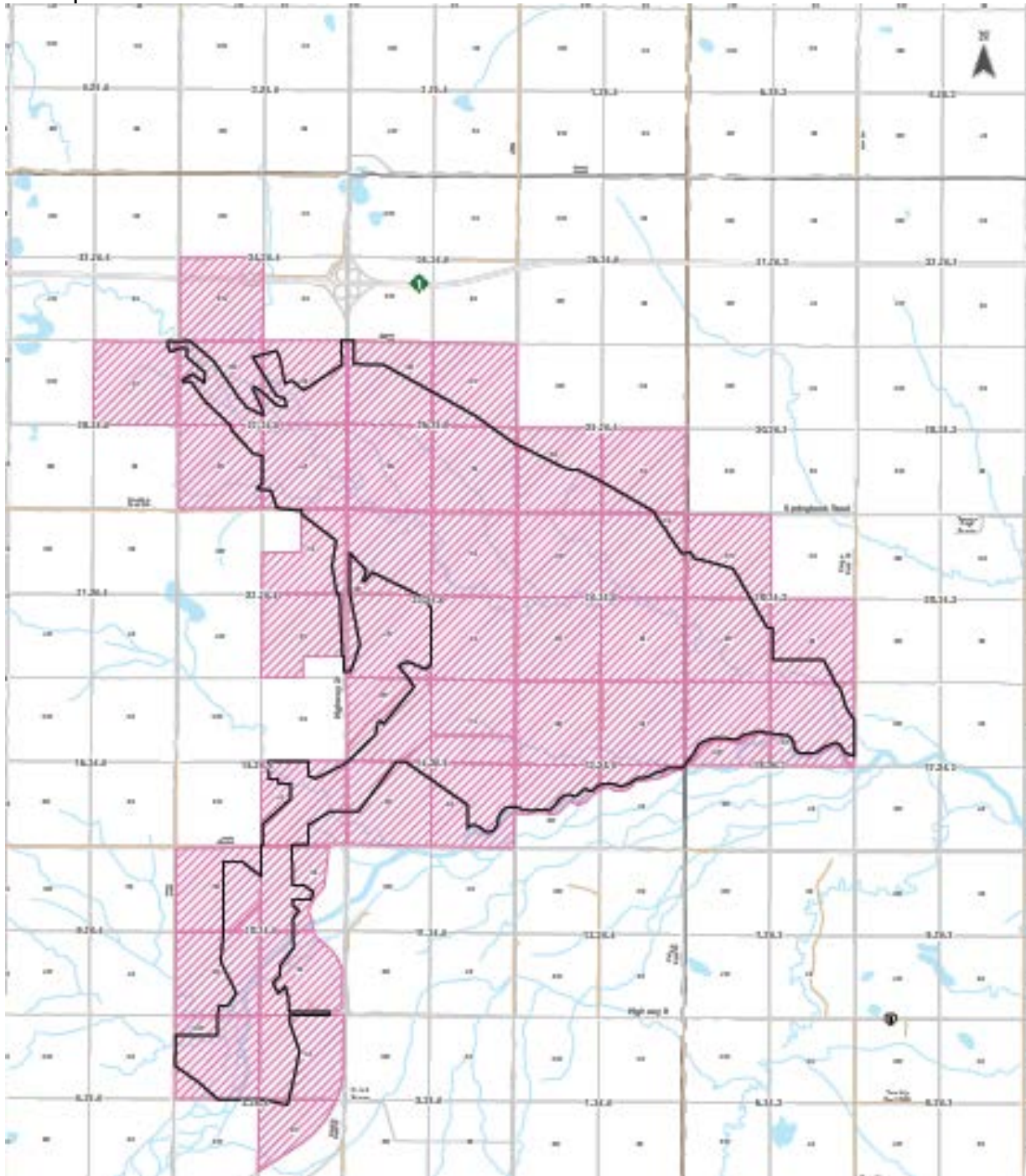
Local assessment area (LAA) encompasses the PDA and a 1 km buffer centered on the PDA. The LAA is 4,860 hectares (12,009 acres) in extent.

Table 12A-6 Land Cover Classes in the LAA and PDA

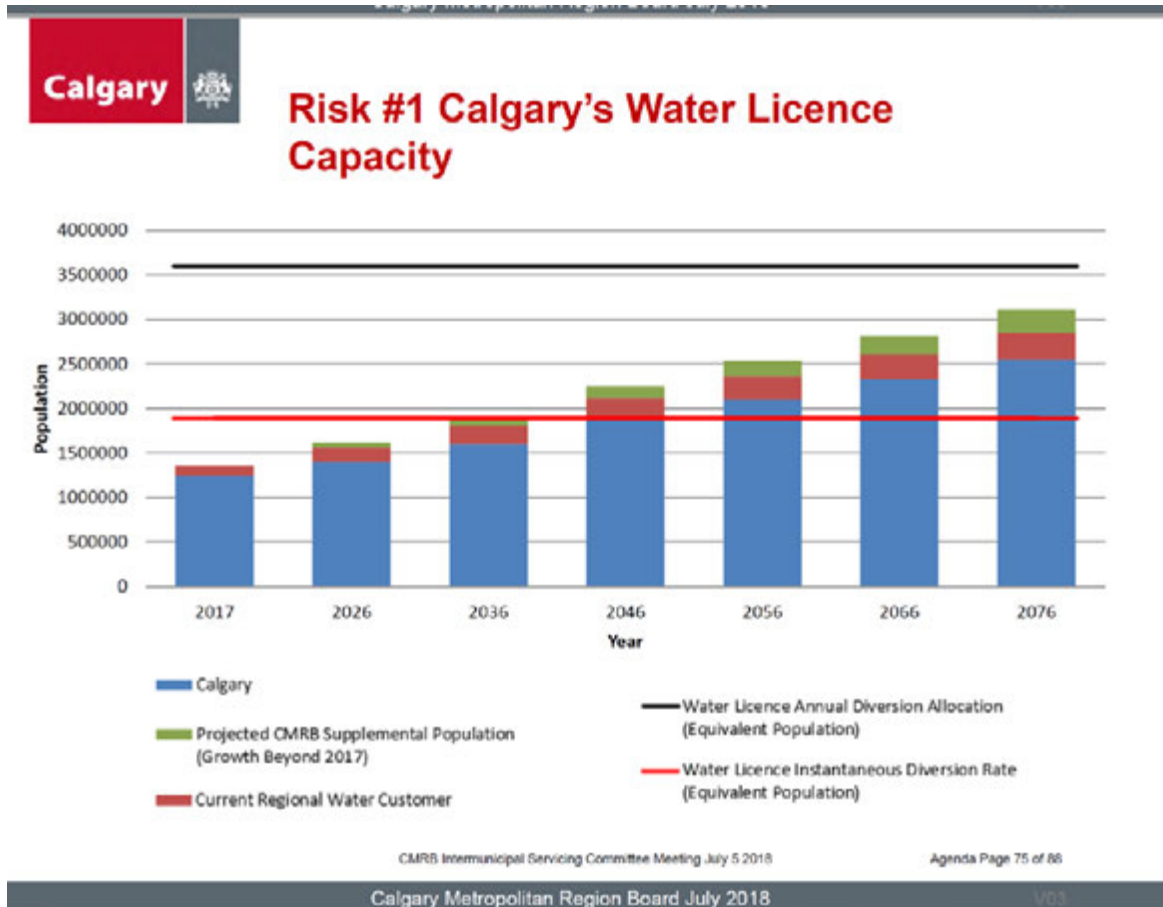
Cultivated Lands	LAA (ha/%)	PDA (ha/%)
Annual cropping	547.2/11.3	138.5/9.6
Hayland	469.5/9.7	82.8/5.8
Tame/Improved Pasture	1325.2/27.3	411.5/28.6
Subtotal	2341.9/48.2	632.8/44.0
Natural/Undisturbed Lands		
Forested	793.0/16.3	105.6/7.3
Shrubland	409.2/8.4	197.6/13.7
Grassland	425.1/8.8	213.0/14.8
Wetlands	310.9/6.4	121.8/8.5
Subtotal	1,938.2/39.9	638.0/44.3
Anthropogenic Features		
Transportation Corridors	156.3/3.2	30.4/2.1
Settled/Rural Residential	137.6/2.8	35.2/2.4
Mineral Development	0.6/<0.1	0.0/0.0
Dugouts	2.0/<0.1	0.5/<0.1
Subtotal	296.5/6.1	65.5/4.5
Water		
Subtotal	283.5/5.8	103.1/7.2
Total	4,860.0/100	1439.9/100

Appendix 5: Land Acquisition Map (GoA Website 2018-05)

Total purchase area in red cross hatch.



Appendix 6: Calgary's Water License Capacity (CMRB Intermunicipal Servicing Committee July 2018)





EMERGENCY MANAGEMENT AGENCY

TO: Council
DATE: December 11, 2018 **DIVISION:** All
FILE: N/A
SUBJECT: Regional Resilience Program Approval

¹POLICY DIRECTION:

The Regional Resilience Program is supported by section 3(d) of the *Municipal Government Act* which establishes intermunicipal collaboration as a core municipal purpose, as well as by the County's Regional Emergency Management Plan which encourages collaboration with neighbouring municipalities and organizations.

EXECUTIVE SUMMARY:

The purpose of the Regional Resilience Program will be to increase community capacity and build relationships before, during and after a disaster at the residential, business and community levels both in Rocky View County and on Tsuut'ina Nation. This initiative will set up a process that brings together relevant non-Indigenous and Indigenous government, local businesses, residents, and civil society leaders to communicate, coordinate, and collaborate on resilience, mitigation, and disaster recovery issues. As part of the project, Rocky View County will work collaboratively with Tsuut'ina Nation to achieve these goals.

The program will be supported by a range of activities at the individual, business and community levels: including a community needs assessment; identification and engagement of key stakeholders; institutionalization of ongoing information-sharing mechanisms; exercises and training sessions that take into account dangerous scenarios; identification and capacity building of existing resources and programs. The programs covered under the proposed Regional Resilience Program are to be funded under the Canadian Red Cross Community Organization Partnership grant program.

BACKGROUND:

The basis of the Regional Resilience Program is to develop a complementary, comprehensive program that will engage, inform and incorporate existing resources and tools within the region, local businesses and residents of the County, in collaboration with Tsuut'ina Nation in order to promote disaster reduction, recovery and resiliency. Ultimately, we hope the program will help change behavior towards resilience through education, engagement, existing resources and community capacity building.

The program will help Rocky View County and Tsuut'ina Nation build knowledge, skillsets, relationships and community capacity to sustain the region during a period of interruption whether the event is natural or man-made. The intention is to build relationships in advance, while having a collaborative approach to regional disaster response, recovery and resiliency.

The program focuses on incorporating existing community resources, and programs, while tying in existing industry programs to ensure a comprehensive risk reduction approach. The project's strategic approach provides information that will create awareness by sharing and collaborating,

¹ Administration Resources

Rebecca Innes, Emergency Management Coordinator



creating value through training, tools and skills, and practically applying the knowledge in communities within the County, and on Tsuut'ina Nation.

Part of building a partnership with Tsuut'ina Nation will incorporate activities with traditional knowledge, and current knowledge. We want to build the relationships, incorporate knowledge and include the Tsuut'ina Nation in addressing situations pre-disaster, during disasters, and post-disasters that require the County and the Nation to collaborate.

The Regional Resilience Program is an all-encompassing concept of reducing risk and changing behavior from complacency to readiness fostering long-term sustainability and building capacity while strengthening the relationship between Tsuut'ina Nation and the County. By taking this approach, it allows the County and Tsuut'ina Nation to establish long term sustainability together. This in turn strengthens disaster response, and community resilience by engaging, training, and planning through inter-municipal collaboration.

The Program is broken into three streams which are – (1) Community Resilience, (2) Business Resilience and (3) Residential Resilience. Our goal is to offer activities in each stream on yearly basis, over a two-year span. By offering activities over a specific timeframe, in a building block format, it will allow the County and Tsuut'ina Nation to gain, retain and practice skill sets learned from program participation. Our resilience will be enhanced through the development of relationships at the residential, business, and community level. All three streams within the program interconnect and complement each other in a holistic way by creating connections, and relationships at all three levels within the County prior to a disaster.

To engage residents, businesses and the community, we will use a process that enables relevant government, business, residents and civil society leaders to communicate, coordinate, and collaborate on resilience, mitigation, and disaster recovery issues.

BUDGET IMPLICATION(S):

The resources required to facilitate the proposed Regional Resilience Program are to be funded under the Canadian Red Cross Community Organization Partnership Grant program.

If successful in the grant application process, Administration will bring forward a budget adjustment in the amount of \$1,261,660.00 for Council approval.

OPTIONS:

- Option #1: THAT the Regional Resilience Program be approved and Administration be directed to continue working on the funding application process with the Canadian Red Cross as per Attachment 'A'
- Option #2: THAT Council provides alternate direction.



Respectfully submitted,

Concurrence,

“Randy Smith”

“Rick McDonald”

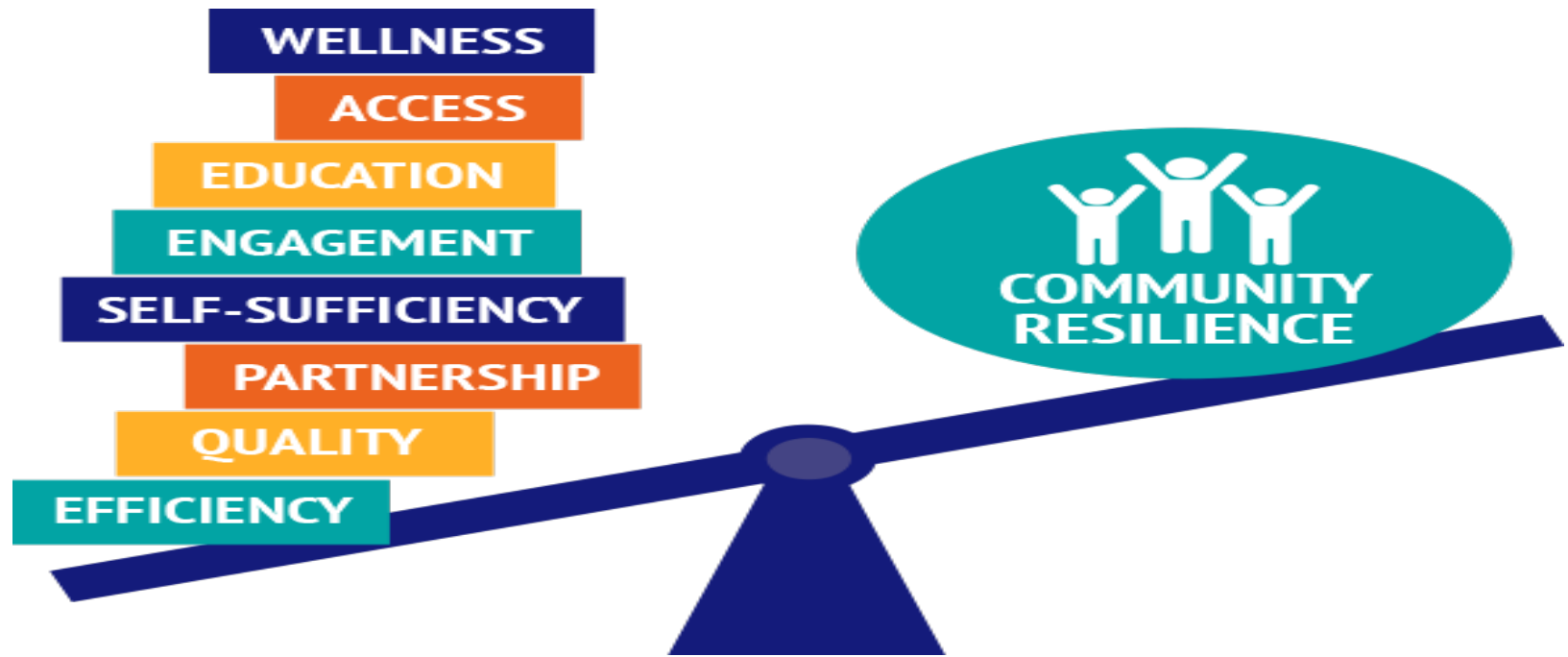
Director of Emergency Management

Interim County Manager

RI/rs

ATTACHMENTS:

Attachment ‘A’ – Regional Resilience Program – Activity Summary



Regional Resilience Program – Activity Summary

Rocky View County Emergency Management Agency



Community Resilience

Activity 1 – Establish a Community Engagement Program

- Identify/create cross-sector regional leadership group
- Facilitate establishment of stakeholder network
- Produce resilience needs assessment report
- Provide future work plan/recommendations
- Build local capacity and transition plan for future network/process
- Economic Resilience Training for Community and Regional Leaders



Community Resilience

Activity 2 – Implement Municipal Risk Assessment

- Contractor to provide County, Residential and Commercial business risk assessment on municipal sewer and storm water infrastructure.
- The risk assessment is an assessment tool that calculates the probability of municipal sewer and storm water infrastructure failures.
- The risk assessment allows communities to rapidly adapt to the extreme weather events caused by climate change, thereby reducing damage from sewer backups and basement flooding now and in the future.



Community Resilience

Activity 3 - Establish and Implement Community Risk Reduction Activities

- Bring in IBC and the Canadian Red Cross Flood Home Assessment program from Toronto and train local home inspectors on the Flood assessment program.
- Bring in FireSmart Mitigation Specialist, Train the trainer and Local Jurisdiction Coordinator training.



Community Resilience

Activity 4 - Create Collective Resilience between Rocky View County and Tsuut'ina Nation

- Collective Resilience Presentation
- Tsuut'ina Elders to present on the beliefs of Tsuut'ina Nation to County councilors, administration and emergency coordination center staff. (RVC and Tsuut'ina)
- Rocky View County to host a Regional Exercise in conjunction with the Red Cross, and Tsuut'ina Nation.



Residential Resilience

Activity 1 Home Owner Preparedness and Training

- 72 Hour Preparedness Kit education
- Fire Smart
 - FireSmart Home Assessments
 - RVC Fire Services to track FireSmart assessments
 - Tree removal in zone 1 and 1a
 - Prune Conifer Trees in Zone 1 and 1a
- Flood Smart
 - Roof Cleanliness - Clean Gutters
 - Disconnecting Downspouts
 - Back Water Valve Installation
 - Plumbing Investigations
 - Seal cracks in foundation walls and floors
 - Window wells and well coverings
- FloodSmart program rollout to the County
- Train Reception Center Volunteers on Psychological First Aid



Business Resilience

Activity 1 - Establish a Business Stakeholder Engagement Process

- Individual business consultations, best practices, incorporation of key resources/tools, design of grant programs and training activities for the business community.

Activity 2 - Create Business Resilience and Continuity

- Economic Resilience Training for Community and Regional Leaders
- Red Cross Ready Rating Program Implementation.
- Risk Reduction Training: Municipal Insurance Broker to speak about insurance risks, and vulnerabilities
- RVC Fire Department to facilitate Fire Extinguisher training.
- Red Cross to facilitate Workplace First Aid Training.



FIRE SERVICES

TO: Council

DATE: December 11, 2018 **DIVISION:** All

FILE: N/A

SUBJECT: 2018 Emergency Services Budget Adjustment

¹POLICY DIRECTION:

Under the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget. The proposed budget adjustment is required due to the County receiving emergency services grant funding after the approval of the 2018 budget.

EXECUTIVE SUMMARY:

As part of the annual budget process, Administration has identified a number of adjustments to be incorporated into the 2018 budget. These adjustments (Attachment 'A') are comprised of special initiatives that enhance or maintain current County emergency services. The initiatives supported the creation of the FireSmart program in Bragg Creek, Emergency Operation Centre supplies, and a trailer to transport flood equipment.

BACKGROUND:

The County has received two grants, one from the Forest Resource Improvement Association of Alberta (FRIAA) for the greater Bragg Creek FireSmart awareness campaign and the other from Alberta Municipal Affairs for the 2018 Flood Readiness Initiative Program. These grants were received after the approval of the County's 2018 budget.

The FRIAA grant supported the creation of the Bragg Creek FireSmart Committee and the work done in the community for the FireSmart demonstration area and community cleanup days. Under phase 1 of the Flood Readiness grant, the County purchased supplies for the Emergency Operation Centre. Under phase 2, the County purchased a trailer to transport tiger dam equipment.

BUDGET IMPLICATION(S):

FRIAA FFP18-02 (Greater Bragg Creek FireSmart Awareness Campaign)
 \$7,695.14

2018 Flood Readiness Initiative Program
 \$23,161.00

OPTIONS:

- Option #1: THAT the emergency services budget adjustment be approved as per Attachment 'A'.
- Option #2: THAT alternative direction be provided.

¹ **Administration Resources**
 Randy Smith, Fire Services



Respectfully submitted,

Concurrence,

“Sherry Baers”

Executive Director

“Rick McDonald”

Interim County Manager

ATTACHMENTS:

ATTACHMENT ‘A’ – 2018 Emergency Services Budget Adjustment

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2018

Description	Budget Adjustment
EXPENDITURES:	
Fire Programs (Greater Bragg Creek FireSmart Awareness Campaign)	7,700
Emergency Management Program (Flood Readiness Preparation)	10,000
Emergency Equipment (High Impact Preparation Tiger Dam Trailer)	13,200
TOTAL EXPENSE:	
	30,900
REVENUES:	
Provincial Grant: FRIAA (Greater Bragg Creek FireSmart Awareness Campaign)	(7,700)
Provincial Grant: Flood Readiness Initiative Program (Flood Readiness Preparation)	(10,000)
Provincial Grant: Flood Readiness Initiative Program (High Impact Preparation Tiger Dam Trailer)	(13,200)
TOTAL REVENUE:	
	(30,900)
NET BUDGET REVISION:	
	0
REASON FOR BUDGET REVISION:	
2018 budget adjustment for Greater Bragg Creek FireSmart Awareness Campaign and Flood Readiness Initiative Program	
AUTHORIZATION:	
Interim County Manager: _____ Rick McDonald	Council Meeting Date: _____
Gen. Mgr. Corp. Services: _____ Kent Robinson	Council Motion Reference: _____
General Manager I & O: _____ Byron Riemann	Date: _____

Budget AJE No: _____

Posting Date: _____

FIRE SERVICES

TO: Council

DATE: December 11, 2018 **DIVISION:** All

FILE: N/A

SUBJECT: Appointment of Deputy Directors of Emergency Management

¹POLICY DIRECTION:

Under the *Emergency Management Act*, Council is responsible for maintaining an emergency management agency and appointing the County's Director of Emergency Management. As per Rocky View County Bylaw C-7396-2014, the *Municipal Emergency Management Bylaw*, Council is further responsible for the appointment of Deputy Directors of Emergency Management.

EXECUTIVE SUMMARY:

Under the *Emergency Management Act*, Council is responsible for maintaining an emergency management agency and appointing the Director of Emergency Management for the County. At the May 27, 2014 Council meeting, the Manager of Fire Services, Randy Smith, was appointed as the County's Director of Emergency Management.

As per the County's *Emergency Management Bylaw*, Council is responsible for appointing Deputy Directors of Emergency Management. Based on a thorough review of the roles and responsibilities associated with this appointment, Administration is recommending that the Executive Director of Community Development Services, Sherry Baers, and Emergency Management Coordinator, Rebecca Innes, be appointed as Deputy Directors of Emergency Management.

BACKGROUND:

The *Emergency Management Act* states the following:

- 11.2(1) A local authority shall maintain an emergency management agency to act as the agent of the Local authority in exercising the local authority's power duties under this Act.
- (2) There shall be a director of the emergency management agency, who shall
 - (a) prepare and co-ordinate emergency plans and programs for the municipality,
 - (b) act as director of emergency operations on behalf of the emergency management agency,
 - (c) co-ordinate all emergency services and other resources used in an emergency, and
 - (d) perform other duties as prescribed by the local authority.

¹ **Administration Resources**
Randy Smith, Fire Services



Rocky View County Bylaw C-7396-2014, *the Municipal Emergency Management Bylaw*, states the following:

5.1 Council shall:

- (c) By resolution, on the recommendation of the Municipal Emergency Advisory Committee, appoint a Director of Municipal Emergency Management and Deputy Director(s) of Emergency Management who shall do those things required of the Director of Emergency Management in that person's absence

OPTIONS:

Option #1: THAT Executive Director of Community Development Services, Sherry Baers, and Emergency Management Coordinator, Rebecca Innes, be appointed as Deputy Directors of Emergency Management

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Rick McDonald"

Executive Director

Interim County Manager



RECREATION, PARKS, AND COMMUNITY SUPPORT

TO: Council
DATE: December 11, 2018 **DIVISION:** 5
FILE: 6060-600
SUBJECT: Dalroy U.F.A. Association Emergency Funding Request

¹POLICY DIRECTION:

Dalroy U.F.A. Association's Emergency Funding Request for \$1,343.88 was evaluated in accordance with Community Recreation Funding Policy 317 and was found to be non-compliant:

- Retroactive funding.

EXECUTIVE SUMMARY:

The north furnace at Dalroy Hall stopped working on November 20, 2018. Without the furnace, the facility could not be rented, leaving community groups without access to this recreation facility. To minimize facility down time, Dalroy U.F.A. Association completed the required furnace replacement by November 23, 2018. Under Community Recreation Funding Policy 317, the Dalroy U.F.A. Association has requested that Council retroactively grant \$1,343.88 to assist with this project.

Administration reviewed the application, and the emergency request is non-compliant only because retroactive funding is being requested. The application meets all other criteria for Community Recreation Funding Policy #317. The request is that special consideration be made for retroactively funding this cost. Under Policy 317, Council retains the right to approve funding from the Public Reserve for applications that do not meet some or all of the requirements set out in the policy.

BACKGROUND:

Dalroy Hall provides a basic recreation facility for Rocky View East Recreation District residents. It is open year-round and is regularly utilized, providing service to approximately 400 County residents and 150 non-County residents.

The Dalroy U.F.A. Association notified the County of the north furnace failure on November 20, 2018. The furnace heats the main hall and the building's north addition. The failed furnace was in operation since December, 2004 and had an anticipated useful life of 18 years. The 2018 Facility Lifecycle Assessment Report prepared for the County by Stephenson Engineering Ltd. identified that the furnace should be replaced within five years.

Under Policy 317, up to 50% of project costs are eligible for emergency funding. Dalroy U.F.A. Association is providing matching funding for the grant.

Dalroy U.F.A. Association completed the required furnace replacement to minimize facility down time. Without remediation, the facility would have remained closed, and County residents would have been without access to one of the few available meeting spaces available in the District.

Administration reviewed the application, and the emergency request is non-compliant only because retroactive funding is being requested. The application meets all other criteria for Community Recreation Funding Policy #317. The request is that special consideration be made for retroactively

¹ **Administration Resources**

Susan de Caen, Recreation, Parks & Community Support



funding this cost. Under Policy 317, Council retains the right to approve funding from the Public Reserve for applications that do not meet some or all of the requirements set out in the policy.

BUDGET IMPLICATION:

Resourcing exists in the Rocky View East Reserve Account. Should Council approve the resourcing, a balance of \$56,109.05 would remain.

OPTIONS:

- Option #1: THAT the Dalroy U.F.A. Association's emergency request for \$1,343.88 to assist with replacing the north furnace at Dalroy Hall be approved from the Rocky View East Recreation District in the Public Reserve.
- Option #2: THAT the application be refused.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Rick McDonald"

Executive Director
Community Development Services

Interim County Manager

SdC/rp

APPENDICES:

- APPENDIX 'A': Dalroy U.F.A. Association's Emergency Funding Application, received November 23, 2018.
- APPENDIX 'B': Community Recreation Funding Policy C-317



Community Recreation Funding
Capital Assistance Grant

Please type or print clearly. Applicants must be a district organization serving County residents.
All information provided is public.

Organization Information

Organization's Name: DALROY U.F.A. Association

Incorporation Act Registered Under (If Applicable): Society's Act

Incorporation Number: 500006762

Mailing Address: DALROY HALL Box 30 SITE 15 R.R. 1 CALGARY, AB

Postal Code: T2P 2G7
(All correspondence and cheques will be mailed to this address)

Primary Contact:

Name: LINDA M. BAILEY (Treasurer)

Telephone: (W) [REDACTED] (H) same (C) [REDACTED]

Email: [REDACTED]

Alternate Contact:

Name: Michael Stewart (Pres/Chair)

Telephone: (W) [REDACTED] (H) same (C) [REDACTED]

Email: [REDACTED]

Amount Requested: \$ 1343.⁸⁸

FacilityName of Facility: DALROY HALLLegal Description / Address: 14. 25. 27 W of 4 BLK 2 PLAN 2166WRegistered Holder of Land Title: DALROY UFA ASSOCIATION

Please give us a brief description of your organization

DALROY UFA ASSOCIATION was formed in 1915
it is one of the oldest Registry Non Profit groups
Registered in the province.

We own and operate a community hall open
to all our area residents for socializing & recreation.

Please describe in detail the work to be carried out and the need for this project
 (Please attach a separate piece of paper if you need additional space)

Replace a Furnace located in our North Equipment
Room - heats the Main Hall & North Addition.
Existing 'Carrier' Furnace' installed in Dec 2004
(South Furnace was replaced in 2017 - +20 Age)

Describe how the project will benefit your community and the County

Heat the Building

Please indicate the number of people who access your facility, amenity or program for which funding is being sought who reside in:

- Within Rocky View County: 400
- Outside Rocky View County boundaries: 150

Is this project located in a neighbouring municipality?

☐ Yes

☒ No

If yes, how will access to County residents be assured? Is there an existing joint use agreement in place?

What are the annual operating expenses for this facility? 19,859

How many months of the year does this facility operate? Year Round (12 months)

Estimated project start date: Emergency Replacement Nov 20 / 2018

Estimated completion date: Replacement Nov 23 / 2018

Furnace Failure . . .

Project Budget

Revenue

Requested Grant Amount	\$ 1343.88	Maximum Rocky View County Funding including grant request cannot exceed 50% of total project costs.
Cash Contributions	\$ 1343.88	Please note: Cash contributions and donated in kind represent your matching amount which must equal or exceed grant request.
Donated In Kind	\$	
Other Grant Funding	\$	Attach a detailed list of other grant funding which has been applied for or approved for this project.
Total Revenue	\$ 2687.76	

Total Project Cost and Donated Components Breakdown – If you are applying for funding for more than one project, please provide ALL quotes (3 for each project) in the following table.
See Appendix C for an EXAMPLE.

Project Description	Quote Cost (A)	Source of Quote	Quote Attached	Quote used for Total Project Cost Calculation Below	Labour* (B)	Equipment (C)
A. FURNACE Replacement (North)	1. 2687.76	IRON EAGLE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	2. 3789.80	IRON EAGLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	3. 4976.00	A1 CHESNEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
B.	1.		<input type="checkbox"/>	<input type="checkbox"/>		
	2.		<input type="checkbox"/>	<input type="checkbox"/>		
	3.		<input type="checkbox"/>	<input type="checkbox"/>		
C.	1.		<input type="checkbox"/>	<input type="checkbox"/>		
	2.		<input type="checkbox"/>	<input type="checkbox"/>		
	3.		<input type="checkbox"/>	<input type="checkbox"/>		

*Volunteer labour valued at \$12 per hour as per Rocky View County Bylaw C-7551-2016

Total Project Costs= 2687.76 (Sum of A + B + C) → This figure must equal 'Total Revenue' above. Please indicate which quote you are using for this calculation.

- **Include quotes.** If not included, indicate source of estimates
- **Include confirmation** of all corporate in kind materials and/or services (i.e. letter from donor)
- **Cash contribution should be supported by Financial Statements** and letters from donors of larger cash amounts
- **No retroactive funding is permitted** for costs that have already been incurred prior to application submission

FINANCIAL ASSISTANCE

- A. If your organization has a current operating surplus, capital reserve or unrestricted cash assets, explain what you plan to do with these funds if they are not being allocated to this project.

N/A

Spring Capital Grant Funds will be
utilized in full for Insurance / Utilities & Maint.
(completion report pending year end)

- B. If you are unsuccessful in getting approved for the total amount of funds requested, how do you plan on completing the project?

Cover the expenses ourselves
- revise our life cycle plan

- C. Have you, or are you planning on receiving funding for this project from another government program, municipality or another level of government?

Yes ☒ No ☐

If yes, please explain.

will match R/C Funds with
AGHC Casino Funds

Mandatory Attachments

- ☒ Minimum of three (3) quotes per project
- ☒ Audited financial statements
- ☒ List of organization's Officers and Directors

- ❖ **PLEASE NOTE:** If you have not heard from us within a week of your application submission, please get in direct contact with Sue de Caen at sdecaen@rockyview.ca.

Declaration Statement

We, the two representatives, certify that this application is complete and accurate

Name: Michael Stewart *Michael Stewart*

Title: Pres / Chair

Date: Nov 22 / 2018

Name: Carol Williams *Carol A. Williams*

Title: Secretary

Date: Nov 22 / 2018

The personal information on this form is being collected for the purpose of determining eligibility of an applicant to receive a Council grant. This information is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act and may become public information once it is submitted to Council during a Council meeting. Questions regarding the collection of this information can be directed to the Manager, Recreation and Community Services at 403.520.6307

Obligations Upon Receiving Grant

Grant recipients will receive a Grant Agreement outlining the approved grant amount, including specific items approved or denied, and the project goals and outcomes expected. Organizations may only spend grant funds on the specific items approved.

Upon completion of the project, recipients must submit a **Project Completion report** detailing how the money was spent and whether or not the stated objectives were achieved. Failure to submit a report may affect future grant application consideration. At any time, grant recipients must permit a representative of Rocky View County to examine records to determine whether the grant funding has been used as intended and approved.

Please see page 15 for evaluation criteria

Do not send appendices back with application form

Dalroy UFA Association

Financial Statements

For the year ended December 31, 2017

(Unaudited - see Notice to Reader)

Heal & Co.**Chartered Professional Accountant*

304, 1109 - 17 Avenue SW
Calgary, Alberta
T2T 5R9
Phone: (403) 797-4325
Fax: (403) 983-8878

101, 95 Brent Boulevard
Strathmore, Alberta
T1P 1V3
Phone: (403) 983-8877
Fax: (403) 983-8878

NOTICE TO READER

On the basis of information provided by management I have compiled the statement of financial position of **Dalroy UFA Association** as at December 31, 2017 and the statement of operations and changes in net assets for the year then ended.

I have not performed an audit or a review engagement in respect of these financial statements and, accordingly, I express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.



CHARTERED PROFESSIONAL ACCOUNTANT

Calgary, Alberta
January 30, 2018

*operating through Geoff Heal Professional Corporation

Dalroy UFA Association
STATEMENT OF FINANCIAL POSITION
(Unaudited - see Notice to Reader)
As at December 31, 2017

	2017	2016
	\$	\$
Assets		
Current		
Cash	41,443	37,558
Restricted cash	25,344	47,305
	66,787	84,863
Liabilities		
Current		
Accounts payable	500	600
Net assets	66,287	84,263
	66,787	84,863

APPROVED BY THE BOARD:

Michael Hunt Director

AM Bailey Director

February 18, 2018

Dalroy UFA Association
STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS
(Unaudited - see Notice to Reader)
For the year ended December 31, 2017

	2017	2016
	\$	\$
Revenue		
Grants	6,000	-
Rent and memberships	1,591	3,325
Casino	-	41,793
Insurance proceeds	-	5,000
	7,591	50,118
Expenses		
Repairs and maintenance	10,798	6,754
Furnace	3,404	-
Utilities	3,159	2,638
Insurance	2,604	2,578
Events	2,304	4,255
Office	1,984	715
Telephone	651	544
Professional fees	530	655
Interest and bank charges	133	143
	25,567	18,282
(Deficiency) excess of revenue over expenses	(17,976)	31,836
Net assets, beginning of year	84,263	52,427
Net assets, end of year	66,287	84,263

Officers and Directors 2018 Dalroy UFA

February 27,2018

		Phone	Address	
Michael Stewart	President	403-660-0370	Box 23, Site 27,RR7	Calgary T2P2G7
Paola Oliveri	Vice President	403-285-9838	Box 2Site 10 RR7	Calgary T2P2G7
Linda Bailey	Treasurer	403-660-8619	Box 9 Site 27 RR7	Calgary T2P2G7
Carol Williams	Secretary	403-285-9896	Box 6 Site 15 RR7	CalgaryT2P 2G7
Tim Williams	Director at Large	403-680-5425	Box 16 Site 27 RR7	Calgary T2P2G7
Alohree McMurdo	Director/Casino Coordinator/Hall Rental	403-285-3602	RR 7 LCD 1	Calgary T2P2G7
Pat Koosey	Director at Large	493-537-2539	Box 1 Site 10 RR7	CalgaryT2P 2G7

708 East Lake Rise N.E. Airdrie AB T4A 2H9
Office 403-948-1333 Fax: 403-948-1007

GST# 872361795
WCB# 3569677

Customer: Dalroy UFA Association

Project: 323 1st Ave, Dalroy

Date: November 21, 2018

Quote No: Q-27438A

Email: farmerbc@gmail.com

ESTIMATE & CONTRACT PROPOSAL

Iron Eagle Sheet Metal Ltd. is pleased to submit this proposal for your review. Prices quoted are based on current material and labor costs for heating products, and/or air conditioning products, and/or related equipment and materials. Products and materials will be installed in a professional manner, and serviced under specified warranties for the above mentioned project according to our recommendations, system design, as well as local and national building codes. Subject to terms and conditions set forth as described below, which are hereby incorporated in and made part of this contract.

Price consists of:

Initial if
accepted

Remove and replace existing Carrier furnace with York TG9S single stage hi efficient furnace, includes all material, venting, and labour.	\$	2,687.76	<input type="checkbox"/>
---	----	----------	--------------------------

Remove and replace existing Carrier furnace with Carriers 59TP6a 2 stage variable speed hi efficient furnace, includes all material, venting, and labour. (Qualifies for \$700 Carrier Allowance, paid directly to customer by Carrier with MASTERCARD Debit Card in Approximately 4 - 6 weeks)	\$	3,789.80	<input type="checkbox"/>
---	----	----------	--------------------------

All quotes subject to onsite visit

Total:
(GST not included)

Quote Valid for 30 Days Only

OUR PAYMENT TERMS ARE: Payment is due in full on day of installation. 1.5% per month (18% per annum) charged on all accounts on the following month end. Any unpaid charges which result in collection/legal expenses would be the responsibility of the customer. NSF cheques will result in a \$25.00 service charge.

We thank you for the opportunity to offer this quote and hope it meets with your approval.

All provisions for duct work to be General Contractors' responsibility.

Jeff Beattie

Iron Eagle Representative

ACCEPTANCE

I (we), the owner(s) of the above mentioned project, do hereby authorize Iron Eagle Sheet Metal Ltd. to furnish all materials and labor for the work in the above proposal. The undersigned agrees to pay the amount stated in the said proposal, according to the terms and conditions thereof.

Date: _____

Signed: _____

From: Blaine W [REDACTED]
Subject: Re: Quote for furnace replacement
Date: November 22, 2018 at 9:52 AM
To: Jeff Beattie [REDACTED]
Cc: Michael Stewart [REDACTED]
Bcc: [REDACTED]

Jeff

The Dalroy UFA Board has reviewed and voted on your quotes.
We have chosen the York Furnace and would like to proceed with the project at the price stated on your quote.
As discussed the installation will occur on Friday, November 23rd.
I will meet Jon and his assistant at the hall.

Many thanks for your assistance on this matter.

Carol

On Nov 21, 2018, at 10:44 AM, Jeff Beattie [REDACTED] wrote:

Hi Carol

Please see the attached quote, if you have any questions feel free to contact me. I have scheduled the replacement for Friday morning, please let me know as soon as you can so I can get the material ordered up.

Regards,

Jeff Beattie
Iron Eagle Sheet Metal Ltd.
Estimator/Residential Supervisor
[REDACTED]

<Q-27438A.PDF>



A1 Chesney

HEATING, AIR CONDITIONING &
PLUMBING A Service Experts Company

403.277.1346

A1ChesneyAirCare.com

Install Date: ____/____/____

RSC: _____

Customer Name: Dalroy UFA association Customer #: _____
Street Address: Dalroy Community Hall Dalroy City: Dalroy Province: AB P.C.: _____
Home Phone: (403) 830-0367 Work Phone: _____ Email: _____
Work Performed Address: _____

OPTION 1

EQUIPMENT

- ☒ Indoor Unit
- ☐ Coil
- ☐ Outdoor Unit
- ☐ Thermostat
- ☐ Zoning
- ☐ Insulation
- ☐ Solar

Lennox
ML195
90k BTU
Includes
t-stat

AIR QUALITY

- ☐ Filtration
- ☐ Ventilation
- ☐ Humidification
- ☐ Air Cleaning
- ☐ Duct Cleaning

WARRANTIES

- ☐ YR Parts 10
- ☐ YR Labor 10
- ☐ YR Ht Exchanger Lifetime
- ☐ YR Compressor
- ☐ YR PLUS™ Maintenance
- ☐ YR 100% Satisfaction

ADDITIONAL

- ☐ Can install
- ☐ within 2 days
- ☐ of notification.
- ☐
- ☐

INVESTMENT

- Subtotal
- ☐ Savings
- ☐ Rebates
- ☐ Credits
- ☐ Other
- Total

Monthly Payment

- ☐
- ☐

Installation

- Follow-up
- ☐ Select

~~4,526~~
~~250 (existing)~~
~~636~~
~~4,976 + GST~~
5,226
- 250 (existing)
636
Piping
\$4,976 + GST

OPTION 2

EQUIPMENT

- ☐ Indoor Unit
- ☐ Coil
- ☐ Outdoor Unit
- ☐ Thermostat
- ☐ Zoning
- ☐ Insulation
- ☐ Solar

Amana
ANS92
100k BTU
Includes
t-stat

AIR QUALITY

- ☐ Filtration
- ☐ Ventilation
- ☐ Humidification
- ☐ Air Cleaning
- ☐ Duct Cleaning

WARRANTIES

- ☐ YR Parts 10
- ☐ YR Labor 10
- ☐ YR Ht Exchanger Lifetime
- ☐ YR Compressor
- ☐ YR PLUS™ Maintenance
- ☐ YR 100% Satisfaction

ADDITIONAL

- ☐
- ☐
- ☐
- ☐
- ☐

INVESTMENT

- Subtotal
- ☐ Savings
- ☐ Rebates
- ☐ Credits
- ☐ Other
- Total

Monthly Payment

- ☐
- ☐

Installation

- Follow-up
- ☐ Select

4,526
- 250 (existing)
636
Piping
\$4,976 + GST

OPTION 3

EQUIPMENT

- ☐ Indoor Unit
- ☐ Coil
- ☐ Outdoor Unit
- ☐ Thermostat
- ☐ Zoning
- ☐ Insulation
- ☐ Solar

AIR QUALITY

- ☐ Filtration
- ☐ Ventilation
- ☐ Humidification
- ☐ Air Cleaning
- ☐ Duct Cleaning

WARRANTIES

- ☐ YR Parts
- ☐ YR Labor
- ☐ YR Ht Exchanger
- ☐ YR Compressor
- ☐ YR PLUS™ Maintenance
- ☐ YR 100% Satisfaction

ADDITIONAL

- ☐
- ☐
- ☐
- ☐
- ☐

INVESTMENT

- Subtotal
- ☐ Savings
- ☐ Rebates
- ☐ Credits
- ☐ Other
- Total

Monthly Payment

- ☐
- ☐

Installation

- Follow-up
- ☐ Select

Customer Approval: _____ Date: _____ Expires: Dec 21, 2018

Sales Consultant: Brendan Talbot Date: Nov 21, 2018

POLICY

#317



Title:
Community Recreation Funding

Legal References:

Provincial Act(s): Municipal Government Act
 Provincial Regulation(s):
 Council Resolution(s):
 Others: Reserve Agreement between Rocky View County, Rocky View Schools and the Calgary Roman Catholic Separate School District No. 1
 Recreation Cost Sharing Agreements with Municipalities

Policy Category:

Recreation & Community Support

Cross References:

Supersedes: Policy 202
 Procedure 307
 Others: Master Rates Bylaw
 Land Use Bylaw
 Municipal Development Plan (County Plan)
 Parks & Open Space Master Plan
 Community Needs Survey 2010
 District Recreation Master Plans (in development)

Adoption Date:

April 24, 2012

Effective Date:

April 24, 2012

Revision Date(s):

October 14, 2014

October 25, 2016

April 4, 2017

September 5, 2017

Purpose:

Rocky View County values the contribution that the not-for-profit sector makes in the provision of recreation facilities, programs, and services for public benefit. The County is known for its vibrant volunteer community. Many of these volunteers serve the community through not-for-profit organizations that provide a range of cultural, social, recreational, sport, and other community-based programs and services that the County could not sustain without their involvement. In addition to the direct services they provide, the not-for-profit sector develops community leadership and empowers citizens to build strong and caring communities.

The purpose of this policy is to provide eligibility criteria and evaluation guidelines for the awarding of Community Funds to organizations providing access and services to Rocky View County residents.

This policy also establishes a framework of principles with which to guide recreational development and ongoing partnerships that provide public recreational opportunities, and enhance recreational facility services for greatest community impact.

Definitions:

"Access" means that all County residents shall receive equity through accessible, available, and affordable services, programs, and facilities.

"Accountability" means that community partnerships demonstrate good governance practices, such as financial accountability, transparency, due diligence, equity, and fairness to assure the best value for public funds.

"Administration" means an employee(s) of Rocky View County.

"Alignment" means that partnerships are based on mutual interest, common objectives, clear responsibility, joint investment of resources, shared risk and benefits.

"Applicant" means an organization or individual applying for a grant pursuant to this policy.

"Building" includes anything constructed or placed on, in, over, or under land, but does not include the highway or public roadway.

"Business Plan" is a strategic plan that places financial planning and financial performance at its core; charting the future course of an institution through a realistic projection of operations, capital and marketing projections.

"Cash-In-Lieu" means money acquired instead of land for municipal reserves.

"Capital" means funding for an expenditure creating future benefits, a fixed asset, or a tangible item.

"Community Impact" means the maximum return on recreation investment yielded by funding partnerships and sustained results for Rocky View County residents.

"Component" – a portion of a facility used for a specific function or activity; i.e. gymnasium, fitness centre.

"Conflict of Interest" is a situation that has the potential to undermine the impartiality of a person because of the possibility of a clash between the person's self-interest, their professional interest, and/or the public interest.

"Cost Sharing Grants" are funds approved by the County and may be proportioned up to a maximum of 50% of the total project cost to be contributed by the County.

"Council" means the legislative assembly of Rocky View County.

"County" refers to Rocky View County.

"Development" means:

- a) A change of use of land; or
- b) A change in the footprint of the land.

"Development Permit" means a document issued pursuant to the Land Use Bylaw authorizing development.

"Dissolution Agreement" is a document that sets out the allocation of assets in the event of termination when the County invests in a facility for which it does not hold title.

"District Facility" is a *facility* with two or less components that provides services according to defined district service boundaries, provides managed access, and the prime activity for which involves a paid or programmed recreational use. Facility services may be provided through an alternative municipal service provider, with public access negotiated through an intermunicipal cost sharing agreement.

"District Recreation Boards" are Council appointed volunteer Boards of members who reside within a specific geographical area are tasked with the responsibility of providing recommendations to Council on the operating, capital funding, open space, and recreational needs within their designated boundaries.

"Emergency Funding" is defined as resourcing provided for repairs to a facility that could not remain open nor operate safely if the repairs are not completed.

"Facility" is a building or other physical feature or improvement designed, constructed, and managed for recreational use.

"Fee Simple" are any lands that are held in freehold title, owned by Rocky View County, and are unencumbered by a reserve designation.

"Incorporating Documents" - means the legal instruments by which an Applicant is incorporated or created; includes an Application for Incorporation, Articles of Incorporation, Memorandum of Association, Articles of Association, and Bylaws.

"Inter-municipal Recreation Cost Sharing Agreement" is an agreement between the County and the identified municipality that outlines detailed information on the planning, development, funding, maintenance, and operation commitment of recreational and cultural amenities by both the County and the identified municipality.

"Joint Regional Facility" – a classified regional recreational facility designed and operated in synergy under shared funding with other regional facilities within a service planning catchment area established and classified by Policy & Priorities Committee by Schedule A – Procedure 317.

"Life Cycle Plan" is defined as the documentation and inventory of the facility's assets, which includes a repair and/or replacement schedule and the costs associated with the scheduled repair and/or replacement.

"Master Rates Bylaw" is a Council-approved regulation that includes a consolidation of rates charged to the public for various municipal services.

"Municipality" means any civic entity other than Rocky View County.

"MSI" means Municipal Sustainability Initiative; a provincially supported grant program. Under the MSI program, the province sets the criteria by which projects must qualify, and the County Council sets the individual priorities for those projects that meet the eligibility criteria.

"Not-for-Profit" organization incorporated under the Societies Act of Alberta or the Agricultural Societies Act whose objectives reflect their interest in serving the recreation needs of the public without realizing a profit to its members.

"Operational Costs" are the expenses related to the operation of a program, service or facility.

"Partnership" is two or more organizations working together towards a joint interest where there is:

- a) Definition of authority and responsibility among partners;
- b) Joint contribution of input costs (e.g. time, funding, expertise, information);
- c) Sharing of risk among partners; and
- d) Mutual or complementary benefits.

"Performance Outcomes" are measurements of the end results that indicate whether the service actually produced the intended benefits, and includes a combination of financial and non-financial measurements.

"Policy and Priorities Committee" is an advisory committee comprising all Councillors with a broad mandate to hear public presentations and make recommendations to Council regarding all recreation related matters; this includes new community initiatives, policy development, and funding requests for regional recreation facilities.

"Programs" are defined as formal, planned, instructor led opportunities for individuals to develop skill or understanding in a specific content area; whether through registering for, or dropping into, a scheduled activity. It does not refer to participant led unstructured activities that are accessed at public open spaces or through admission into a facility, nor the rental of parks, playgrounds or facilities by individuals or groups.

"Public Use Agreement" – an agreement with the successful applicant for community funding outlining minimum conditions for accommodating public use and provision of opportunities for public participation in programming and facility use and required steps to publicize and encourage this use.

"Public Use Facilities" means any property or *facility* that has been designated through an agreement with Rocky View County as being available for use by individuals, groups, or other organizations that are not directly associated with the County.

"Publicly Supported School Authorities" includes Rocky View Schools and the Calgary Roman Catholic Separate School District No. 1.

"Recreation" an experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.

"Recreation Districts" are defined by geographical areas within which Recreation Boards enable the delivery of recreational services to residents.

"Recreation Levy" means the application of annual tax to residential properties to support recreation and culture.

"Recreation Master Plan" is a Council approved planning document that defines the recreational and cultural needs of residents.

"Regional Facility" is a *facility* that is determined by the County to be qualified as such, is owned or co-owned by the County, or is financially supported by the County but resides in another municipality and must provide public access without discrimination to County residents.

Further, a *regional facility* is a public facility designed and operated to include an integrated range of recreational interests, skill levels, and service areas. It is responsive to the needs of all ages and abilities, and contributes to a sense of community. It incorporates multiple indoor and outdoor components, participation and opportunities for both structured and organized sport, as well as unstructured and spontaneous recreational activities. Facility services may be provided through an alternative municipal service provider with public access negotiated through an intermunicipal cost sharing agreement.

"Regional Service Planning Catchment" means the geographic area from which a regional facility or joint regional facility attracts clients or customers for facility use. Catchment areas establish facility service levels centred on meeting public expectations for access and program availability.

"Reserve Agreement" means joint use agreement between Rocky View County, Rocky View Schools, and the Calgary Roman Catholic Separate School District No. 1 for the planning, development, funding, maintenance, and

operation of all reserve lands in Rocky View County.

"Reserve Lands" means any lands that have been provided by a registered owner as municipal reserve (MR) or municipal and school reserve (MSR) (in each case, such terms shall not include lands held as environmental reserve) under the provisions of the Municipal Government Act. **"Subdivision Approving Authority"** means a Council appointed committee that has the authority to specify the amount, type, and location of reserve land, or money in lieu thereof.

"Sustainability" refers to the relationship between financial sustainability and organizational self-sufficiency in resourcing required for maintaining general operations independent of public funds.

"Stewardship" means the caretaking of public resources, and is a responsibility inherent in all County funding partnership arrangements, as such all arrangements shall result in the delivery of high-quality and sustainable services, programs and facilities for the community.

"Voluntary Community Groups" are non-profit groups or organizations that exist to serve the public benefit, are typically governed by a voluntary board of directors, and depend on volunteers to carry out essential parts of the groups' or organizations' work.

"Volunteer" is anyone who offers time, energy, and skills of his or her own free will for the mutual benefit of the volunteer and the organization. Volunteers work without financial compensation, or the expectation of financial compensation beyond an agreed-upon reimbursement for expenses.

"Voluntary Recreation Contribution" means a voluntary monetary donation by owners and/or developers, as per the Master Rates Bylaw, applied to each new unit for residential or non-residential development.

Policy Statement:

Rocky View County:

1. May provide limited operating and capital assistance to not-for-profit organizations whose facilities, programs or services result in benefits to County residents;
2. Encourages and supports partnership opportunities that enhance quality of life through cultural, recreation, sport, and leisure experiences, and community development opportunities.

Regional Facilities Guidelines:

The Policy and Priorities Committee shall determine, through a formal motion of Council, which facilities qualify as a *regional facility* or as a joint regional facility as per the criteria specified in Procedure #317 and Regional Service Planning Catchments forming Schedule A – Procedure #317..

The Policy and Priorities Committee, with formal approval from Council, has the authority to amend regional eligibility criteria as they deem appropriate to meet the needs of the County.

The Policy and Priorities Committee, with formal approval from Council, has the authority to alter the status of a *regional facility* and service catchment resourcing as it deems necessary to meet the needs of the County.

Only identified *regional facilities* have access to identified regional operational or capital funds. Facilities classified as 'joint regional' shall collaboratively plan and share resourcing allotted to a service planning catchment. Funds to be allocated in accordance with the Council approved annual operational budget.

The County shall allocate funding to each designated regional facility annually on or before July 15 of each year, as approved by Council. Existing Inter-municipal recreation cost sharing agreements shall take precedence over this policy. This funding is not to be considered as matching funds for further cost sharing grants from the County.

All regional facilities must apply annually through the Policy and Priorities Committee to be eligible for annual funding.

The County shall permit regional facilities to apply for capital funding. Capital funding will be based on an opportunity to cost share up to 50% of the total project cost; however, this will be at the discretion of the Policy and Priorities Committee and Council. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum of 50% funding being provided from the facility.

Upon Council's approval, regional facilities will have access to the Regional General Fund once they have depleted funds from their individual recreation facility capital accounts.

The County shall permit regional facilities to apply for emergency funding. Emergency funding will be based on an opportunity to cost share up to 50% of the total project cost; however, this will be at the discretion of the Policy and Priorities Committee. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum 50% funding being provided from the facility.

Council will review capital funding requests that have been recommended by the Policy and Priorities Committee in April and November of each year.

Emergency funding requests, in consultation with the Policy and Priorities Committee, will be presented directly to Council for approval.

The County shall permit regional facilities to apply for expansion funding if the project is supported by evidence of public need. Possible cost sharing will be determined with each application. Application requirements for expansion will be considered on a project by project basis.

Expenditures incurred prior to approval of the capital project by Council will not normally be considered for funding.

Facilities shall recognize the County as a source of funding for any capital projects. Recognition can be achieved with signage, or another source of recognition, pending discussion with County administration.

Non – Eligible Regional Capital Items:

1. Items that fall within the facility's life cycle plan, or will fall within the facility's life cycle plan in the future, and individually are \$10,000 or less to replace/repair.
2. Libraries, theatres, and museums, unless they are attached to a recreation facility.
3. Consumable and/or items including but not limited to kitchen items, sports equipment, entertainment units, tools, maintenance supplies, or any items that have a life span of less than five years.
4. Reimbursement of employee hourly wages.
5. Volunteer hours that are not directly associated with the construction of the project.
6. Projects on private property without a public interest to the land.
7. Projects that do not allow reasonable access to the public.

District Facilities Guidelines:

The County shall permit district facilities and organizations to apply for annual operating funding each spring. Applications are processed through their District Recreation Board or Recreation Boards where residents utilize their facilities or programs.

District facilities have sole access to district operating and capital funds, and regional facilities are not permitted to use these identified district funds.

Annual operating funding requests will be reviewed by the District Recreation Boards in February/March, with recommendations from the District Recreation Boards being reviewed by Council in June; if approved, funds will be disbursed to facilities prior to July 15 of each year.

Facilities and organizations must apply annually through their District Recreation Boards to be eligible for annual operating funding. Operating grants are not considered cost sharing grants.

Council will review capital funding requests that have been recommended by the Recreation Boards in April and November of each year.

Capital funding requests will be based on an opportunity to cost share up to 50% of the project cost; however, this will be at the discretion of the District Recreation Board and Council for facilities located in the County. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum 50% funding being provided from the facility.

The County shall permit district facilities to apply for emergency funding based on the opportunity to cost share up to 50% of the total project cost; however, this will be at the discretion of the District Recreation Board. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum 50% funding being provided from the facility.

Upon Council's approval, Recreation Boards will have access to the District General Fund once they have depleted funds from their individual district capital accounts.

The County shall permit district facilities to apply for expansion funding if the expansion falls within the County's Recreation Master Plan and the District's Recreation Master Plan. Possible cost sharing will be determined with each application.

Application requirements for District facilities and organizations are specified in Procedure #317B.

Non-Eligible District Capital Expenditures:

1. Libraries, theatres, and museums, unless attached to a recreational facility.
2. Consumable and/or items including but not limited to kitchen items, sports equipment, entertainment units, tools, and maintenance supplies, or any items that have a life span of less than five years, or items under \$5,000.
3. Reimbursement of employee hourly wages.
4. Volunteer hours that are not directly associated with the construction of the project.
5. Projects on private property without a public interest to the land.
6. Projects that do not allow reasonable access to the public.

Facility Volunteer Hour Contributions:

The County shall permit facilities and organizations to apply volunteer hours to their funding contribution portion on the capital project where funding is being requested.

E.g.: Total project cost = \$1,000

County contribution = \$600 Cash (\$500 for 50% contribution and additional \$100 to recognize volunteer labour)

Facility contribution = \$400 Cash and \$100 for labour (*includes 10 volunteer hours at the dedicated per hour rate set out in the County's Master Rate Bylaw.*)

Allocation of Funds:

Budgeted resourcing for District Board activities (Tax Levy) shall be apportioned to the recreation district in which it was generated. Council will also apportion a percentage of the annual departmental budget to support identified regional facilities.

Monies received for capital projects through the County's Cash-In-Lieu/Public Reserve program, shall be allocated between the County and the publicly supported school authorities operating in the County, in accordance with the agreement between them.

The County's portion of the Cash-In-Lieu/Public Reserve funds received, including the proceeds from the sale of reserve lands, is apportioned as follows: a) 5% to the District Capital Fund; b) 25% to the Regional Capital Fund; and c) 20% to the Recreation District in which the subdivision was located. These funds are to be used for capital projects.

The County's portion of Voluntary Recreation Contribution funds received is apportioned 100% to the Recreation District in which the subdivision was located, and these funds are available for regional and district projects respectively as directed and approved by Council. These funds are to be used only for new projects, or expansion of capital projects.

Interest income generated on the municipal portion of the reserve monies and the Recreation Tax Levy monies shall be allocated to the Municipal Reserve Fund. Interest income generated on the school authorities' portion of the monies shall be allocated proportionally to the School Funds.

Subject to Council approval, the interest earned on the Municipal Reserve Funds and funds allocated to the District and Regional section of the Public Reserve may be designated for maintenance of Municipal Reserve Parcels and Public Parks.

The unused operating dollars within each Recreation District account will be transferred to the Recreation District specific Capital Public Reserve account annually. Unused operational funds at the regional facilities will remain within their individual accounts. Tracking of allocations to specific Recreation Districts will be completed by the

appropriate Administrative function of the County.

These funds will be available for future capital projects, life cycle enhancement or debt service costs for debts incurred to fund a capital project or life cycle enhancement.

Conflict of Interest

Should the County determine a Not-for-Profit's Board or any of its directors, officers, or employees have a conflict of interest, and it is not corrected to the satisfaction of the County, then the County may withhold or withdraw approved funding without notice.

Application Process :

Applicants can only submit one operating funding application per facility or program per fiscal year.

Applicants can submit capital funding request per facility or program no more than twice per year.

The County's fiscal year is January 1 to December 31.

Due to the volume of applications received, and the limited amount of funds available, not all eligible projects will receive funding.

Timelines:

Type of Funding	Received Date	Recommendation From	Decision Date	Approved By
Annual Operating	January to March	District Recreation Board	TBD	Council
Annual Regional	January to March	Policy and Priorities Committee	TBD	Council
Capital	March & October	Policy and Priorities Committee and/or District Recreation Board	TBD	Council
Emergency Capital	Anytime	County Administration	First Opportunity	Council
Capital Expansion	March & October	Policy and Priorities Committee and/or District Recreation Board	Not Specified	Council
Capital for New Facility	March & October	Policy and Priorities Committee and/or District Recreation Board	Not Specified	Council

Evaluation Criteria:

Seven criteria will be used to evaluate Applications.

A. Alignment with County Policy:

1. Community Recreation Funding Policy 317 – Definitions and guidelines.
2. Rocky View County Strategic Plan
3. District Recreation Master Plans;
4. Parks and Open Space Master Plan;
5. County Plan;
6. Registered non-profit organization under the Societies or Agricultural Societies Acts;
7. Incorporating documents that demonstrate a recreation service mandate.

B. Community Benefits

1. Creates a new or enhanced recreational and/or cultural amenity;
2. Enhances accessibility;
3. Contributes to community physical attributes;
4. Expands or creates more volunteer opportunities;
5. Contributes to safer communities;
6. Promotes diversity and/or inclusion for County residents;
7. Provides public use facilities; and
8. Sound stewardship of public resources.

C. Partnership & Operational Viability

1. Compliments the design and operations other facilities' in line with regional service planning catchment areas as defined by Schedule A – Procedure 317;
2. Adopts Performance Measures to assess community impact and public value;
3. Public Access Agreement exists between County and facility service provider
4. If applicable, Intermunicipal Partnership:
 - 4.1 The complimenting municipality supports inter-municipal recreation agreements;
 - 4.2 The complimenting municipality supports the capital project; and
 - 4.3 The complimenting municipality has approved cost sharing with the County.

D. Project Viability

1. A minimum of 50% funds raised or committed;
2. Other funding opportunities have been sourced;
3. Project can be completed if the full funding grant request is not approved; and
4. Project is part of facility's capital priority plan and/or life cycle plan.

E. Capital Expansion: Planning & Financial Sustainability (applicable for new development)

1. A completed five year Life Cycle Plan;
2. A completed, current, Business Plan;
3. A completed Financial Operational Sustainability Projections Plan spanning five to ten years;
4. A completed, detailed Feasibility Study;
5. A completed Master Site Development Plan;
6. The required public engagement sessions have been completed;
7. Other requested studies related to the project have been completed.

F. Governance

1. Governance structure, policies, and procedures are in place to ensure that the Not-for-Profits operate community facilities in a responsible, equitable, and transparent manner.
2. A clear and appropriate conflict of interest policy that addresses, at a minimum:
 - 2.1 Any transaction by or with the Not-for-Profit organization in which a director, officer, or employee has a direct or indirect personal interest;
 - 2.2 Any transaction in which a director, officer, or employee is unable to exercise impartial judgment or otherwise act in the best interest of the Not-for-Profit organization.

G. Regional Facility Design Principles

1. **Community Hub:** a multipurpose facility of a scope large enough to provide a range of opportunities and services, yet small enough to provide a community focal point where people meet, congregate, feel comfortable, and sense they belong.
2. **Integrated Facilities:** recreation facilities shall be flexible to accommodate artistic and creative pursuits in addition to compatible health, social, and community services to increase opportunities for integration of services and support diversity and inclusiveness.
3. **Grouping of Facilities:** Facilities will be twinned or grouped together to support economies of scale and expanded user opportunities; i.e. tournaments.
4. **Range of Opportunities:** Facilities shall provide a range of opportunities across the County and create synergies in skill and interest development; i.e. ball diamonds that accommodate different sports and all ages.
5. **Flexible Design of Facilities:** Facilities shall be flexible in design with opportunities to accommodate as wide a range of use as possible, and shall be able to be converted to other uses in the future.

All applications will be ranked on the above criteria, with all criteria carrying the same weight of importance. Not all seven evaluation criteria will apply to each application. Funding approvals will be based, in part, on how each project ranks.

Notwithstanding this policy, Council retains the right to approve funding from the Public Reserve for applications that do not meet some or all of the requirements set out in this policy.

RECREATION, PARKS, AND COMMUNITY SUPPORT

TO: Council
DATE: December 11, 2018 **DIVISION:** 7
FILE: 6060-500
SUBJECT: Cochrane and District Agricultural Society Emergency Funding Request

¹POLICY DIRECTION:

The Cochrane and District Agricultural Society's (CDAS) Emergency Request for \$38,600.00 was evaluated in accordance with Community Recreation Funding Policy 317 and was found to be non-compliant:

- Matching funds are not provided. The applicant is requesting that the County fund 100% of the project without the required 50% from their organization or the 25% from the Town of Cochrane.
- The application does not meet the definition of "emergency funding".

EXECUTIVE SUMMARY:

The purpose of this application is to request emergency funding for the indoor riding arena operated by the Cochrane and District Agricultural Society (CDAS). The facility was built in 2000 and operates throughout the year, providing a venue for equestrian pursuits and for organizations to host events such as clinics, courses, and competitions. The CDAS advises that the roof has begun showing signs of water leakage, extensive rusting of roofing screws, and significant corrosion. Water leaking through the roof has also permeated the insulation and the poly barrier. They anticipate that this problem is going to worsen rapidly in the coming months as winter approaches, and therefore, they request funding for repairs.

During the file assessment, it was noted that the application does not meet Policy 317 as the applicant is not providing matching funding (50% from applicant and 25% from the Town of Cochrane), and is currently requesting for 100% funding from the County. Furthermore, the application does not meet the definition of "emergency funding" as they are currently operating and continually renting out their facility.

BACKGROUND:

The CDAS indoor riding arena provides a year-round, climate-controlled facility for equestrian sports and Ranch Lands Recreation District residents. It receives approximately 64,000 visits on an annual basis with 50% of the clients being residents of Rocky View County.

The CDAS notified the County of their concerns in October 2018 and submitted their funding application on November 12, 2018.

As the facility is located in another municipality, Policy 317 states that the CDAS is eligible for up to 25% (\$9,650.00) of the project cost for emergency funding from the County with the minimum amount of 50% (\$19,300.00) of the total cost provided by the CDAS and 25% from the municipality in which the property is located (Town of Cochrane). The CDAS has approached the Town of Cochrane Council for funding but had not received a response back at the time of application.

¹ **Administration Resources**

Althea Panaguiton, Recreation, Parks, & Community Support

Administration reviewed the application and noted that the CDAS does not meet the following requirements of Policy 317:

- The CDAS is not providing matching funds for this project . The documents provided state \$0.00 for cash contribution, as it was not a budgeted project for the organization. The CDAS requests that special consideration be made for the County to fund 100% of this project, with no matching funds provided by either the Town of Cochrane or the CDAS;
- The application does not fit the definition of “emergency funding”. Policy 317 defines “Emergency Funding” as “*as resourcing provided for repairs to a facility that could not remain open nor operate safely if the repairs are not completed.*” The arena is still continually being rented out, and the applicant states that the contractors are not concerned about the structure of the facility, as it is a steel beam construction. It is the rusted metal sheets that are of concern as they leak during times of excessive rain or snow melt. This is being monitored and managed by staff with no immediate danger to the site; however, the impending heavy rain or snow fall as normally forecasted during the winter times can change the circumstance. The CDAS wishes to be proactive and to complete the required repairs to avoid a potentially disastrous event.

It was further noted that the CDAS has the resources to fund the project, as it was stated that, should funding not be made available, the organization will still proceed with the required repairs, but will have to allocate existing funds from other capital projects.

As per Policy 317, Council retains the right to approve funding from the Public Reserve for applications that do not meet some or all of the requirements set out in the policy.

BUDGET IMPLICATION:

Funds are available in the Ranch Lands Reserve Account.

OPTIONS:

- Option #1: THAT the Cochrane and District Agricultural Society’s emergency request for \$38,600.00 to assist with repairing the CDAS indoor riding arena roof be approved from the Ranch Lands Recreation District in the Public Reserve.
- Option #2: THAT the application be refused.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

AP/rp

APPENDICES:

APPENDIX ‘A’: Cochrane and District Agricultural Society’s Emergency Funding Application, received November 12, 2018.



ROCKY VIEW COUNTY
Cultivating Communities

Community Recreation Funding

Capital Assistance Grant

Please type or print clearly. Applicants must be a district organization serving County residents. All information provided is public.

Organization Information

Organization's Name: COCHRANE & DISTRICT AGRICULTURAL SOCIETY

Incorporation Act Registered Under (If Applicable): _____

Incorporation

Number: 5914284996

Mailing Address: BOX 897 Cochrane, Alberta

Postal Code: T4C 1A9

(All correspondence and cheques will be mailed to this address)

Primary Contact:

Name: Molly Sapergia

Telephone: (W) _____ (H) _____ (C) _____

Email: [REDACTED]

Alternate Contact:

Name: Isabel Gimber

Telephone: (W) _____ (H) _____ (C) _____

Email: [REDACTED]

Amount Requested: \$38,600.00

Request for full funding for emergency roof repair of the indoor riding arena at the Cochrane & District Agricultural Society.

FacilityName of Facility: Cochrane & District Agricultural SocietyLegal Description / Address: NE & SE Quarter of Section 9, NW & SW Quarter of Section 10, Township 26 Range 4 West of 5th MeridianRegistered Holder of Land Title: Rocky View County

Please give us a brief description of your organization

Cochrane & District Agricultural Society (CDAS) is a not for profit organization that has been actively engaged in events involving the people of Cochrane & the surrounding community throughout Rocky View County since it was incorporated in 1973. Over 65,000 people a year attend the facility either as active participants and competitors, or as general spectators at a variety of events throughout the year. The CDAS vision is to provide top quality facilities and programs that reflect our regional heritage while bridging town and country for a stronger community. Throughout the year, CDAS itself operates a number of programs such as the Cochrane Hunter Horse Show series, the Pace and Chase Horse Jumping Series, and the annual Cochrane Fair. As well, the Cochrane BMX Club, the Cochrane Roping Club, the Cochrane Pony Club, and the Cochrane Horse Trials committee operate as user groups and run their youth and adult programs during the year. Each of these groups in turn also run numerous events that involve the community locally, provincially, and even inter-provincially. There are also many riding pass holders who trailer in their horses to have access to the CDAS riding facilities, utilizing the outdoor arenas and the cross-country course during favourable weather, and relying on the indoor riding arena during the long fall and winter months. The Cochrane & District Agricultural Society also rents out portions of or even the entire facility of buildings and the 130 acres to particular groups so that they may hold their events. The Extreme Cowboy Alberta competitions, the Quarter Horse association clinics and shows, high school cross country running competitions, dog training & agility courses, as well as winter and summer cross country bike competitions are just a few examples of the diverse activities that happen throughout the facility. As the ag grounds are so diverse, numerous events are often running simultaneously throughout all days of the week and all throughout the year.

Please describe in detail the work to be carried out and the need for this project

*(Please attach a separate piece of paper if you need additional space)*Project: Emergency Roof Repair of the Indoor Riding Arena at CDAS

Built in the year 2000, the CDAS indoor riding arena has been actively used year round for 18 years. With the inclement fall weather experienced in Cochrane this fall, the roof began showing signs of water leakage, extensive rusting of roofing screws, and metal corrosion of significant areas of the roof. To date, inside the indoor riding arena, there has been water leakage in approximately two or three areas of the arena that has come through the roof and leaked further through the insulation & poly barrier. Examination of the roof has shown many areas of total metal corrosion as well as extensive rusting of screws. This poses a really significant safety threat as the winter approaches. A difficult winter with extensive snowfall and then with the melting and freezing that occurs during chinook weather clearly indicates that this problem is going to worsen rapidly in the coming months. This is a serious safety issue that must be addressed as soon as possible.

It is of particular importance to note that the indoor riding of the Millarville Ag Society facility experienced a total roof collapse during the winter of 2017. This necessitated a complete rebuilding of their indoor riding arena and could have been extremely catastrophic had a major event been going on at the time. It is the goal of CDAS to totally prevent either of those two disastrous outcomes.

Examination of the three quotes indicates that the scope of the repair work on the roof of the indoor arena can vary from a \$10,000 project with a short term, minimal repair focus to a \$280,000 project for an entire roof replacement. The recommendation of CDAS is to go with the scope of work as outlined by Weatherguard metals Ltd for a repair cost of \$38,600.00. This will provide a middle range repair focus that will address all areas of rust and metal corrosion and provide roof safety beyond a minimum short-term focus. Discussions with the company, Weatherguard Metals Ltd, have indicated that their quote for \$31,200.00 includes the removal & replacement of up to 3000 sq feet of roofing panels. Further to that, their work will involve a complete examination of the entire roof with the intent to replace any corroded screws as well as the caulking and sealing of existing penetrations as required around the ventilation points. An additional quote amount of \$7,400.00 has been included to deal with the possible need to replace up to 1000 sq ft of damaged insulation. The full extent of insulation damage can only be assessed once the roof panels are taken off. Please refer to the attached photos and roofing quotes that provide specific details.

Describe how the project will benefit your community and the County

This project is to repair the roof of the indoor riding arena to a safety standard that ensures that there will be no further water leaking from the roof or the ventilation areas, and that the entire roof is not in any danger of collapse from water or winter snowfall. The completion of this roof repair project will significantly benefit all users at the CDAS facility as it will ensure that the mandate of having safe, top quality facilities will be achieved.

Please indicate the **number of people** who access your facility, amenity or program for which funding is being sought who reside in:

- Within Rocky View County: approx. 32,000 +
- Outside Rocky View County boundaries: approx. 32,000+

Is this project located in a neighbouring municipality?

☐ Yes, it is located within the limits of the Town of Cochrane.

If yes, how will access to County residents be assured? Is there an existing joint use agreement in place?

The long term lease until 2025 with Rocky View County allows CDAS to run its programs and activities through the year, following its mandate to provide top quality facilities and programs that reflect our regional heritage while bridging town and country for a stronger community. This provides the opportunity for residents of both Cochrane & Rocky View County to have access to the events of their choice throughout the year.

What are the annual operating expenses for this facility? \$552,397 (2017 financial statement)

How many months of the year does this facility operate? 12 months a year

Estimated project start date: __January 2019__

Estimated completion date: __March 2019__

Project Budget – CDAS Emergency Roof Repair of Indoor Arena**Revenue**

Requested Grant Amount	\$ 38,600.00	This is an emergency request for full funding due to the immediate need to address this project.
Cash Contributions	\$ 0.00 Emergency request for full funding as this not a CDAS budgeted project.	Please see attached bank balance sheet and spreadsheet indicating additional confirmed grant funding pre-approved for other projects. Current status of as of October 31, 2018 is that CDAS is awaiting payment of these four receivables.
Donated In Kind	\$	
Other Grant Funding	\$ 17,300.00 Pending	CDAS has approached Town of Cochrane Council for emergency funding – status PENDING.
Total Revenue	\$ 38,600.00	

Total Project Cost and Donated Components Breakdown – If you are applying for funding for more than one project, please provide ALL quotes (3 for each project) in the following table.
See Appendix C for an EXAMPLE.

Project Description	Quote Cost (A)	Source of Quote	Quote Attached	Quote used for Total Project Cost Calculation Below	Labour* (B)	Equipment (C)
A. Emergency roof repair of indoor riding arena.	1.\$38,600.00	Weatherguard Metals Ltd.	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		
	2. \$72,450.00	Duckback Quality Roofing Ltd	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
	3. \$10,000.00	Seko Construction	Yes <input type="checkbox"/>	No <input type="checkbox"/>		
B.	1.		<input type="checkbox"/>	<input type="checkbox"/>		
	2.		<input type="checkbox"/>	<input type="checkbox"/>		
	3.		<input type="checkbox"/>	<input type="checkbox"/>		
C.	1.		<input type="checkbox"/>	<input type="checkbox"/>		
	2.		<input type="checkbox"/>	<input type="checkbox"/>		
	3.		<input type="checkbox"/>	<input type="checkbox"/>		

*Volunteer labour valued at \$12 per hour as per Rocky View County Bylaw C-7551-2016

Total Project Costs= \$38,600.00 **(Sum of A + B + C) →** This figure must equal 'Total Revenue' above. Please indicate which quote you are using for this calculation.

- **Include quotes.** If not included, indicate source of estimates
- **Include confirmation** of all corporate in kind materials and/or services (i.e. letter from donor)
- **Cash contribution should be supported by Financial Statements** and letters from donors of larger cash amounts
- **No retroactive funding is permitted** for costs that have already been incurred prior to application submission

FINANCIAL ASSISTANCE

- A. If your organization has a current operating surplus, capital reserve or unrestricted cash assets, explain what you plan to do with these funds if they are not being allocated to this project.

As CDAS is a not for profit organization, all funds are continually allocated to operating or capital expenses to ensure fiscal responsibility of the organization.

- B. If you are unsuccessful in getting approved for the total amount of funds requested, how do you plan on completing the project?

As the repair of the roof of the indoor arena is a top priority project necessary to ensure the safety of the building and therefore the safety of all of the attendees in the building throughout the winter months in particular, this project will move forward with a strict financial and safety emphasis. Other capital projects will be placed on hold until this safety issue is resolved.

- C. Have you, or are you planning on receiving funding for this project from another government program, municipality or another level of government?

No ☐

If yes, please explain.

The Cochrane & District Agricultural Society has approached the Town of Cochrane Council requesting emergency funding to assist in this roof repair project but had not received any response back yet at the time of this application.

Mandatory Attachments

- ☐ Minimum of three (3) quotes per project
- ☐ Audited financial statements
- ☐ List of organization's Officers and Directors

- ❖ **PLEASE NOTE:** If you have not heard from us within a week of your application submission, please get in direct contact with Sue de Caen at sdecaen@rockyview.ca.

Declaration Statement

We, the two representatives, certify that this application is complete and accurate

Name: __Isabel Gimber_____

Title: __Director, Cochrane & District Agricultural Society_____

Date: __November 8, 2018_____

Name: __Molly Sapergia_____

Title: __General Manager, Cochrane & District Agricultural Society_____

Date: __November 8, 2018_____

The personal information on this form is being collected for the purpose of determining eligibility of an applicant to receive a Council grant. This information is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act and may become public information once it is submitted to Council during a Council meeting. Questions regarding the collection of this information can be directed to the Manager, Recreation and Community Services at 403.520.6307

Obligations Upon Receiving Grant

Grant recipients will receive a Grant Agreement outlining the approved grant amount, including specific items approved or denied, and the project goals and outcomes expected. Organizations may only spend grant funds on the specific items approved.

Upon completion of the project, recipients must submit a **Project Completion report** detailing how the money was spent and whether or not the stated objectives were achieved. Failure to submit a report may affect future grant application consideration. At any time, grant recipients must permit a representative of Rocky View County to examine records to determine whether the grant funding has been used as intended and approved.



PLANNING & DEVELOPMENT SERVICES

TO:	Council	DIVISION:	All
DATE:	December 11, 2018	APPLICATION:	N/A
FILE:	1013-135		
SUBJECT:	Terms of Reference – County Plan Amendments		

¹POLICY DIRECTION:

The County Plan was adopted in 2013 with review anticipated every 10 years. The Plan establishes a growth strategy based on the principles of moderate residential growth in targeted areas, financial sustainability and environmentally responsible development.

Council directed Administration to review the County Plan through two (2) motions arising:

MOVED by Councillor Schule that Administration be directed to initiate the process of amending the County Plan.

Carried

MOVED by Councillor Kamachi that the Policy and Priorities Committee recommend to Council that, as part of the current County Plan review, the Highway 8 corridor continue to be considered as a Growth Corridor.

Carried

EXECUTIVE SUMMARY:

As the scope and level of detail, with respect to proposed amendments was not clearly defined, the purpose of this report is to present Council with two (2) Terms of References and three (3) options for direction on the scope of the County Plan Amendments. It should be noted that the introduction of this new project (s) will have implication for the 2019 work plan and budget and may require other projects to be rescheduled. Timelines are not defined in the proposed Terms of References. This would be determined when Council assigns budget to a desired project, through spring budget adjustments.

1. Targeted Review (Terms of Reference in Appendix A)

A targeted review means Council considers the general direction of the County Plan to be consistent with the short- to medium-term interests of the community and the desired direction of the County. However, there may be, for example, minor textual amendments, new development areas or new development forms, or other specific items that Council wishes to investigate further.

This is represented by Option #1.

2. Comprehensive Review (Terms of Reference in Appendix B)

A comprehensive review means Council considers the existing County Plan fundamentally no longer represents the short- to medium-term interests of the community, or the desired direction of the County. This will require a significant public engagement component in the project. This process will also need to align with the final Growth Plan for the Calgary Metropolitan Region Board.

This is represented by Option #2.

¹ **Administration Resources**

Sean MacLean, Planning & Development Services



3. Targeted Review followed by a Comprehensive Review

Administration would undertake the Targeted Review followed by the Comprehensive Review (aligned with preparation of the Regional Growth Plan). This would give the County the ability to implement the amendments required in the short-term and upon the completion of the Targeted Review, begin the process of the broader Comprehensive Review. This will align the Comprehensive Review with the Growth Plan underway with the Calgary Metropolitan Region Board.

This is represented by Option #3.

Depending on the scope decided by Council, amendments to the County Plan will vary from a variety of minor (Targeted Review) amendments to major change in direction (Comprehensive Review), potentially resulting in the need for a new Municipal Development Plan.

Both the Targeted Review and Comprehensive Review will be subject to the Calgary Metropolitan Regional Board review process.

BACKGROUND:

The County continues to experience growth pressures for development, particularly residential, both inside and outside of the identified growth areas. Development interest and pressure will always be an issue for the County due to the proximity to Calgary and relatively inexpensive land costs. Appendix C identifies areas of development pressure that the County is currently experiencing, identified either through formal applications or expressions of interest by the development community.

With numerous options regarding the scope of the review, Administration attended a County Manager's workshop to present considerations to Council on September 26, 2018. The workshop presented Council with an overview of the County Plan Growth Strategy and an update on how the implemented strategy has impacted growth (residential and non-residential) and the County's Financial Strategy. The County Plan Growth Strategy Overview provided to Council during the workshop is located in Appendix D.

Key themes arising from workshop include:

- Potential new growth areas;
- New forms of development;
- Revised new and distinct agricultural use policies; and
- Removal of hamlet targets.

As part of the Council presentation for this item on December 11, 2018, Administration will outline each item suggested in the workshop so Council can provide direction for it to be included or excluded in either Terms of Reference.

BUDGET IMPLICATIONS

Planning and Development Services has established a work plan and budget based upon available resources for 2019. Proceeding with a new County Plan review process may have implications for the budget and current work plan. Once the scope of work is determined through Council direction, the associated budget will be prepared and presented to Council in the spring for a budget adjustment. Any impacts to the current Planning and Development Services work plan will also be presented to Council with options. Timelines for completing the chosen Terms of Reference will be presented at that time and work will commence upon Council's direction.

**OPTIONS:**

- Option #1: Motion #1 THAT the County Plan Amendments Targeted Review Terms of Reference be approved as presented in Appendix 'A'.
- Motion #2 THAT the following item be included in the County Plan Amendments Targeted Review Terms of Reference: _____
- Motion #3 THAT the following item be removed from the County Plan Amendments Targeted Review Terms of Reference: _____
-
- Option #2: Motion #1 THAT the County Plan Amendments Comprehensive Review Terms of Reference be approved as presented in Appendix 'B'.
- Motion #2 THAT the following item be included in the County Plan Amendments Targeted Review Terms of Reference: _____
- Motion #3 THAT the following item be removed from the County Plan Amendments Targeted Review Terms of Reference: _____
-
- Option #3: THAT the County Plan Amendments Targeted Review Terms of Reference and the County Plan Amendments Comprehensive Review Terms of Reference in Appendix 'B' be approved to run sequentially.
-
- Option #4: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Rick McDonald"

 Executive Director
 Community Development Services

 Interim County Manager

SM/rp

APPENDICES:

- APPENDIX 'A': County Plan Amendments Targeted Review Terms of Reference
- APPENDIX 'B': County Plan Amendments Comprehensive Review Terms of Reference
- APPENDIX 'C': Map 1: County Development Pressure
- APPENDIX 'D': County Plan Growth Strategy Overview



COUNTY PLAN AMENDMENTS TARGETED REVIEW

Terms of Reference

Introduction

- 1 Long-term, high-level strategies for growth and development are important for a municipality, as they provide vision and direction for efficient and effective long-term planning and service delivery.
- 2 For Rocky View County, the strategic approach to managing the County's growth is contained within Rocky View County's Municipal Development Plan (MDP), the County Plan. The County Plan, adopted October 1, 2013, provides a strategic approach and vision for growth in the County, supported by community and stakeholder input. This strategic approach to growth has since guided County policy development and service delivery.
- 3 The County Plan includes six (6) key principles to guide growth:
 - (1) Growth and Fiscal Sustainability;
 - (2) The Environment;
 - (3) Agriculture;
 - (4) Rural Communities;
 - (5) Rural Service; and
 - (6) Partnerships.
- 4 The County Plan's growth strategy, as well as the policies and actions of the County Plan, are derived from the County Plan's vision and the six key principles.
- 5 The County Plan envisions the residential population of Rocky View County to be approximately 2.5% to 3% of the Calgary region's population; which is in keeping with the County's historic population share of the region. In order to achieve balanced tax revenues and manage long-term fiscal impacts of development, Council also set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197).
- 6 Given recent changes, particularly with respect to a new regional governance model, it is important to review this strategy and determine if changes are required.
- 7 Council has directed Administration to review the County Plan through two (2) motions arising: one (1) on May 8, 2018, and one (1) on September 4, 2018.
- 8 This Terms of Reference is a Targeted Review of the County Plan, likely consisting of minor textual amendments, expanded settlement areas, new development forms, and/or other specific items that Council wishes to investigate further.
- 9 Contributing to the Targeted Review of the County Plan will be:
 - (1) Community and stakeholder input;



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- (2) Intermunicipal input;
 - (3) Growth projections;
 - (4) Fiscal impact to the County;
 - (5) Benefit to the communities;
 - (6) Market demand; and
 - (7) Direction and intent of higher order documents (e.g.: Interim Growth Plan and Intermunicipal Development Plans).
- 10 The Targeted Review of the County Plan will result in amendments to the County Plan in accordance with the *Municipal Government Act* (MGA).

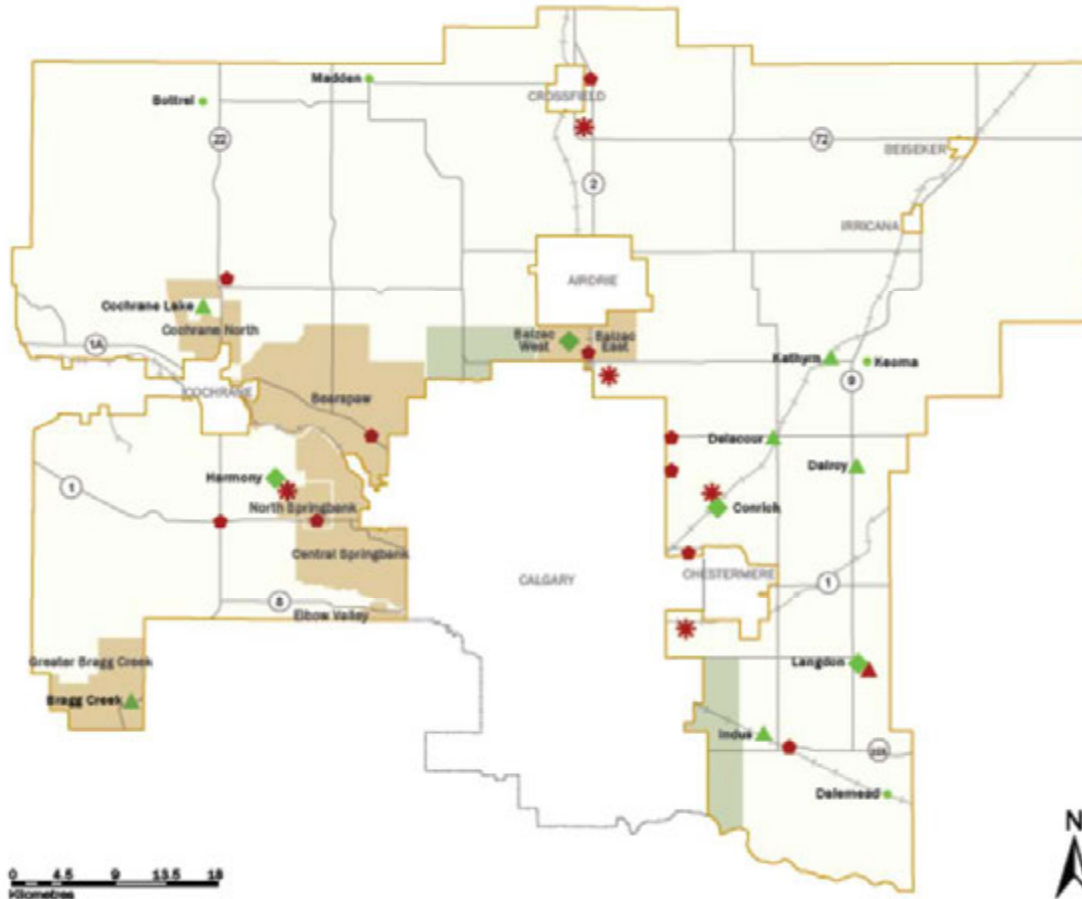
Study Area

- 11 The study area of the County Plan Amendments Targeted Review encompasses the entirety of the County, as shown on Figure 1 – County Plan Managing Growth Map.
- 12 This is in keeping with the Section 31.0 of the County Plan, which states:
- (1) *The County Plan is a living document, to be amended from time to time to reflect changing conditions; monitoring, evaluating, and progress reporting is required.*



COUNTY PLAN AMENDMENTS TARGETED REVIEW

Figure 1 – County Plan Managing Growth Map



Residential Communities

- Hamlet - Full Service
- Hamlet - Growth as per the adopted plan
- Small Hamlet
- Country Residential (Area Structure Plan)

Business Areas

- Regional Business Centre
- Highway Business Area
- Hamlet Business Area

Future Urban Growth Areas

- Calgary Growth Area
(Rocky View County / Calgary Intermunicipal Development Plan)

General Legend

- Highway
- Rocky View Boundary
- City/Town/Village





COUNTY PLAN AMENDMENTS TARGETED REVIEW

Base Assumptions and Circumstances

- 13** A number of basic assumptions and circumstances guiding the planning framework for the area have changed since adoption of the County Plan in 2013:
- (1)** In October 2013, the County Plan was adopted.
 - (2)** In September 2014, the South Saskatchewan Regional Plan came into effect.
 - (3)** In 2016, the Province of Alberta reviewed and amended the MGA.
 - (4)** In July 2017, amendments to the County Plan's policies to support the implementation of the Glenbow Ranch Area Structure Plan were adopted.
 - (5)** In April 2018, amendments to the County Plan's policies on first parcels out were adopted.
 - (6)** In January 2018, the Calgary Metropolitan Region Board (CMRB) was established as the provincially mandated growth management board in the Calgary region. Rocky View County became a participating municipality of the CMRB.
 - (a)** Under the Calgary Metropolitan Regional Board Regulations (AR190/2017), statutory plans, or amendments to statutory plans, to be adopted by a participating municipality must be submitted to the Board for approval.
 - (7)** In October 2018, the Interim Growth Plan (IGP) and the Interim Regional Evaluation Framework (IREF) were approved by the CMRB and are awaiting Ministerial approval. Under the IGP, amendments to existing statutory plans shall be submitted to the CMRB for review and approval. The CMRB may approve or reject a statutory plan in accordance with the IREF.

Background

History

- 14** The County Plan was adopted on October 1, 2013, and was amended on July 25, 2017, and April 10, 2018.
- 15** Table 1 below provides the County's population in context with the Region, including projections to 2026. As of 2016, the County's population is 2.59% of the region's population, meeting the moderate growth target within the County Plan.

Table 1: Municipal Population – Calgary Region (2016 Census)

	2011	2016	2026
RVC Population	36,461	39,407	46,813
Regional Population	1,332,583	1,519,285	1,984,264
% Regional Pop.	2.74%	2.59%	2.36%
RVC Annual Growth Rate	1.91%	1.57%	1.57%
Regional Annual Growth Rate	2.40%	2.66%	2.66%



COUNTY PLAN AMENDMENTS TARGETED REVIEW

Interim Growth Plan

- 16 The Interim Growth Plan (IGP) identifies different types of plans that would be subject to the CMRB review and approval.
- 17 Section 4.1 of the IGP identified the importance of MDPs in the implementation of the IGP, subjecting MDP amendments to the Interim Regional Evaluation Framework (IREF); which is based on the Principles, Objectives, and Policies of the IGP.
 - (1) *MDPs are essential means of implementing the Interim Growth Plan and future Growth Plan. New MDPs, and amendments to existing MDPs will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.*
- 18 As such, the Targeted Review may be considered 'Regionally Significant' by the CMRB, which the IGP defines as:
 - (1) *Regionally Significant – Of a scale and significance such that it may benefit or impact two or more municipal members of the Region by virtue of: adjacency, land-use, infrastructure, and/or servicing requirements. A resource, service, development or opportunity may be regionally significant where:*
 - (a) *it can reasonably be assumed to benefit or impact the wider regional membership, and*
 - (b) *impact to it by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.*
 - (2) *Proximity to regionally significant corridors and reliance on regional infrastructure may affect the regional significance of a proposed development.*

County Plan

- 19 The County Plan identifies a moderate rate of growth within the County. Moderate residential growth means an increase of no more than 2.5 to 3.0% of the region's population by 2026 (approximately 11,000 to 20,000 net new residents), provided financial and environmental goals can be achieved.
- 20 The County Plan identifies the preferred areas for residential and business growth in Figure 1 – County Plan Managing Growth Map. The growth areas reflect the Area Structure Plans (ASP) and other identified growth areas that existed at the time the County Plan was prepared. The population and build-out data indicates that these areas have sufficient capacity to fulfill the moderate growth goals.
- 21 The financial strategy of the County Plan is to increase the County's business assessment base in order to balance residential growth, as businesses typically have higher assessment rates, have a higher marginal tax rate than residential homes, and do not demand the level of service that residential development does (i.e. soft services). In order to achieve a balance and to not rely heavily on residential tax revenues to manage long-term fiscal impacts of development, Council set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197). This policy is used when assessing new development proposals.



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- 22 The County Plan also recognizes agriculture as a land use, a business, and a service. The agricultural policies of the County Plan came from the recommendations of the Agriculture Master Plan, a document prepared with input from the County's agricultural producers. The County Plan recognizes that agriculture encompasses a multitude of uses including crop production, ranching, greenhouses, specialty crops, equestrian uses, tree farms, and forestry. County agricultural producers also identified fragmentation of agricultural land as an impediment to continued production viability, which resulted in policies to reduce impact and fragmentation.
- 23 The County Plan also identifies long-term areas beyond the 10-12 year County Plan timeframe through policy 5.14 and Appendix A of the County Plan.

Envisioned County Plan Amendments

- 24 The intent of the project is to prepare targeted amendments to the County Plan for Council's consideration. The following sections detail the objectives, goals, and project timing that will guide the review process:
- 25 Mapping amendments, which will include:
 - (1) Identification of expanded settlement areas; and
 - (2) Identification of new/expanded infrastructure requirements.
- 26 Policy revisions in the plan to:
 - (1) Align policies with higher-order policy and guiding documents adopted since 2013;
 - (2) Provide for minor textual amendments to growth policies to allow for easier use and interpretation;
 - (3) Revised new and distinct agricultural use policies; and
 - (4) Removal of hamlet targets.

Targeted Review Goals

- 27 The Targeted Review should take into account a number of goals:
 - (1) Be supported by growth projections (residential and employment), desired growth size, and availability of servicing;
 - (2) Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
 - (3) Explore appropriate methods to infill existing development;
 - (4) Explore the use of alternate forms of development;
 - (5) Demonstrate sensitivity and respect for key environmental and natural features;



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- (6) Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- (7) Achieve effective community engagement in a fair, open, considerate, and equitable manner;
- (8) Alignment with other planning documents; and
- (9) Other achievable goals identified by the communities.

Targeted Review Objectives

- 28** The objectives for the Targeted Review are to be achievable, based on best practices and work as described in the following subsections.

Work Plan

- 29** To develop a Work Plan that identifies and implements key process requirements, timelines, and analysis that result in the timely creation of the amendments.

Community, Stakeholder, and Intergovernmental Engagement

- 30** To implement an effective and meaningful engagement process with the communities, identified stakeholder groups, and with intergovernmental organizations that:
- (1) Raises the awareness of the planning process and encourages participation;
 - (2) Identifies the full set of issues and opportunities the amendments should address;
 - (3) Shapes the amendments through a blend of research, input, and discussion-focused activities;
 - (4) Responds constructively to the interests of various audiences; and
 - (5) Ensures broad support for the resulting amendments.
- 31** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools / techniques will be used in each phase to meaningfully engage a range of participants.
- 32** The strategy will identify an engagement strategy to collaborate with our intermunicipal partners to ensure compliance with the IGP.
- 33** The strategy will result in a participatory process that is educational, inclusive, transparent, responsive and timely, and that builds community and stakeholder trust.

Plan Creation

- 34** The review process will result in:
- (1) Amendments that meets the requirements of Section 632 (3) the MGA.



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- (2) Amendments are consistent with goals and policies of the IGP, The County Plan, and applicable Intermunicipal Development Plans.

Land Use

- (3) Minor refinements to the land use strategy as it relates to residential, business, and agricultural; and
- (4) Refine development requirements for new and existing growth areas.

Servicing

- (5) Refine transportation infrastructure requirements, under both Provincial and County jurisdiction, to determine future transportation needs and opportunities; and
- (6) To identify other required physical services.

Physical Environment

- (7) Review impacts on environmental and natural features that may result from a refined the land use strategy (as required).

Other

- (8) To determine the fiscal impact of refined growth strategy;
- (9) Refine the monitoring framework the long-term effectiveness of the Plan (as required); and
- (10) To meet the intent and direction of the IGP, the County Plan, and other relevant policy frameworks.

Enabling Legislation

- 35 The *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an MDP for the purpose of establishing a framework to guide growth and development within the municipality. In accordance with the MGA, the County Plan must describe, provide notification to intermunicipal partners, and be consistent with the Act.

Work Program

- 36 The Work Program is anticipated to occur in four phases.
- 37 The Targeted Review will likely be one of the first amendments to a MDP that will be considered by the CMRB. The CMRB process has not yet been implemented in the region; as such, timing for CMRB approval is unknown.



COUNTY PLAN AMENDMENTS TARGETED REVIEW



Phase 1 – Project Initiation and Background Analysis

38 In this phase of the project, technical studies will be conducted while the project initiation and background analysis take place:

- (1) Confirm goals and objectives of the project and update Terms of Reference;
- (2) Develop a community communication and engagement strategy;
- (3) Create a work plan and budget to guide overall project management; and
- (4) Create a Background Report to inform the Targeted Review. The timing of the public release of the report and its findings will be in accordance with the community engagement strategy.

39 Phase 1 – Deliverables:

- (1) Communication and engagement strategy;
- (2) Budget;
- (3) Work plan;
- (4) Identification of planning issues; and
- (5) Background report.



COUNTY PLAN AMENDMENTS TARGETED REVIEW

Phase 2 – Community Consultation and Plan Writing

- 40 This phase marks the official public launch of the project. It begins with community and stakeholder engagement and finishes with the writing of the draft amendments. Community and stakeholder engagement will be as per the engagement plan.
- 41 A pre-application will be made to the CMRB to discuss the County Plan Amendments Targeted Review. This pre-application will discuss identify opportunities as well as concern, issues, and questions raised by our intermunicipal partners.
- 42 The preparation of the amendments integrates the amendments, with:
 - (1) The goals and objectives identified in the Terms of Reference;
 - (2) Other relevant planning documents;
 - (3) The IGP;
 - (4) The County Plan; and
 - (5) Relevant Intermunicipal Development Plans.
- 43 Phase 2 – Deliverables:
 - (1) A report on communication and engagement process and findings;
 - (2) A draft of the amendments.

Phase 3 – Draft County Plan Release

- 44 This phase of the project is the release of the draft amendments with an opportunity for community and agency review. Upon completion of the external review, the Plan will be amended as required.
- 45 Phase 3 – Deliverables:
 - (1) Final version of the amendments;
 - (2) Release of the amendments (final - proposed); and
 - (3) Circulation of the amendments to agencies.

Phase 4 – County Plan (Public Hearing)

- 46 This phase of the project is the public hearing and consideration of the proposed amendments and consideration of 1st and 2nd hearing of Council. Consideration of 3rd reading will be considered by Council if the County Plan is accepted by the CMRB.

Conclusion

- 47 The Targeted Review will ensure that the County Plan maintains the current strategy, aligns with higher order policy documents, and amends policies to facilitate County growth goals.



COUNTY PLAN AMENDMENTS TARGETED REVIEW



Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Committee Classification	• Council/Advisory
Last Review Date	• n/a
Next Review Date	•

Reeve

Approval Date



COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

Terms of Reference

Introduction

- 1 Long-term, high-level strategies for growth and development are important for a municipality, as they provide vision and direction for efficient and effective long-term planning and service delivery.
- 2 For Rocky View County, the strategic approach to managing the County's growth is contained within Rocky View County's Municipal Development Plan (MDP): the County Plan. The County Plan, adopted October 1, 2013, provides a strategic approach and vision for growth in the County, supported by community and stakeholder input. This strategic approach to growth has since guided County policy development and service delivery since.
- 3 The County Plan includes six (6) key principles to guide growth:
 - (1) Growth and Fiscal Sustainability;
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- 5 The County Plan envisions the residential population of Rocky View County to be approximately 2.5% to 3% of the Calgary region's population, which is in keeping with the County's historic population share of the region. In order to achieve a balanced tax revenues and manage long-term fiscal impacts of development, Council also set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197).
- 6 Given recent changes, particularly with respect to a new regional governance model, it is important to review this strategy and determine if changes are required.
- 7 Council has directed Administration to review the County Plan through two (2) motions arising: one (1) on May 8, 2018, and one (1) on September 4, 2018.
- 8 This Terms of Reference is a Comprehensive Review of the County Plan, consisting of an in-depth review of the fundamental pillars of the strategy. Revising the County Plan may determine the level of growth and where it should go, identifying new and revised settlement areas, new development densities/intensities, new development forms, the fiscal impact of greater residential growth on the County, and/or other specific items that Council wishes to investigate further.



COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

- 9 To achieve the objectives identified in this Terms of Reference, the Comprehensive Review will also evaluate the most appropriate policy framework whether it be through amendments to the County Plan, or through the creation of a new MDP.
- 10 Contributing to the Comprehensive Review of the County Plan will be:
 - (1) Community and stakeholders input;
 - (2) Intermunicipal input;
 - (3) Growth projections;
 - (4) Fiscal impact to the County;
 - (5) Benefit and impacts to the communities;
 - (6) Market demand; and
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- 11 The Comprehensive Review of the County Plan will result in new MDP policies in accordance with the *Municipal Government Act* (MGA).

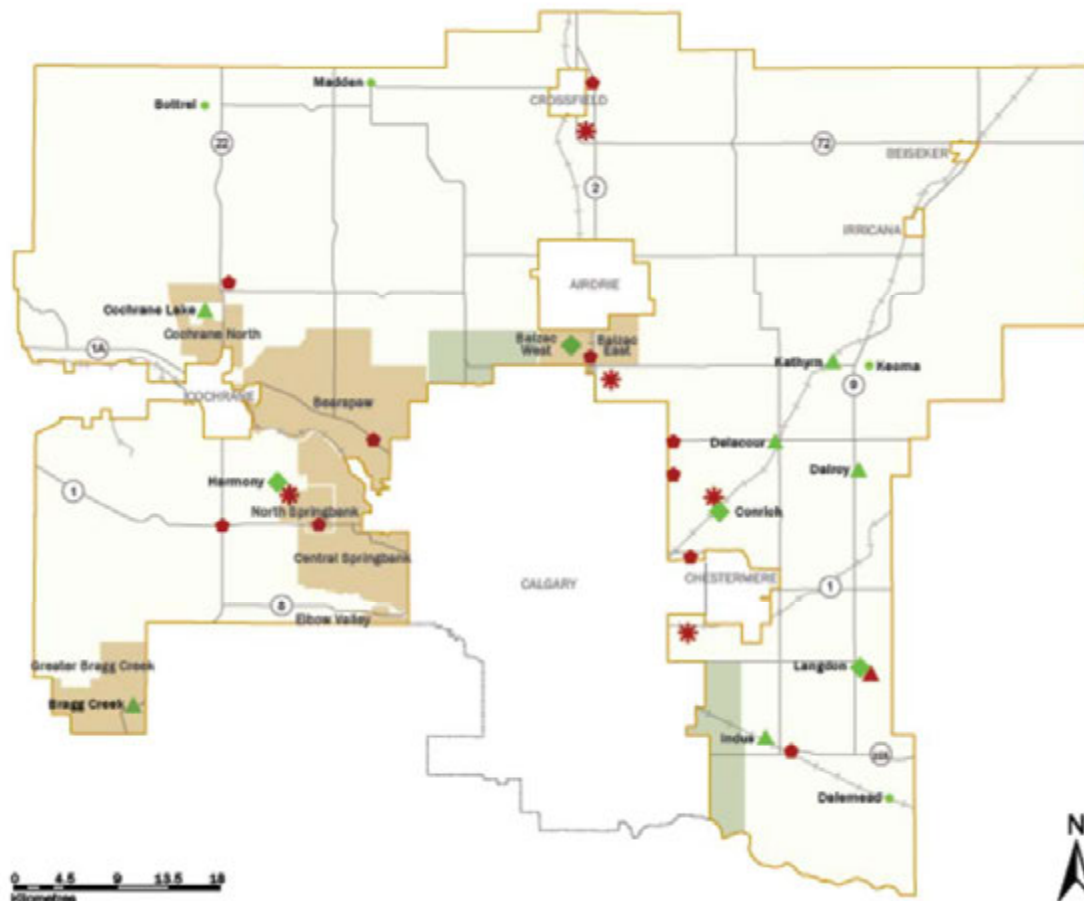
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COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

Figure 1 – County Plan Managing Growth Map



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COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

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COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

Interim Growth Plan

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 - (b) *impact to it by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.*
 - (2) *Proximity to regionally significant corridors and reliance on regional infrastructure may affect the regional significance of a proposed development.*
- 20 Plans and developments identified as Regionally Significant will likely have higher level of scrutiny from the CMRB and will likely require a significant amount of engagement with our intermunicipal partners.

County Plan

- 21 The County Plan identified a moderate rate of growth within the County. Moderate residential growth means an increase of no more than 2.5 to 3.0% of the region's population by 2026 (approximately 11,000 to 20,000 net new residents), provided financial and environmental goals can be achieved.
- 22 The County Plan identifies the preferred areas for residential and business growth in Figure 1 – County Plan Managing Growth Map. The growth areas reflect the Area Structure Plans (ASP) and other identified growth areas that existed at the time the County Plan was prepared. The population and build-out data indicates that these areas have sufficient capacity to fulfill the moderate growth goals.
- 23 The financial strategy of the County Plan is to increase the County's business assessment base in order to balance residential growth, as businesses typically have higher assessment rates, have a higher marginal tax rate than residential homes, and do not demand the level of service that



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residential development does (i.e. soft services). In order to achieve a balance and to not rely heavily on residential tax revenues to manage long-term fiscal impacts of development, Council set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197). This policy is used when assessing new development proposals.

- 24 The County Plan also recognizes agriculture as a land use, a business, and a service. The agricultural policies of the County Plan came from the recommendations of the Agriculture Master Plan, a document prepared with input from the County's agricultural producers. The County Plan recognizes that agriculture encompasses a multitude of uses including crop production, ranching, greenhouses, specialty crops, equestrian uses, tree farms, and forestry. County agricultural producers also identified fragmentation of agricultural land as an impediment to continued production viability, which resulted in policies to reduce impact and fragmentation.
- 25 The County Plan also identifies long-term areas beyond the 10-12 year County Plan timeframe through policy 5.14 and Appendix A of the County Plan.

Envisioned County Plan Amendments

- 26 The intent of the project is to conduct a Comprehensive Review of the County Plan and present amendments or a new MDP for Council's consideration. The following sections detail the objectives, goals, and project timing that will guide the review process:
- 27 Mapping revisions, which will:
 - (1) Incorporate changes to the land use strategy and reflect land use planning best practices, development feasibility, and community input;
 - (2) Identify expanded settlement areas;
 - (3) Identify new freestanding settlement areas; and
 - (4) Identify new/expanded infrastructure requirements.
- 28 Policy revisions in the plan to:
 - (1) Identify the most appropriate policy framework for the lands, amendments to the County Plan or a new MDP;
 - (2) Align policies with higher-order policy and guiding documents adopted since 2013;
 - (3) Establishing a new vision and principles to guide the development of policies;
 - (4) Review the organization of the policies and determine if a new framework is required to implement the revised growth strategy;
 - (5) Overhaul the existing development policies to implement the new growth strategy;
 - (6) Incorporate new/revised policies on the role of agriculture in the County;
 - (7) Promote new development forms in growth areas;



COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

- (8) Review the level of service (urban services, full rural services, basic rural services, etc.) required to be provided in growth areas;
- (9) Include new/revised criteria and application requirements for evaluating development proposals in, and outside of, growth areas;
- (10) Include new/revised policies regarding residential densities and population targets;
- (11) Include new/revised policies regarding non-residential development intensities and land use in;
- (12) Provide new/revised policies on how to manage new infrastructure and utility (road, water servicing, sanitary servicing, stormwater infrastructure, etc.) requirements, and how they are funded and maintained;
- (13) Provide new/revised policies on when/where soft services (recreation, health, cultural, and social services) are required, and how they are funded and maintained; and
- (14) Provide new/revised policies on when and where reserves (Municipal, Environmental, School, and Conservation) are required and how they will be maintained.

Comprehensive Review Goals

29 The Comprehensive Review should take into account a number of goals:

- (1) Be supported by growth projections (residential and employment), desired growth size, and availability of servicing;
- (2) Determine if the Area Structure Plan priority policy is required to be reviewed to implement the Comprehensive Review;
- (3) Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- (4) Support methods to infill existing development;
- (5) Support the use of alternate forms of development;
- (6) Demonstrate sensitivity and respect for key environmental and natural features;
- (7) Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- (8) Achieve effective community engagement in a fair, open, considerate, and equitable manner;
- (9) Align with other planning documents; and
- (10) Other achievable goals identified by the communities.



COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

Comprehensive Review Objectives

- 30** The objectives for the Comprehensive Review are to be achievable, based on best practices and work as described in the following subsections.

Work Plan

- 31** To develop a Work Plan that identifies and implements key process requirements, timelines, and analysis that result in the timely creation of the amendments.

Community, Stakeholder, and Intergovernmental Engagement

- 32** To implement an effective and meaningful engagement process with the communities, identified stakeholder groups, and intergovernmental organizations that:
- (1) Raises the awareness of the planning process and encourages participation;
 - (2) Identifies the full set of issues and opportunities the new growth strategy should address;
 - (3) Shapes the new growth strategy through a blend of research, input, and discussion-focused activities;
 - (4) Responds constructively to the interests of various audiences; and
 - (5) Ensures broad support for the resulting growth strategy.
- 33** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools / techniques will be used in each phase to meaningfully engage a range of participants.
- 34** The strategy will identify an engagement strategy to collaborate with our intermunicipal partners to ensure compliance with the IGP.
- 35** The strategy will result in a participatory process that is educational, inclusive, transparent, responsive and timely, and that builds community and stakeholder trust.

Plan Creation

- 36** The review process will result in:
- (1) Policy that meets the requirements of Section 632 (3) the *MGA*.
 - (2) Policy consistent with goals and policies of the IGP and applicable Intermunicipal Development Plans.

Land Use

- (3) Significant changes to the land use strategy as it relates to residential, business, and agricultural land use; and
- (4) New development requirements for new and existing growth areas.



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Servicing

- (5) New transportation infrastructure requirements, under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
- (6) Determine whether the County is required to provide water, sanitary sewer, and/or storm infrastructure to implement the land use strategy; and
- (7) Identification of other required physical services.

Physical Environment

- (8) Review impacts on environmental and natural features that may result from a refined the land use strategy; and
- (9) Determine whether the County should require environmental reserve for new developments and the capital and operational impacts of requiring environmental reserve.

Other

- (10) Determine the fiscal impact of expanded and new settlement areas;
- (11) Determine the fiscal impact of the level of service (urban services, full rural services, basic rural services, etc.) required to be provided;
- (12) Determine the impact of soft services (recreation, health, cultural, and social services) required to be provided;
- (13) Identification of other existing County policies and plans that will require amendments to implement the new land use strategy;
- (14) Refine the monitoring framework the long-term effectiveness of the Plan (as required); and
- (15) Meet the intent and direction of the IGP, the County Plan, and other relevant policy frameworks.

Enabling Legislation

- 37 The *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an MDP for the purpose of establishing a framework to guide growth and development within the municipality. In accordance with the MGA, the County Plan Amendments Comprehensive Review must provide notification to intermunicipal partners, and be consistent with the Act.

Work Program

- 38 The Work Program is anticipated to occur in four phases.
- 39 The Comprehensive Review will likely be one of the first amendments to an MDP, or new MDP, that will be considered by the CMRB. The CMRB process has not yet been implemented in the region; as such, timeframe for CMRB approval is unknown.



COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW



Phase 1 – Project Initiation and Background Analysis

40 In this phase of the project, technical studies will be conducted while the project initiation and background analysis take place:

- (1) Confirm goals and objectives of the project and update Terms of Reference;
- (2) Develop a community communication and engagement strategy;
- (3) Create a work plan and budget to guide overall project management; and
- (4) Create a Background Report to inform the Comprehensive Review. The timing of the public release of the report and its findings will be in accordance with the community engagement strategy.

41 Phase 1 – Deliverables:

- (1) Communication and engagement strategy;
- (2) Budget;
- (3) Work plan;
- (4) Identification of planning issues; and
- (5) Background report.



ROCKY VIEW COUNTY
Cultivating Communities

COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

Phase 2 – Community Consultation and Plan Writing

- 42 This phase marks the official public launch of the project. It begins with community and stakeholder engagement and finishes with the writing of the draft amendments. Community and stakeholder engagement will be as per the engagement plan.
- 43 A pre-application will be made to the CMRB to discuss the County Plan Amendments Comprehensive Review. This pre-application will discuss identify opportunities as well as concern, issues, and questions raised by our intermunicipal partners.
- 44 The preparation of the amendments integrates the refined growth strategy, with:
 - (1) The goals and objectives identified in the Terms of Reference;
 - (2) Other relevant planning documents;
 - (3) The IGP; and
 - (4) Relevant Intermunicipal Development Plans.
- 45 Phase 2 – Deliverables:
 - (1) A report on communication and engagement process and findings;
 - (2) A draft of the amendments.

Phase 3 – Draft County Plan Release

- 46 This phase of the project is the release of the draft amendments with an opportunity for community and agency review. Upon completion of the external review, the Plan will be amended as required.
- 47 Phase 3 – Deliverables:
 - (1) Final version of the amendments;
 - (2) Release of the amendments (final - proposed); and
 - (3) Circulation of the amendments to agencies.

Phase 4 – County Plan (Public Hearing)

- 48 This phase of the project is the public hearing and consideration of the proposed amendments and consideration of 1st and 2nd hearing of Council. Consideration of 3rd reading will be considered by Council if the County Plan is accepted by the CMRB.

Conclusion

- 49 The Comprehensive Review will revise the manner in which the County allows growth, aligns with higher order policy documents, and facilitates growth within the County.





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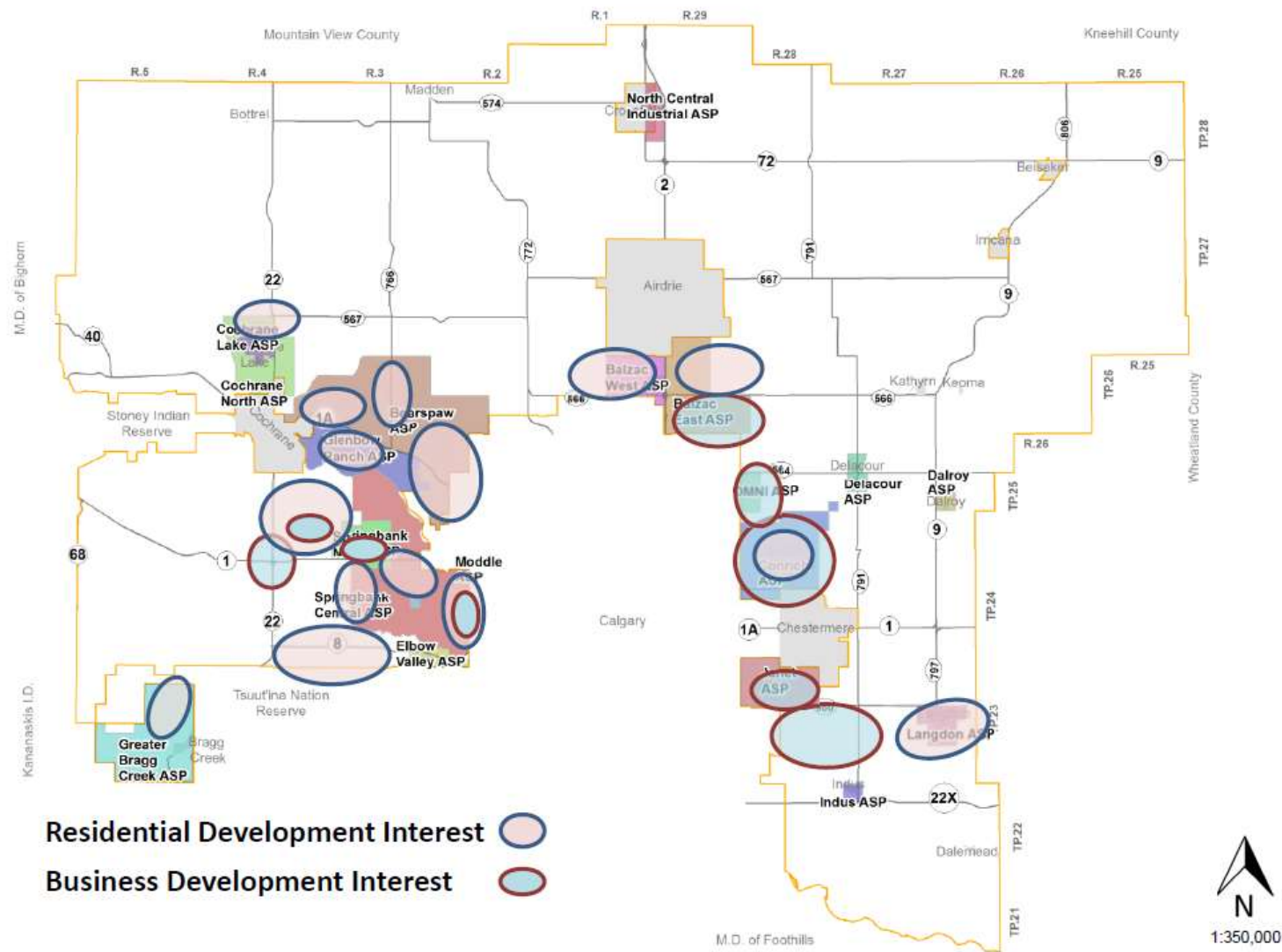
COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Committee Classification	• Council/Advisory
Last Review Date	• n/a
Next Review Date	•

Reeve

Approval Date

Map 1: County Development Pressure



Rocky View County



COUNTY PLAN GROWTH STRATEGY OVERVIEW



ROCKY VIEW COUNTY
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1. INTRODUCTION

Long-term, high-level strategies for growth and development are important for a municipality, as they provide vision and direction for efficient and effective long-term planning and service delivery. For Rocky View County, the strategic approach to managing the County's growth is contained within the County Plan. When Council adopted the County Plan on October 1, 2013, they adopted a strategic approach and vision, supported by community and stakeholder input, which has since guided County policy development and service delivery. However, given recent changes, particularly with respect to a new regional governance model, it is important to review this strategy and determine if changes are required.

This report is intended to provide an overview of the County Plan's Growth Strategy, as detailed in Section 5 of the County Plan. The following sections of this report provide an overview of the vision and the six principles of the County Plan, including how they were established and how they are being achieved.

This information is to assist Council in determining if the current vision and strategy is acceptable, or if changes are required. If changes are identified, this report outlines processes for doing so, including items to consider, potential challenges, resources, and costs.

1.1 Preparation of the County Plan

The County Plan is a Municipal Development Plan (MDP), a high-level statutory plan enabled by the *Municipal Government Act* (MGA) that provides guidance on land use and development for a municipality. The MGA requires every municipality to have an MDP. In 2012, the County embarked upon a process to prepare a new MDP, as the existing document was almost 15 years old, which exceeded the typical timeframe for review of a document of this nature.

To prepare the new County Plan, the County embarked upon a process that took approximately 18 months and included 12 months of extensive engagement with County residents, landowners, and stakeholders through a series of online surveys, mail-outs, workshops, and meetings. There were 1,276 survey responses, 519 workshop participants, and 592 people provided online comments.

In addition to the public input, other key contributors to the County Plan were:

- Council input and feedback;
- Existing County documents, including:
 - Rocky View 2060 (Growth Management Strategy);
 - Agriculture Master Plan;
 - Parks and Open Space Master Plan;
 - Solid Waste Master Plan;
 - Reeve's Task Force and Councils response to the Reeve's Task Force; and
 - Provincial legislation (i.e.: Land Use Framework and the South Saskatchewan Regional Plan (SSRP)).

This information was used to confirm Council's vision as the vision of the County Plan:

"Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business opportunities."

The input was also used to develop the six key principles of the County Plan (p.7 County Plan):

1. Growth and Fiscal Sustainability.
2. The Environment.
3. Agriculture.
4. Rural Communities.
5. Rural Service.
6. Partnerships.

The County Plan's Growth Management Strategy (Section 5), as well as the policies and actions of the County Plan, are derived from the vision and the six key principles.

The following section describes each of the six key principles, how they are reflected in the policies and direction of the County Plan, and how they are being implemented. Reporting on the County Plan metrics, as required by County Plan policy (31.3, 31.2, and 31.3), occurs annually through the County's Indicator and Outcomes reporting.

2. COUNTY PLAN PRINCIPLES

2.1 Principle 1: Growth and Fiscal Sustainability (Section 5 County Plan)

2.1.1 Overview and rationale for the Principle

Managing the County's residential growth in a fiscally responsible manner was a key public engagement topic and was a key goal of Council. Residents expressed a desire to grow in a controlled manner, at a moderate pace. Therefore, the first principle of the County Plan is Growth and Fiscal Sustainability, built on the previous Growth Management Strategy, Rocky View 2060, and the other documents listed above. This principle consists of three key components:

1. Set a moderate population goal that can be responsibly planned for over the 10-12 year life (2026) of the Plan;
2. Identify preferred areas for residential growth for the next 10-12 years; and
3. Provide a financial strategy to ensure the costs of growth are addressed, both short-term development costs and long-term operating costs.

2.1.2 Moderate Residential Growth

Moderate residential growth means an increase of no more than 2.5 to 3.0% of the region's population by 2026 (approximately 11,000 to 20,000 net new residents), provided financial and environmental goals can be achieved. This target was derived from regional population projections and was consistent with the County's historic population growth. It is important to note that the growth target is a percentage of the regional population and not a growth rate. A growth rate is the amount of growth that happens per year. The percentage of growth, as used in the County Plan, is the percentage of the total regional population. As a result, if the region does not grow,

neither would the County. Conversely, if the region's population grew beyond the projections, the County would take a greater share of residential growth. For example, if the regional population grew to 2.5 million by 2026, the County's population would increase to 75,000 people (3%) based on the target. The tables below from the County Plan illustrate the County's historic regional population percentages and provide population estimates based on the moderate growth rate.

Tables 1 and 2: County Population and Projection (County Plan excerpt)

Table 1: Rocky View County: Percent of the Calgary Regional Population.

Year	1971	1996	2006
%	2.41	2.71	3.11

Table 2: Projected 2026 County Population (based on a regional population of 1,900,000).

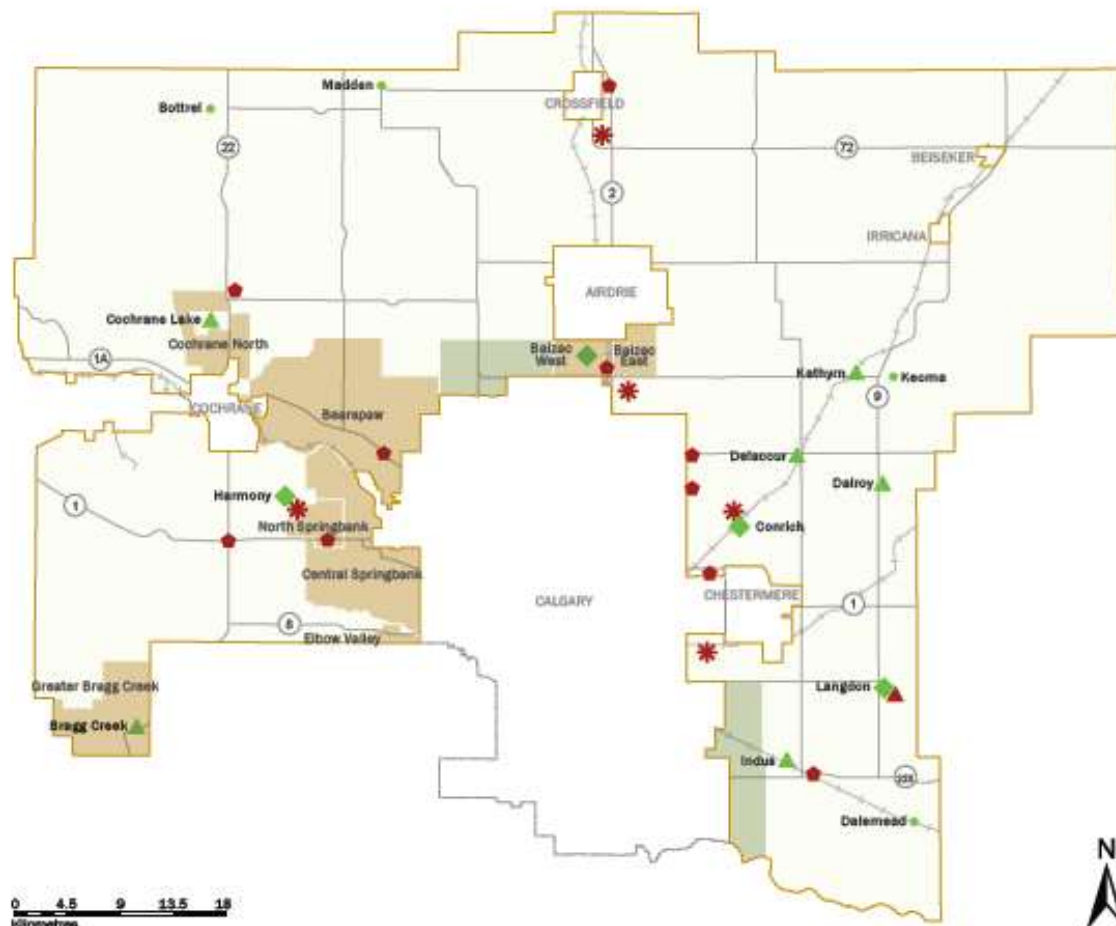
% of the regional population	2.71 – 3.11 %
Projected 2026 population	51,490 – 59,090
Projected 2011 - 2026 population increase	15,059 – 22,659

2.1.3 Identify Preferred Areas for Residential Growth

A key component of the Growth and Fiscal Sustainability principle is where growth should occur. The rationale for directing growth to specific areas is that it builds on existing plans and provides for efficient planning and utilization of infrastructure.

The County Plan identifies the preferred areas for residential growth on Map 1 (Managing Growth) of the County Plan. The growth areas reflect the area structure plans and other identified growth areas that existed at the time the County Plan was prepared. The rationale for using the existing areas was that the County had committed to growing these areas through adoption of an area structure plan (ASP), and the population and build-out data indicated that there was sufficient capacity within these areas to fulfill the moderate growth goals. The County Plan also identifies long-term areas beyond the 10-12 year County Plan timeframe through policy 5.14 and Appendix A of the County Plan.

Map 1: Managing Growth Map (County Plan excerpt)

**Residential Communities**

- Hamlet - Full Service
- Hamlet - Growth as per the adopted plan
- Small Hamlet
- Country Residential (Area Structure Plan)

Business Areas

- Regional Business Centre
- Highway Business Area
- Hamlet Business Area

Future Urban Growth Areas

- Calgary Growth Area
(Rocky View County / Calgary Intermunicipal Development Plan)

General Legend

- Highway
- Rocky View Boundary
- City/Town/Village



Having a defined growth strategy in the County Plan has been advantageous to the County internally, as it has given focus to where and what infrastructure is planned. Externally it was important, as it advocated for its growth areas with the province, regional board, and other municipalities. The strategy was also a key component of the County's rationale for defending its area structure plans through intermunicipal dispute appeals.

2.1.4 Financial Strategy to Support Growth

Another key component of the Growth and Fiscal Sustainability Principle is the financial strategy. The financial strategy addresses the 'cost of growth' with its long-term financial impacts on infrastructure, maintenance and operation, and replacement costs. There are two main components: 1) short-term development costs; and 2) longer term operational costs. To address both components, the financial strategy includes the following elements:

- Attract business development to specified areas, thereby providing jobs and strengthening the County's fiscal position;
- Increase the County's business assessment base in order to reduce reliance on the residential tax base for long-term operating costs;
- Ensure development costs are primarily the responsibility of the developer.

The rationale for attracting business development to the areas identified on Map 1 of the County Plan is to capitalize on existing and planned infrastructure. This strategy contributes to the reduction of the initial capital investment as developers within the planned areas contribute to infrastructure costs through levy contributions and capital investments. In order to recover the cost of building of regional infrastructure, County Plan policy encourages development in our defined business areas and specifically restricts growth adjacent to these planned growth areas.

The second component of the financial strategy was to increase the County's business assessment base in order to balance residential growth, as businesses typically have higher assessment rates, have a higher marginal tax rate than residential homes, and do not demand the level of service that residential development does (i.e. soft services). In order to achieve a balance and to not rely heavily on residential tax revenues to manage long-term fiscal impacts of development, Council set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197). This policy is used when assessing new development proposals.

The final element to the County Plan's financial strategy is that development must pay for itself because the MGA imposes limits on the extent to which property taxation can be used to collect for capital infrastructure operational costs. Development costs related to capital infrastructure requirements to support a new development are to be borne by the developer, large or small, by building the infrastructure, by making cost contributions to other developers, or through the payment of levies.

Is the Growth and Fiscal Sustainability Principle Working?

The County has been monitoring the Growth and Fiscal Sustainability principle and reporting through the yearly Strategic Plan Outcomes and Performance Indicators reports. Several of the key indicators included are:

- Agricultural Land Conversion;
- Assessment Split;
- Land Use Applications;
- Population; and
- Residential Development.

In 2017, Administration prepared two additional documents to examine the progress of residential development and population growth in the County to determine if the moderate growth goal is being achieved and if the current growth areas are developing. These documents were:

1. Residential Land Inventory (2016) – an inventory of the amount of residential dwellings as well as potential new dwellings based on current policy.
2. The County Growth Report – examined regional growth trends, County growth trends, potential growth scenarios, and impact to assessment split.

These documents were presented to the Policy and Priorities Committee in July 2017 and are also included as Appendices A and B of this report.

Population Growth

Table 3 below, from the County Growth Report, provides the County's population in context with the Region, including projections to 2026. As of 2016, the County's population is 2.59% of the region's population, meeting the moderate growth target.

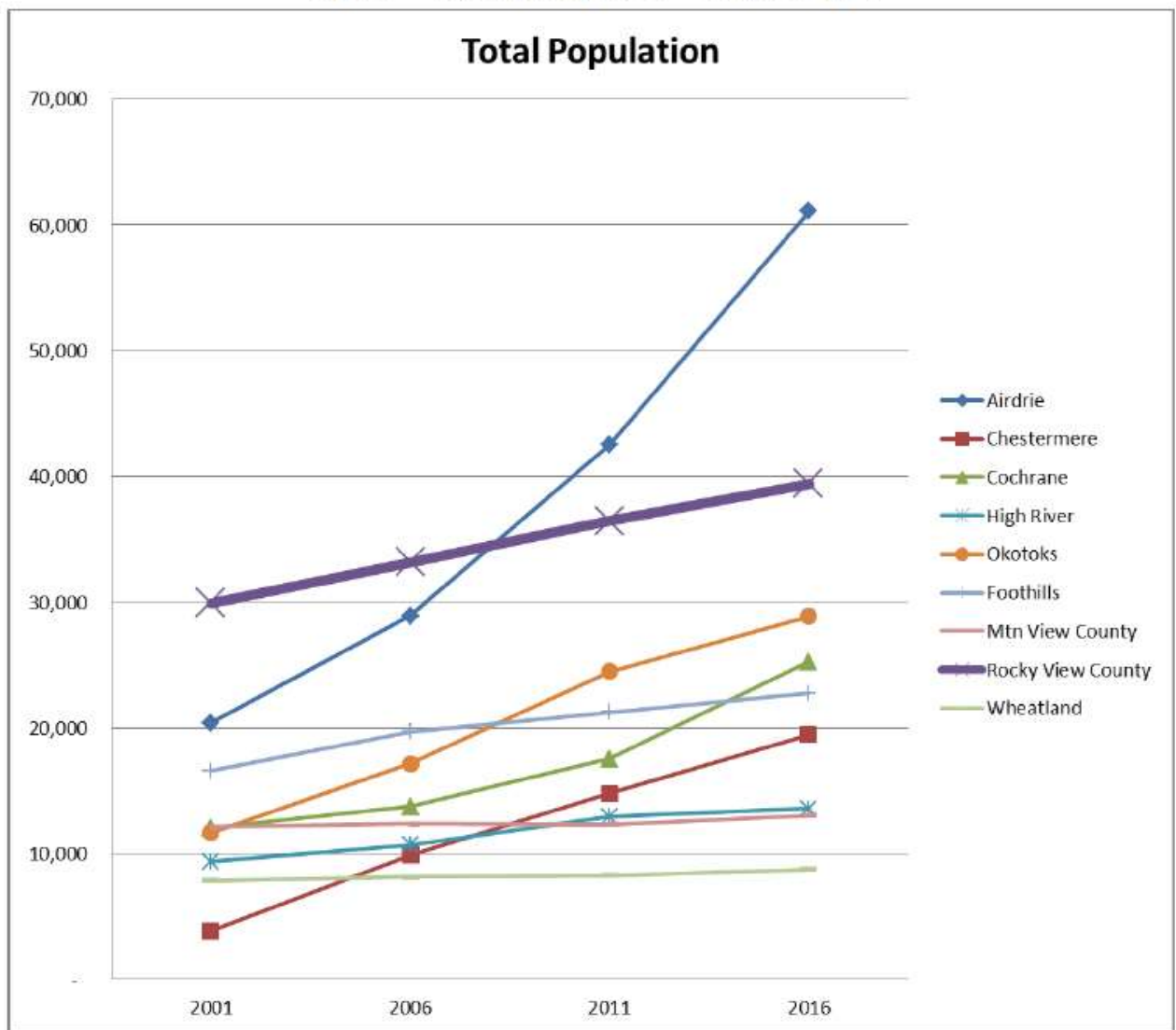
Table 3: Municipal Population – Calgary Region (2016 Census)

	2011	2016	2026
RVC Population	36,461	39,407	46,813
Regional Population	1,332,583	1,519,285	1,984,264
% Regional Pop.	2.74%	2.59%	2.36%
RVC Annual Growth Rate	1.91%	1.57%	1.57%
Regional Annual Growth Rate	2.40%	2.66%	2.66%

This data is reflective of current trends for rural municipalities, as shown on Figure 1 (County Growth Report). Rocky View's population trends are similar to the other rural municipalities in the region. Population growth has been more significant in the urban municipalities primarily due to a greater range of housing options, amenities, and services.

It is important to consider that with the development of urban-like communities in Langdon, Harmony, Cochrane North, and Glenbow Ranch, the rate of growth in the County may increase and be expected to match those of our urban neighbours.

Figure 1: Graph of Population by Municipality – Calgary Region (County Growth Report)



Population Growth and Potential by ASP Area

Map 2: Residential Growth Areas, shows the residential area structure plans (ASPs) in Rocky View County, the approximate current population of each, and the potential population based on the existing ASP policy, which determines development form and density. This number does not include residents living outside of area structure plan areas. The overall residential development potential is rolled up in Figure 2 (Pie Chart). This analysis shows significant room for future residential growth (approximately 120,000 new residents) in existing planned areas.

However, certain areas may never realize the full capacity based on the lack of market demand for country residential acreages, and /or may not be feasible due to infrastructure constraints. Nevertheless, those areas that are expected to grow

(Harmony, Langdon, Glenbow Ranch, Bearspaw, and Springbank) provide substantial resident capacity.

The County is in the process of reviewing area structure plans and examining alternative forms of development for three country residential areas. Scheduled reviews include the Springbank ASP, Conrich Hamlet Area, Bragg Creek Expansion lands, and the Bearspaw ASP. The review of these ASPs may result in a more desirable development form and increased residential development rate. In summary, regardless of the form of development proposed, there is significant residential capacity within the existing approved ASP areas, as identified on Map 1 of the County Plan.

Map 2: Residential Growth Areas with Current and Potential Population Capacity

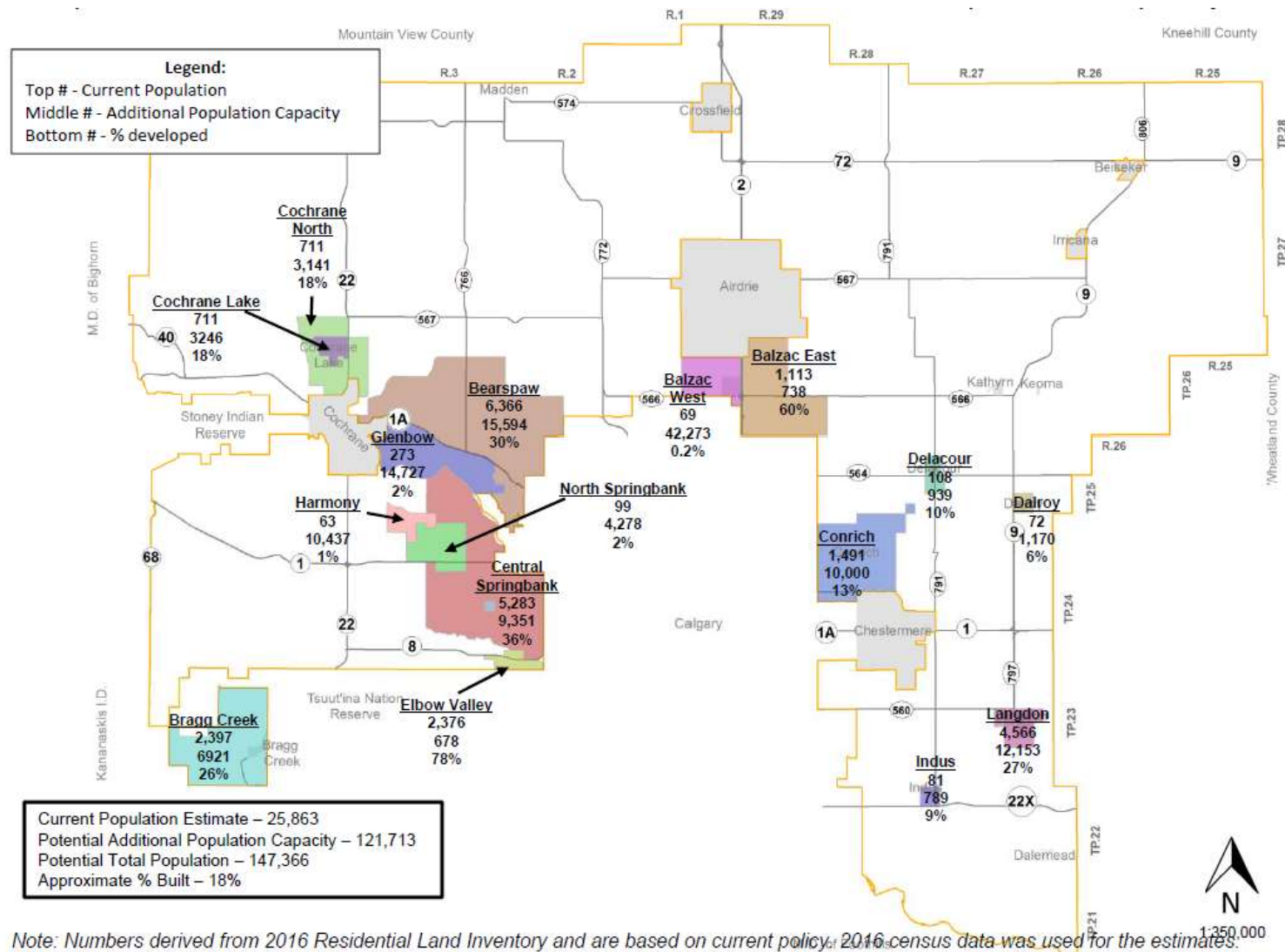
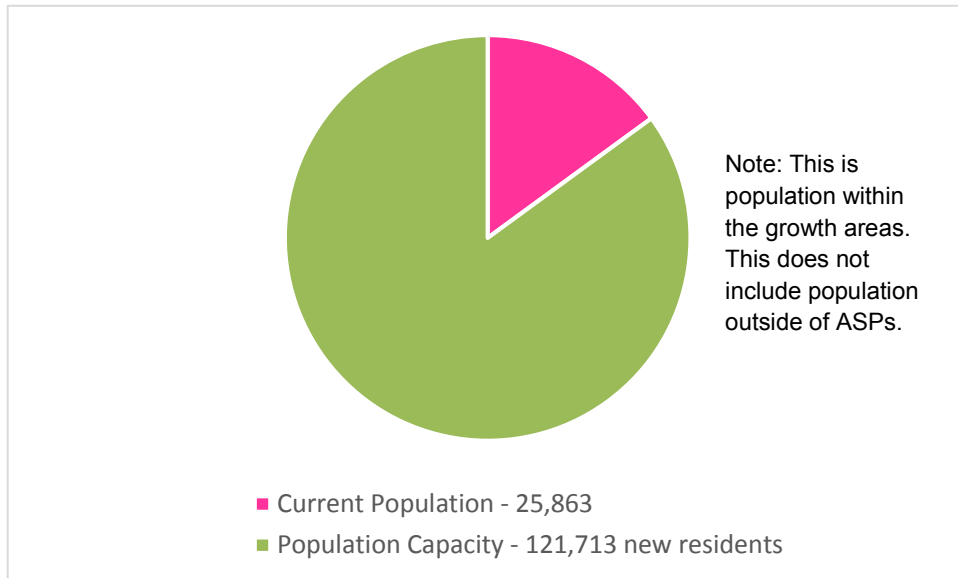


Figure 2: Pie Chart Depicting Current Residential Population and Potential Capacity of Identified Growth Areas



Business Development and Fiscal Goals

Map 3 and Figure 3 illustrate the business areas of the County, as identified in the County Plan, and provide statistics regarding the developed area and area to be developed.

North Central Industrial
Developed – 18 acres
Total – 914 acres
% Built out - 2%

Balzac East
Developed – 1,340 acres
Total – 4,776 acres
% Built out - 28%

OMNI
Developed – 0 acres
Total – 1,280 acres
% Built out - 0%

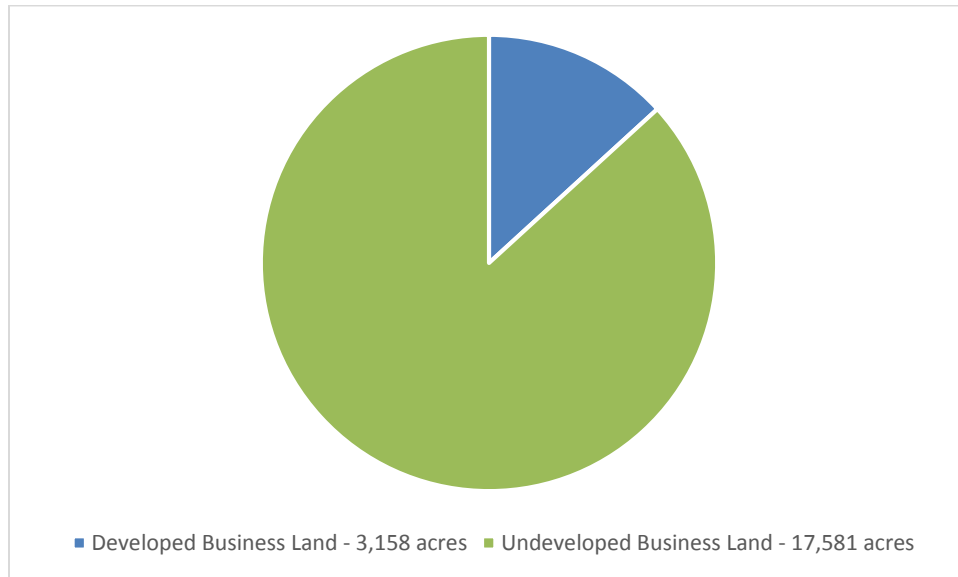
North Springbank
Developed – 266 ac
Total – 620 ac
% Built out - 42.90%

Conrich
Developed – 108 acres
Total – 7,537 acres
% Built out - 2%

Janet
Developed – 1,426 acres
Total – 5,612 acres
% Built out - 25.42%

Current Total Business Area Developed – 3,158
Undeveloped Business Lands – 17,581
Total Business Land – 20,739
% Built out – 15%

Figure 3: Pie Chart Depicting Approximate Acreage within Identified Business of developed and undeveloped land.



To implement the financial strategy of the growth and sustainability principle, two main tools were created:

1. County's Fiscal Impact Model – a tool used to provide a comprehensive approach to determine the impact of future development on the revenues, expenditures, and net fiscal flows of the County over a forecast period.
2. Assessment Base Diversification Policy C-197 – the intent of this policy is to provide strategic direction on long-term financial viability of the County through the maintenance of a healthy property assessment base.

Table 4 provides the values for the assessment split to the end of 2017. The ratio has been moving slowly toward the 65%: 35% goal.

Table 4: Assessment Values and Assessment Split (Tax Rate Bylaws 2014-2017)

Assessment Values				
Category	2014	2015	2016	2017
Residential Assessment	\$ 11,317,104,540	\$ 11,815,185,740	\$ 12,304,356,080	\$ 12,522,307,200
Non-residential Assessment	\$ 3,810,960,850	\$ 4,244,462,140	\$ 4,474,439,250	\$ 4,693,882,040
Total Assessment Value	\$ 15,128,065,390	\$ 16,059,647,880	\$ 16,778,795,330	\$ 17,216,189,240
Residential: Non-Residential Split	75%:25%	74%:26%	73%:27%	73%:27%

Changing the level of residential development can impact the assessment split. The Fiscal Impact Model was developed to monitor the long-term fiscal impact on revenues and operating costs associated with development. A secondary tool was also created to monitor the assessment split.

Table 5 illustrates the impact on the assessment split ratio given different development scenarios. The development scenarios are based on:

- Scenario 1 – 2016 population + 1.74% annual growth rate (includes Harmony and Langdon);
- Scenario 2 – Scenario 1 + Glenbow Ranch (population 15,700);
- Scenario 3 – Scenario 2 + Conrich (population 10,000);
- Scenario 4 – Scenario 3 + Balzac West (population 35,000);
- Scenario 5 – Scenario 4 + Highway 8 (population 60,000).

This indicates that increased residential growth will start to move the assessment split toward the residential side and away from increased business assessment. Scenario 1 reflects the moderate growth target of the existing County Plan.

Table 5: Impact of Five Population Scenarios on Assessment Split (County Growth Report)

2036		
	Residential	Non-Residential
Scenario 1 – 55,610 people	65.67%	34.33%
Scenario 2 – 71,310 people	69.80%	30.20%
Scenario 3 – 81,310 people	71.97%	28.50%
Scenario 4 – 116,310 people	77.54%	22.46%
Scenario 5 – 179,310 people	83.27%	16.76%

Overall, the data demonstrates that the Growth and Sustainability Principle is being achieved as outlined:

- The County is achieving the moderate growth target of 2.5 - 3.0% of the regional population;
- Urban municipalities in the region are growing faster than the rural municipalities;
- The County's business areas have significant development capacity remaining; and
- The County Assessment Split is moving toward the 65% : 35% target.

Infrastructure Servicing Support for Growth

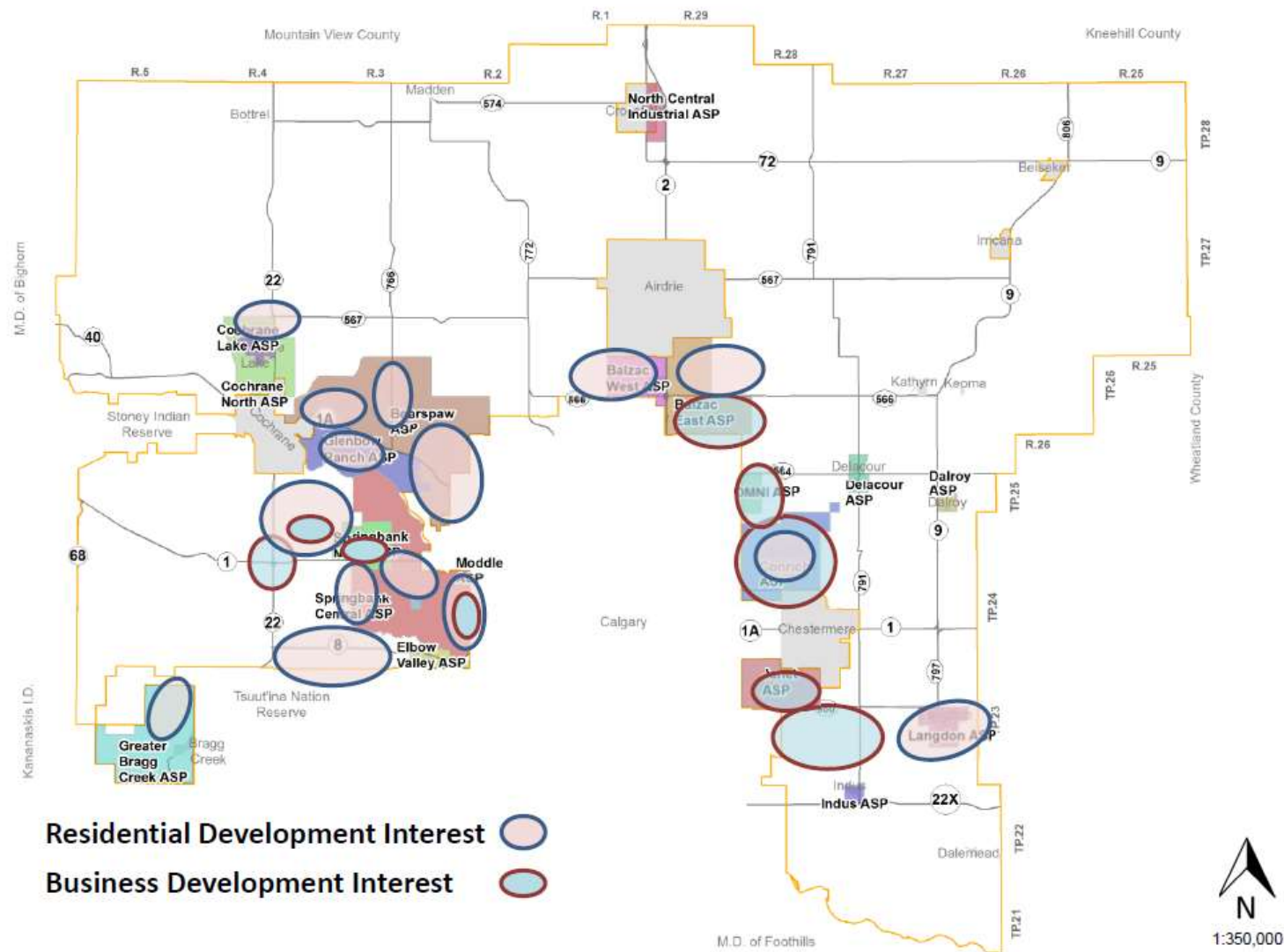
The principles and policies of the County Plan continually reference infrastructure requirements as they are an essential component to community building. Infrastructure servicing includes roads, water, wastewater, stormwater, solid waste, fire stations, and recreation facilities. Each of these components has an initial capital and equipment cost and ongoing operations, maintenance and replacement costs. Based on the County's current financial strategy, initial capital costs are typically covered by the developer, but ongoing maintenance and future replacement costs are the responsibility of the County. These are funded through a combination of levies, grants, and tax revenue.

With respect to infrastructure, having a growth strategy that identifies the areas of growth is advantageous because it allows for more certainty in the ongoing planning of future infrastructure requirements and upgrades.

Growth Pressures

The County continues to experience growth pressures for development, particularly residential, both inside and outside of the identified growth areas. Development interest and pressure will always be an issue for the County because of proximity to Calgary and relatively inexpensive land costs. Map 4 below illustrates areas of development pressure that the County is currently experiencing, identified either through formal applications or expressions of interest by the development community. As an example, some areas could see significant population numbers, which have been reflected in the growth scenarios of Table 5 for illustrative purposes.

Map 4: County Development Pressure



2.2 Principle 2: The Environment

2.2.1 Overview and rationale for the Principle

Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment. This principle is very important because it implements a number of directives from the Provincial level, such as the SSRP environmental policies, Water Act Requirements, and the Alberta Land Stewardship Act (ALSA). This principle includes responsible management of stormwater, conservation measures for land, water, and natural resources, maintaining rural landscapes, promoting parks, open spaces, and recreational needs of residents.

The County Plan recognizes that all forms of growth must occur in an environmentally responsible manner, and provides policy to support residential and business growth that achieve this goal.

2.2.2 Progress in achieving the Principle

The County has been implementing this principle through a number of documents and initiatives including, but not limited to:

- Riparian Land Conservation and Management Policy (Policy 419);
- Preparation of Stormwater management plans (regional and sub-regional catchment plans);
- County Servicing Standards;
- Participation in watershed management groups such as Bow River Basin Council, Nose Creek Watershed Partnership, Cooperative Stormwater Management Initiative (CSMI);
- Source Water protection – participating in Tri-party working group with City of Calgary and Town of Cochrane for Bow River; and
- Mapping of Environmentally sensitive areas (Alberta environment requirements).

2.3 Principle 3: Agriculture

2.3.1 Overview and rationale for the Principle

Rocky View County respects, supports, and values agriculture as an important aspect of the County's culture and economy. The County Plan recognizes agriculture as a land use, a business, and a service. The agricultural policies of the County Plan came from the recommendations of the Agriculture Master Plan, a document prepared with input from the County's agricultural producers. This document, and subsequently the County Plan, recognizes that agriculture encompasses a multitude of uses including crop production, ranching, greenhouses, specialty crops, equestrian uses, tree farms, and forestry. County agricultural producers also identified fragmentation of agricultural land as an impediment to continued production viability, which resulted in policies to reduce impact and fragmentation.

The County will achieve the agricultural principle by facilitating diverse and sustainable agriculture operations and businesses and providing increased flexibility for agricultural diversification. The County will also support partnerships and education to increase operator knowledge and opportunities, minimize adverse impacts on agriculture operations, and support agricultural diversity through land use policy.

2.3.2 Progress in Achieving the Principle

Implementation of this principle has occurred through various means such as Land Use Bylaw amendments and policy inclusion in ASPs. Several examples include:

- Land Use Bylaw amendments to allow for *agricultural* First Parcels Out without redesignation;
- Land Use Bylaw amendments to allow for *residential* First Parcels Out without redesignation;
- Development of the Agricultural Boundary Design Guidelines to reduce impact of non-agricultural development on agricultural operations;
- Transition policies within area structure plans to buffer agricultural uses until development occurs; and
- Information and training sessions for Agricultural Service Board members to assist with review of development applications.

Table 6 below contains the amount of land converted per year from agriculture to non-agricultural zonings. A measure of agricultural protection is the amount redesignated outside of the County Plan's identified areas. This table indicates that conversion of agricultural land outside of development areas has been decreasing, in accordance with the principles of the County Plan.

Table 6: Agricultural Land Conversion (2016 Indicators Report – on County's website)

AGRICULTURAL LAND REDESIGNATION - ACRES			
	2014	2015	2016
Agriculture Area – Non-Residential*	109.5	115.4	35
Agriculture Area - Residential	189	177.5	0
Development Areas	423	64.5	259
Total	721.5	357.5	294

* Includes Public Service and Natural Resource districts

2.4 Principle 4: Rural Communities

2.4.1 Overview and rationale for the Principle

During the County Plan preparation, there was much discussion on what rural means and if the County is rural. The general consensus was that the County is rural, but that means different things depending on which type of community you live in: farms, hamlets, or acreages. This principle states that the County will support the development and retention of well-designed rural communities by encouraging

agriculture, hamlets, and country residential communities to retain their rural character and maintain a strong sense of community. It will also be important to support communities in providing attractive, well-designed, and distinct, residential neighbourhoods, gathering places, parks, and open spaces.

This principle is closely tied to the Growth and Fiscal Sustainability in that residential development is encouraged in identified areas and that high-density residential (more urban in nature) is to be directed to adjacent urban municipalities.

2.4.2 Progress in Achieving the Principle

Implementation of this principle has, to date, occurred primarily through the review and amendment of area structure plans to incorporate the idea of retaining the rural character that residents identified as important. Some examples include:

- Preparation of a new ASP for the hamlet of Langdon;
- Preparation of the Bragg Creek Revitalization Plan and subsequent ASP amendments;
- Review of the design of hamlet of Conrich through the Conrich ASP process;
- Glenbow Ranch Area Structure Plan – new form of rural community.

2.5 Principle 5: Rural Service

2.5.1 Overview and rationale for the Principle

Service delivery was an important topic for residents throughout the County Plan preparation. Rocky View County provides a number of services including: fire protection, library access, enforcement services, waste transfer and recycling, weed control, road maintenance, and snow plowing. One of the key challenges for a rural municipality is how to efficiently deliver these services to a population dispersed over a large land area. Residents consistently stated that they did not want to pay for increased levels of services in certain areas if they were not equitably distributed throughout the County.

The principle of rural service states that Rocky View County will strive to provide an equitable level of rural service to its residents.

If certain communities desire a higher level of service, it is delivered on a user-pay model. An example of this is the curbside garbage and recycling pick up service in Langdon: residents pay user fees for this service.

2.5.2 Progress in Achieving the Principle

This principle is one that still requires significant work to identify the base level of service, and to provide amenities to meet the increasing demand of residents. The County will need to continue to channel resources to meet the needs of residents, particularly in the area of recreation.

2.6 Principle 6: Partnerships

2.6.1 Overview and rationale for the Principle

This principle requires the County to maintain a strong web of partnerships to help extend the range of services it provides to its residents. The County will develop and strengthen partnerships with communities, stakeholders, and neighbouring municipalities. The County will also support volunteerism, collaboration, and community participation to strengthen and enhance communities. There are also requirements in the draft Interim Regional Growth Plan that will require collaboration and cooperation with adjacent municipalities for planning and service delivery.

2.6.2 Progress in Achieving the Principle

The County works toward this principle in a number of ways by:

- Providing funding for non-profit groups through the Recreation Boards and FCSS;
- Funding studies with adjacent municipalities to improve recreation service delivery (Joint Study for Northwest with City of Calgary);
- Collaborating with Provincial agencies;
- Funding of joint recreation facilities;
- Providing FCCS grants to urban areas;
- Support for the Rocky View Seniors Foundations.

Nevertheless, the County continues to receive requests to support services in adjacent municipalities and does not anticipate these will diminish. The perception about County and other municipality's contributions to regional soft services is a major point of discussion in ongoing regional planning.

2.7 Summary of County Plan Principles and Strategy

The principles described above provide the underpinnings for the goals, objectives, policies, and actions contained within the County Plan. Together, they form Council's growth vision, supported by input and feedback from County residents and stakeholders.

It is important to note that the principles and policies of the County Plan are interconnected. If changes are made to one principle, the impacts on the rest of the plan need to be examined. As an example, if the moderate growth rate was changed to a high growth rate, this would require changes to the principles of rural service and rural communities, as an increased population will require urban style service delivery.

This is not intended to suggest that principles cannot be changed; rather, it is intended to simply highlight that there are complex relationships between principles that require consideration. If changes to the principles are proposed, the next section of this report provides options for a process to achieve that.

3. CHANGING THE COUNTY PLAN PRINCIPLES AND/OR STRATEGY

This report provided an overview of the County Plan's Vision, Principles, and Growth Strategy. This information can be used to confirm the existing strategy, or to determine that modifications to the County's growth, servicing, and financial sustainability objectives are required. Council can consider the information provided regarding current population projections, progress of growth areas, fiscal impacts, business area growth, potential development areas, and areas of developer interest to provide direction to Administration on the next steps.

In addition to this report, the upcoming County Manager's workshop will initiate discussion on:

- the County Plan Overview report;
- whether the fiscal goals are still appropriate (i.e.: residential to nonresidential assessment ratio);
- whether a moderate growth goal is still desirable;
- the delivery of services in the growing/expanding hamlets; and
- whether the current direction is still appropriate, and if not, what some of the desired changes may be.

Depending on the discussion at the County Manager's workshop, any next steps will require additional Council direction. A process for revising the current growth management strategy is outlined below.

3.1 County Growth Strategy Review Process

Based on feedback received at the County Manager's workshop, Administration will prepare a report for Council's consideration and request direction on reviewing the County's growth management strategy as contained in the County Plan. As part of this review, Administration will provide:

1. planning and servicing options; and
2. an analysis of the fiscal, governance, and administrative impacts of the various options.

This information will then allow Council to articulate its Vision for the County. The outcome of this review process will be a separate document entitled Rocky View County's Growth and Servicing Strategy. This document will inform the County's advocacy and interests in the Calgary Metropolitan Regional Board's (CMRB) Regional Growth and Servicing Plan, and potential amendments to the County Plan, if the current growth strategy changes.

3.2 County Plan Amendment Process

Administration has identified two streams for identifying and recommending potential amendments to the County Plan. The two streams are dictated by the requirement to comply with the Interim Regional Growth Plan and the final CMRB Regional Growth and Servicing Plan. Pursuing County Plan amendments without acknowledging and understanding the effect of these statutory documents and the related governance model in the form of the regional evaluation framework is a significant resource allocation risk.

1. Amendments that **are consistent** with the Interim Regional Growth Plan: these are amendments that could potentially occur in the near-term based on their consistency with the Interim Regional Growth Plan and would involve the following steps:
 - a) Preparation of a Terms of Reference in accordance with Council's direction identifying near-term, low-impact amendments on the basis of the revised Rocky View County Growth and Servicing Strategy, including:
 - i. The scope of proposed amendments;
 - ii. The level of desired public engagement;
 - iii. Proposals for CMRB required cooperation and collaboration with adjacent municipalities; and
 - iv. Preliminary discussions with CMRB to determine the consistency of proposed amendments with the Interim Regional Growth Plan.
 - b) Once the amendments have been prepared and circulated, and the desired public and regional engagement has occurred, the amending bylaw can proceed to a public hearing (1st and 2nd reading only);
 - c) After 2nd reading, the County Plan amendment(s) would be sent to CMRB for review and approval;
 - d) If CMRB approval is given, the bylaw to amend the County Plan can proceed to Council for 3rd reading.
2. Amendments that **are inconsistent** with the Interim Regional Growth Plan: these are amendments that are potentially a significant change in growth direction as identified in the County's Growth and Service Strategy, and/or are inconsistent with the Interim Regional Growth Plan, and would involve the following steps:
 - a) Submission to the CMRB for inclusion of the County's Growth and Servicing Strategy objectives into the CMRB's Regional Growth & Servicing Plan, including political and administrative advocacy; and
 - b) Following adoption of the Regional Growth & Servicing Plan by the CMRB (January 2021), the County would undertake a typical County Plan review process to ensure alignment with the content of the Regional Growth & Servicing Plan and bring forward any County Plan amendments that could be accommodated on the basis of the adopted Regional Growth & Servicing Plan.

3.3 Items to Consider

Council has a number of options available when it comes to Growth and Servicing in the County and the related amendments it might make to the County Plan. Understanding the implications of different strategies is important when considering making amendments to the County Plan. The relationship between the two is more than merely philosophical. Council could elect to make amendments to the County Plan that fundamentally affect the nature of the communities and even the governance of the municipality.

1. **No change:** means Council accepts the County Plan in its current form based on the community engagement from 2012 and 2013 and believes the core tenements of the

County Plan's Strategy reflect a reasonable and balanced approach to development of the municipality. Further, it means that Council is satisfied with the nature and form of governance and the current levels of rural servicing provided in the County. This option matches current business practices in the County, is well understood by the community, and is consistent with the current governance model.

2. **Comprehensive review of the County Plan's Principles and Strategy:** means Council considers the existing County Plan fundamentally no longer represents the short- to medium-term interests of the community, or the desired direction of the County. This option would require the preparation of Terms of Reference that provide for a complete review of the County Plan.
3. **Targeted review of the County Plan's Principles and Strategy:** means Council considers the general direction of the County Plan to be consistent with the short- to medium-term interests of the community and the desired direction of the County. However, there may be, for example, minor textual amendments, new development areas or new development forms, or other specific items that Council wishes to investigate further. It should be noted, of course, that while a targeted review may appear to be a more conservative approach to the review of County policy, there is the very real prospect that amendments may still represent a meaningful departure from the existing principles of the County Plan and have significant impacts upon governance, budgeting, and the operation of the County.

3.4 Revising the County's Current Strategy and Amending the County Plan

Whether Council determines that a comprehensive review or a targeted review of the County Plan's Strategy is worth pursuing, similar broad questions should be addressed:

1. What level of residential growth is desirable for the County?
 - a) Maintain current objectives and targets for County growth; or
 - b) Increase objectives and targets for County growth. In order to increase the County's portion of regional growth, the County would likely need to introduce new housing options and development forms to the County in an effort to provide access to residential housing markets currently not available in the County. This might include higher density residential development forms, which would be challenging in hamlets, but might be achieved by developing areas adjacent to similar residential markets established in the region's cities and towns; or
 - c) Reduce objectives and targets for County growth. This might lengthen the build-out periods of the existing planned areas; although, without actually reducing policy-identified development areas, or introducing new phasing requirements within area structure plans to control build-out rates, it is difficult to see how any effort to reduce growth targets would be achieved.

2. Where does the County want to see residential growth?
 - a) Currently identified locations (the residential area structure plans), which includes the review of area structure plans to examine development form options and the direction of any higher density urban development to towns and cities in the region;
 - b) New communities in addition to the currently identified locations. New communities may include:
 - i. Consideration of what impact this may have on existing communities;
 - ii. Consideration of the impact on currently planned residential areas including the potential reduction of these areas;
 - iii. Consideration of different forms of residential development;
 - iv. No longer directing higher density urban development to towns and cities in the region;
 - c) Reduction of the existing currently identified areas. This would present challenges, of course, because it would likely involve the removal of development rights for County residents and developers.
3. What level of employment (industrial/commercial) growth is desirable for the County?
 - a) Maintain current objectives and targets for County growth;
 - b) Increase objectives and targets for County growth. The County has a significant interest in commercial and industrial development. Commercial and industrial development in the County is characterized by:
 - i. Small service areas in hamlets and country residential areas;
 - ii. Regional service areas based on proximity to the city of Calgary;
 - iii. Special service areas based on proximity to unique infrastructure or special sites. Service areas in this category would include Conrich Station and Mountain View Trail in Springbank;
 - iv. Highway service areas based on proximity to intersections; and
 - v. Isolated development in the County's agricultural areas. Some isolated developments have formed concentrations in the form of linear development based on Council approvals. A somewhat concentrated form of isolated development has evolved through Council exceptions in the Janet area, but the potential for these lies anywhere that has reasonable access and proximity to the city of Calgary.
 - c) Reduce objectives and targets for County growth. This would require reducing policy-identified development areas, or introducing new phasing requirements within area structure plans to control build-out rates. It might also be achieved by eliminating isolated development in the County's agricultural areas and concentrating development in identified business areas.
4. What level of service does the County intend to provide?
 - a) It should be noted that this question tends to be answered by the community, but expectations are also established based on development form. For example, higher

- density residential development – a form of development typically found in towns and cities – is treated as a full service community with access to everything from water supply and wastewater and solid waste collection to libraries and recreation centres;
- b) Providing significant new water and wastewater servicing is likely to require substantial County investment or identification of a partner (another municipality or developer).
 - c) If the County pursues significant new residential growth, soft services will be a significant consideration.
 - d) Growth of the County's own administration is another consideration along with the services it provides. While the operational demands associated with a growing municipality like Rocky View County naturally continues to increase, the introduction of major new developments can contribute to substantial jumps in these demands; these jumps become an important resourcing consideration if service standards are to be maintained or improved.

4. SUMMARY

This report outlines the County Plan's current vision, principles, and growth management strategy. The latter section of the report provides several options for Council as well as a number of questions and items that will need to be considered if changes to the County Plan's strategy are determined to be necessary. As described above, based on the feedback from the workshop, Administration will bring a report to Council requesting direction for next steps.

APPENDIX A: RESIDENTIAL LAND INVENTORY (2016)



ROCKY VIEW COUNTY
Cultivating Communities

Residential Land Inventory

2016



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Executive Summary

The 2016 Land Inventory provides an assessment of the current and future availability of residential housing in Rocky View County. Through analysis of existing dwellings, approved parcels, and approved policy areas, an indication of the residential development capacity of the County can be assessed. Residential capacity is broken down into four categories:

1. Built Dwellings;
2. Build-ready Parcels (needs a building permit only);
3. Build-approved Parcels (has land use but has not maximized subdivision potential); and
4. Policy-approved Parcels (in a policy document indicating suitability for residential development but does not have land use).

The analysis distinguishes between dwelling capacity for residential areas and dwelling capacity on agricultural land. The rationale for this distinction is residential land is intended to contain a dwelling whereas many agricultural parcels that could contain a dwelling may never do so. Finally, the rate of dwelling construction over a 20-year time horizon is provided to give an indication of a potential future absorption rates.

Development Capacity Summary

The report shows a potential for a large number of residential dwellings. However, some of that capacity is attributed to projects, such as West Balzac, that have a low likelihood of ever being completed at the densities currently approved. In the detailed analysis for each area structure plan, this potential is further discussed to provide a better understanding of realistic development potential. Overall, there is a significant amount of residential capacity available throughout the County.

Table 1 - Land Inventory Summary

	Policy Document / Area	Built	Build Ready	Build-approved	Policy-approved	Potential New Dwellings
ASPs	Balzac East	371	46	68	132	246
	Balzac West	23	20	1,399	12,649	14,091
	Bearspaw	2,213	510	1,016	3,627	5,198
	Central Springbank	1,761	316	574	2,227	3,117
	Cochrane Lake Hamlet Plan	237	139	682	262	1,083
	Cochrane North	237	25	125	897	1,047
	Conrich	497	141	61	2,837	3,334
	Dalroy	24	13	64	313	390
	Delacour	36	8	11	294	313
	Elbow Valley	792	14	212	0	226
	Greater Bragg Creek	799	109	718	1,480	2,307
	Hamlet of Indus	27	10	14	239	263
	Janet	64	48	34	0	82
	Langdon	1,522	107	40	3,904	4,051

	Policy Document / Area	Built	Build Ready	Build-approved	Policy-approved	Potential New Dwellings
	Moddle	49	0	0	0	0
	North Springbank	33	19	117	1,290	1,426
	Shepard	4	2	1	0	3
CSs outside of ASPs	Big Hill Springs	1	6	0	3,993	3,999
	Calterra Estates	17	26	5	0	31
	Cottage Club Ghost	102	140	107	0	247
	Elbow Valley West	86	31	4	0	35
	Greenleaf Acres	5	3	14	0	17
	Hamlet of Kathryn	6	5	1	2,134	2,140
	Harmony	21	207	3,272	0	3,479
	Meadowlands	0	2	88	0	90
	Northglen Estates	32	7	4	0	11
	Serenity	18	3	0	0	3
	Stonepine	73	4	15	0	19
Outside comprehensive policy documents						
Quadrants	Southwest quadrant	485	582	83	N/A	665
	Northwest quadrant	1,780	1,391	157	N/A	1,548
	Northeast quadrant	1,172	1,839	35	N/A	1,874
	Southeast quadrant	1,108	944	148	N/A	1,092
Totals		13,381	6,807	2,642	N/A	9,449

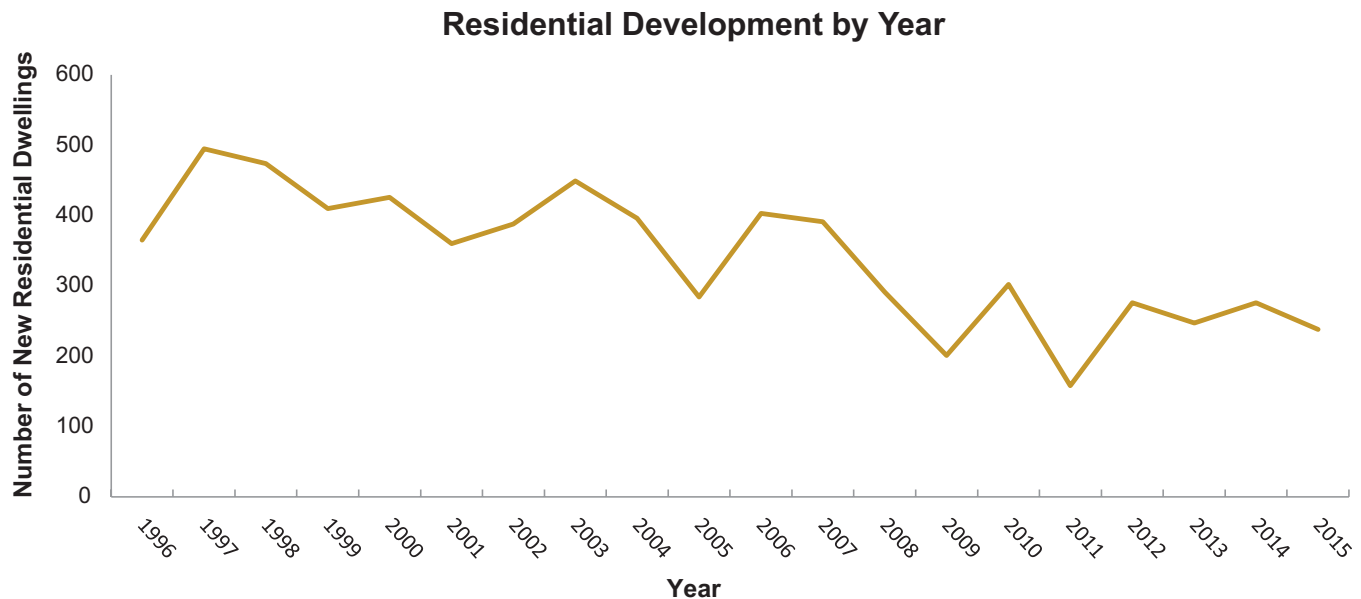
Agricultural Dwellings

An analysis of dwellings constructed on agricultural parcels shows that agricultural parcels less than a quarter section tend to have a dwelling constructed on the property (Table 2).

Residential Development by Year

In order to gain a better understanding of the current residential capacity and emerging development trends, historical, current, and predicted rates of development must be considered. This report used data from the past 20 years to identify the rates and trends of dwelling construction throughout the County. As illustrated in Figure 1, the rate of new dwelling construction within Rocky View County has declined over the last 20 years. The highest growth rate occurred between 1996 and 1998 with the lowest rate occurring in 2011.

Figure 1 - Annual County Development Rate



1 Introduction

The purpose of this report is to document dwelling capacity in Rocky View County as of the end of 2015. Capacity is broken down into four categories:

1. Built;
2. Build-ready;
3. Build-approved; and
4. Policy-approved.

The analysis distinguishes between dwelling capacity for residential areas and dwelling capacity on agricultural land. The rationale for this division is residential land is intended to contain a dwelling whereas many agricultural parcels that could contain a dwelling may never do so. Data is presented in three ways: (i) County summary, (ii) area structure plans (ASPs) or conceptual schemes outside of an ASP, and (iii) electoral divisions. Finally, the rate of dwelling construction over a 20-year time horizon is provided to give an indication of what the future absorption rate might be.

1.1 Methods and Definitions

Built (B): Includes parcels with an existing dwelling as determined by CAMA lot assessment data.

Build-ready (BR): Includes vacant lots (residential or agricultural) that require only building permit approval to construct a dwelling.

Build-approved (BA): Includes parcels with a land use designation that allows further subdivision to create new lots. To be included in the build-approved category, the parcel size must exceed at least twice the minimum lot size allowed in the Land Use bylaw for the parcel.

Policy-approved (PA): Includes potential parcels that may occur within an approved residential policy area (area structure plans and/or conceptual schemes). However, the identified area has not received land use approval.

The net developable area was calculated by subtracting the following from the gross developable area of the policy-approved category:

- land intended for non-residential uses;
- water bodies; and
- land with slopes greater than 15%.

Net developable land was then multiplied by 75% to account for roads, municipal reserves, and public utility lots.

Main Land Use Categories

Agricultural land use category: When analyzing built and build-ready categories, all parcels with an agricultural land use were combined in order to get a general picture of agricultural housing capacity. The land uses considered in this grouping were farmstead, agriculture holding, ranch and farm (RF), ranch and farm two (RF-2), and ranch and farm three (RF-3), and excludes parcels with multiple land uses.

Residential land use category: When analyzing built and build-ready categories, all parcels with a residential land use were combined in order to get a general picture of housing capacity within Rocky View County. The land uses considered in this grouping were residential one, residential two, residential three, residential S, hamlet residential 1, hamlet residential 2 and residential direct control land uses. Parcels with multiple land uses were excluded.

Multiple Land Use Category: Due to GIS constraints, any parcel that had multiple land uses attributed to the parcel was considered in the multiple land use category regardless of residential or agricultural designation.

1.2 Land Inventory and Residential Development Capacity Report - 2012

In 2012, the County undertook a similar study to provide an inventory on residential development capacity and potential. This report is intended to be similar in nature to the previous iteration; however, it is important to note some critical distinctions between the two documents. The 2012 report relied on a combination of municipal addresses, building permits, and assessment data in order to estimate the number of parcels and dwellings within the County. In the time since the previous report, the County has adopted improved data management techniques that have made this combined estimation redundant. Deployment of the CAMA lot assessment data has provided a more accurate indication of the residential inventory within Rocky View County. The benefits of this are twofold: 1) the use of better data provides a clearer indication of development trends in the past, present, and projecting into the future; and 2) the data can be updated in the future to provide a direct comparison to previous reports. While recognizing the importance of the 2012 report, it is important to note that the data largely relied upon was estimated. Therefore, a direct comparison between the 2012 report and future iterations, given the differences in data used, is ineffectual.

1.3 Built Dwellings

Currently, Rocky View County has over 19,000 lots with potential to hold dwellings. Of those, 58% have a residential land use designation with the balance (42%) being designated for agricultural purposes.

Table 2 – Built Dwellings by Land Use

Land Use Category	Number of Parcels	Total Area in Acres
Residential lots	11,412	37,582
R-1 lots	3,537	9,347
R-2 lots	3,126	21,222
R-3 lots	162	1,894
R-S lots	38	185
HR-1 lots	1,016	490
HR-2 lots	2	0.32
Direct Control lots	3,531	4,442
Agricultural lots	8,209	830,000
RF lots	6,507	790,507
RF* lots	33	3,972
RF-2 lots	148	10,869
RF-3 lots	81	3,125
F lots	643	6,341
AH lots	797	15,187
Total	19,621	867,582
Shepard	4	2
Big Hill Springs	1	6
Calterra Estates	17	26
Total	13,381	6,807

Analysis reveals that 12,794 of these parcels contain a dwelling (65%). Given that the majority of Rocky View County features agricultural lands, some of these parcels contain multiple dwellings. These situations may have arisen due to existing dwellings being grandfathered, or through current County policy that allows for the construction of multiple dwellings on lots over 80 acres. Examples of this include permitting additional dwellings on large agricultural parcels, or dwellings for farm help.

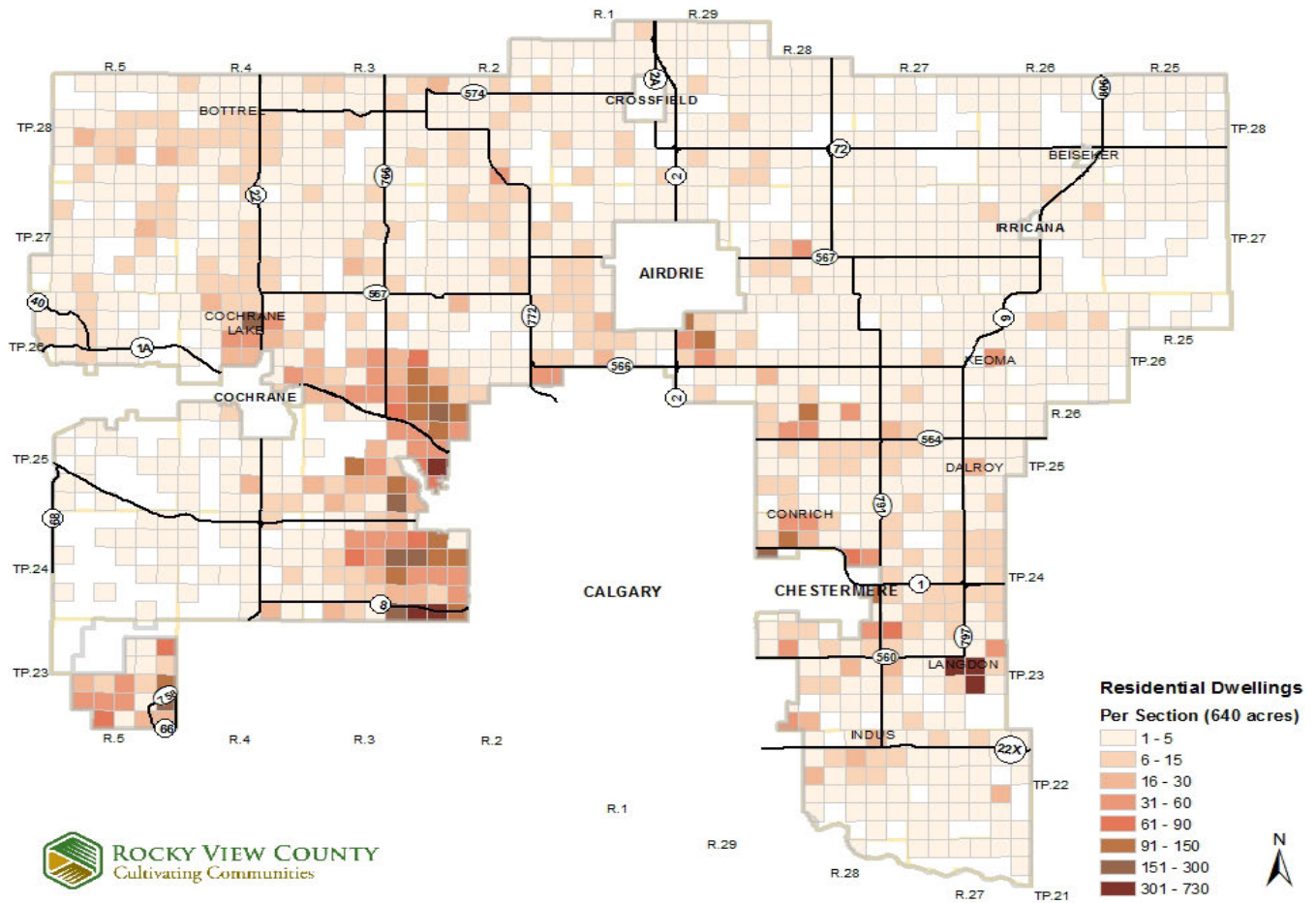
Table 3 – Existing Built Dwellings and Number of Parcels by Land Use

Land Use Category	Total Number of Existing Parcels	Number of Parcels that contain a Built Dwelling	Number of Built Dwellings (includes multiple dwellings on one lot)
Residential Total	11,412	9,663	9,728
R-1	3,537	3,122	3,145
R-2	3,126	2,744	2,772
R-3	162	128	136
R-S	38	8	8
HR-1	1,016	982	983
HR-2	2	2	4
Direct Control Lots	3,531	2,677	2,680
Agricultural Total	8,209	3,131	3,690
RF	6,507	1,739	2,202
RF*	33	16	20
RF-2	148	69	78
RF-3	81	48	55
F	643	599	644
AH	797	660	691
Total	19,621	12,794	13,418

1.3.1 Density of Built Dwellings in Rocky View County

This map (Figure 2) provides the density of dwellings by section throughout the County. This gives a general indication of where development is concentrated throughout various areas of the County.

Figure 2 - Density of Dwellings by Section



1.3.2 Accessory Dwelling Units

Rocky View County permits the construction of accessory dwelling units (ADU). Accessory dwelling units include secondary suites (such as a carriage house or garden suite), and suites within a building (such as a secondary suite in an existing dwelling or accessory building). While these structures may be rented to additional residents, ADUs are often used to accommodate guests or extended family members.

The following table shows construction rates by land use.

Table 4 - Accessory Dwelling Units by Land Use

Land Use Category	Number of ADUs
Residential lots	45
R-1	18
R-2	21
R-3	5
R-S	0
HR-1	0
HR-2	0
Direct Control lots	1
Agricultural Lots	35
RF	15
RF*	0
RF-2	0
RF-3	1
F	9
AH	10
Total	80

1.4 Build-Ready Parcels

Build-ready parcels are parcels that are currently vacant, but have a land use designation that allows for a dwelling to be built. These lots require a building permit for a new dwelling to be built, but subdivision or redesignation approvals are not required.

The majority of build-ready parcels are designated for agricultural uses (74%), with the vast majority of those being designated ranch and farm district (70%). Ranch and farm district is the base land use district in Rocky View County, as all unsubdivided quarter sections naturally carry this designation. As many of these parcels are used primarily for agricultural uses, they naturally have a high potential for new dwelling construction. Smaller agricultural parcels and residential parcels (which account for 26% of the total) have a higher likelihood of seeing dwellings constructed.

Table 5 - Build-Ready Parcels by Land Use

Land Use Category	Number of ADUs	Total Area in acres
Residential lots	1,750	9,406
R-1	415	1,764
R-2	382	3,551
R-3	34	377
R-S	30	172
HR-1	34	48
HR-2	1	0
Direct Control lots	854	3,494
Agricultural lots	5,078	602,764
RF	4,768	590,853
RF*	17	2,036
RF-2	79	5,831
RF-3	33	1,154
F	44	259
AH	137	2,631
Total	6,828	612,169

1.5 Build-Approved Parcels

Build-approved parcels are lands that have a land use designation that allows further subdivision to create new lots. To be included in the build-approved category, the size of the parcel must exceed at least twice the minimum parcel size allowed in the Land Use bylaw for the parcel. The detailed tables for each ASP provide a raw number of build-approved parcels. In order to illustrate the fact that full build-out of all of these potential parcels is unlikely, a probability to build has been factored into the equation in the table below. Although this approach is based on best guess, it provides an indication of the challenges various technical considerations pose to development.

Table 6 - Build-approved, Probability to Build Rate, and Adjusted Potential

	Gross Acreage	Build-approved	Probability to Build	Build-approved (Adjusted)
R-1 (4-7.99 acres)	436	107	25%	26
R-1 (8-19.99 acres)	624	249	50%	124
R-1 (20+ acres)	1,014	483	75%	362
R-1 Total	2,073	839		512
R-2 (8-19.99)	7,795	1,117	50%	558
R-2 (20+ acres)	2,565	558	75%	418
R-2 Total	10,361	1,675		976
R-3	111	6	100%	6
HR-1 (1-2 acres)	85	162	25%	41
HR-1 (2+ acres)	106	327	75%	245
HR-1 Total	191	489		286
Total	12,872	3,140		1,774

1.6 Policy-Approved Parcels

Policy-approved figures were derived through analysis of existing residential area structure plans (ASPs) and approved conceptual schemes. The intention of the policy-approved analysis is to provide an estimate of the number of parcels that could be created under existing policy documents. Land use redesignation to allow for the indicated level of residential development has not been granted to these areas. In order for development to occur in these areas, redesignation to an appropriate land use and the subdivision of individual lots must first proceed.

The policy-approved dwelling capacity shows a potential for a large number of additional residential dwellings. However, it should be noted much of this capacity is attributed to projects such as the West Balzac ASP, which allows for an additional 12,649 dwellings in the plan area. This and other policy areas provide for a substantial amount of development potential that may not be realized as currently approved. Market demand, serviceability restrictions, and other technical constraints may limit the likelihood of policy areas such as these from building out as currently envisioned.

Other areas are reaching the limit of their policy potential, the Elbow Valley ASP for example. Country residential communities, such as central Springbank and Bearspaw, contain considerable future growth potential.

Table 7 - Policy-Approved Development

	Policy Document	Total Policy-approved Lots
ASPs	Balzac East	132
	Balzac West	12,649
	Bearspaw	3,627
	Central Springbank	2,227
	Cochrane Lake Hamlet Plan	262
	Cochrane North	897
	Conrich	6,757
	Dalroy	313
	Delacour	294
	Elbow Valley	0
	Greater Bragg Creek	1,480
	Hamlet of Indus	239
	Janet	0
	Langdon	3,904
	Moddle	0
	North Springbank	1,290
	Shepard	0
CSs outside of ASPs	Big Hill Springs	3,993
	Calterra Estates	0
	Cottage Club Ghost Lake	0
	Elbow Valley West	0
	Greenleaf Acres	0
	Hamlet of Kathryn	2,134
	Harmony	0
	Meadowlands	0
	Northglen Estates	0
	Serenity	0
	Stonepine	0

1.7 Development Rate

The County has experienced steady housing growth over the last 20 years with 6,830 new dwellings constructed, which represents 51% of the total number of dwellings. The development rate peaked in the late 1990s with 495 dwellings constructed in 1997. The impact of the 2008 recession is visible in these figures, as 2011 saw only 158 units constructed. The rate has rebounded in recent years, and has remained fairly steady through 2012-2015.

The 2012 Land Inventory assessed Rocky View County's development rate using a 20-year period as well. That analysis indicated that from 1991 to 2011, 7,230 dwellings were constructed, for an average of 344 units per year.

Table 8 - Annual Number of New Dwellings

Year	New Dwellings
1996	365
1997	495
1998	474
1999	410
2000	426
2001	360
2002	388
2003	449
2004	396
2005	284
2006	403
2007	391
2008	291
2009	201
2010	302
2011	158
2012	276
2013	247
2014	276
2015	238
Grand Total	6,830

Table 9 - New Dwellings Summary

Dwelling Date by Year	New Dwellings
1996-2000	434
2001-2005	375
2006-2010	318
2011-2015	239
Overall development rate by year	342
Range of new dwellings per year	158-495
Total dwelling development between 1996 and 2015	6,830

Figure 3 - Annual County Development Rate (also Figure 1)

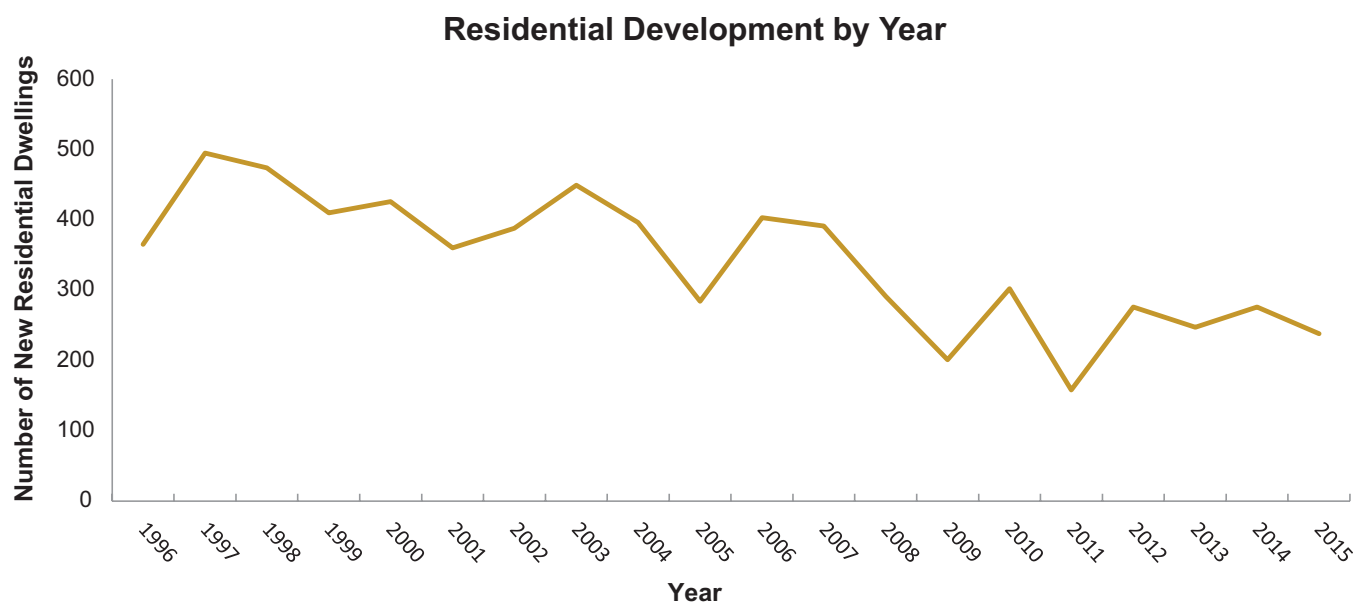
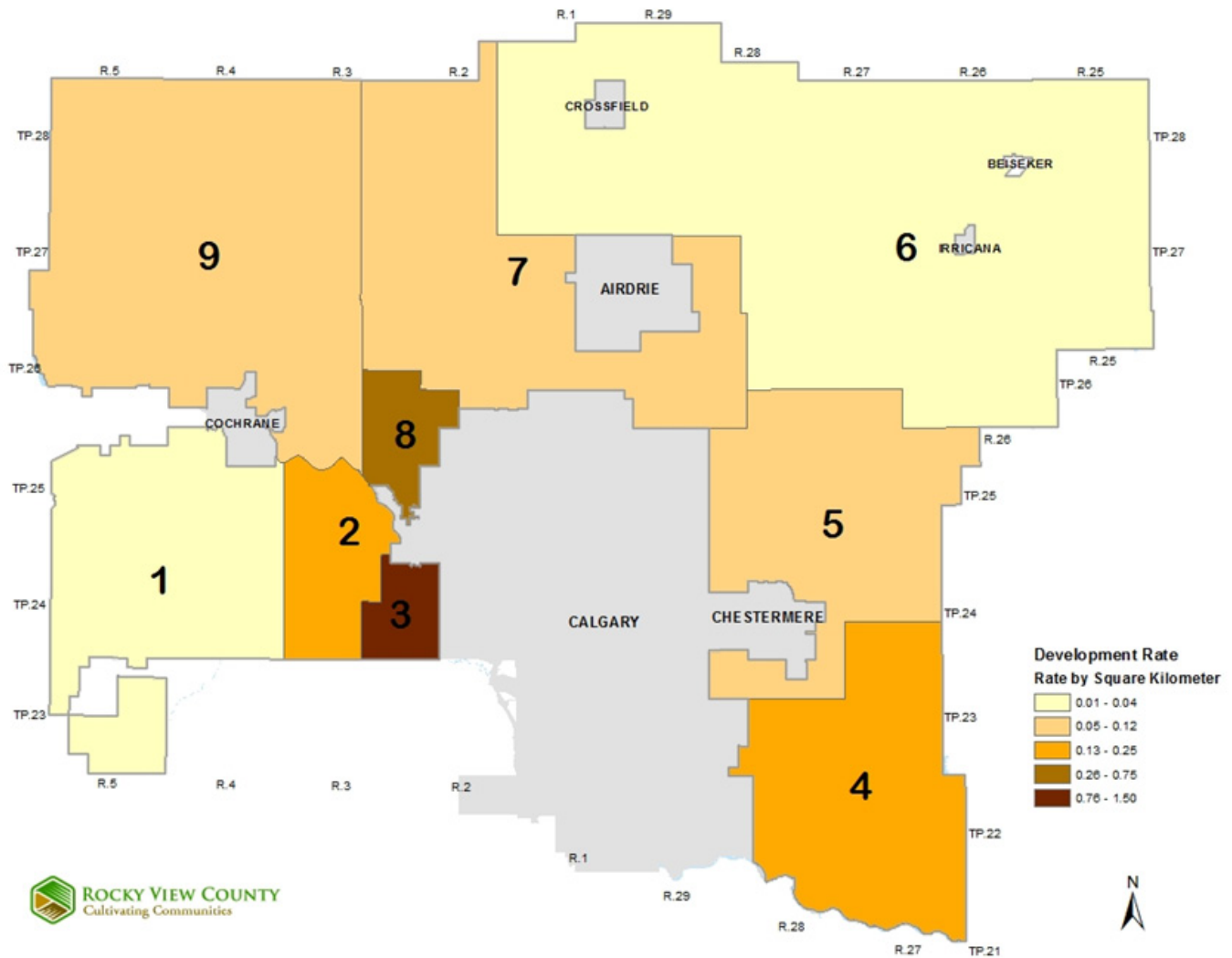


Figure 4 - Development Rate per Square Kilometre



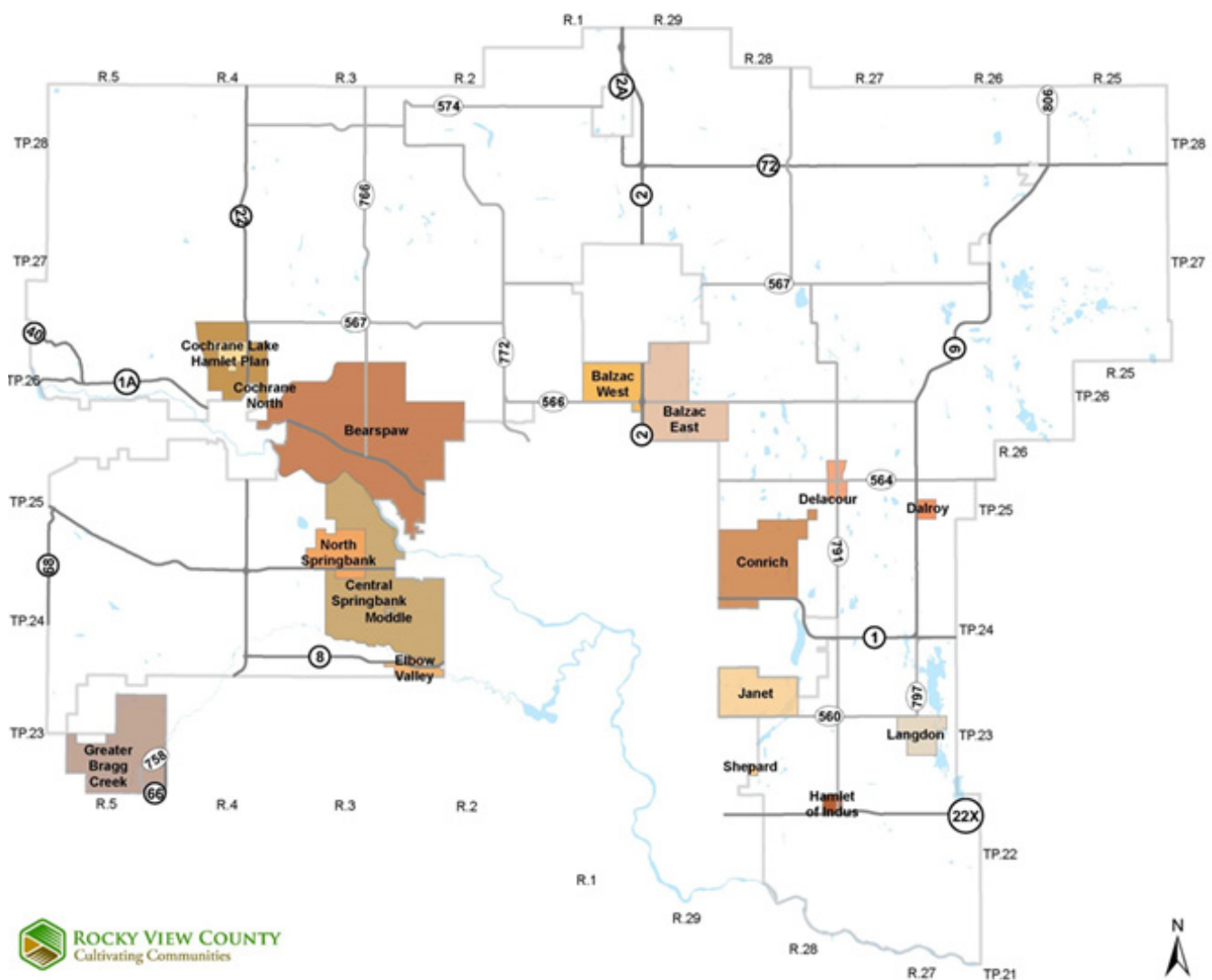
2 Policy Areas

Lot potential was calculated for area structure plans (ASPs) and for conceptual schemes outside of ASPs.

Area structure plans (ASP) are statutory documents that provide a framework describing developable area, proposed land uses, density of population, sequence of development, and general location of major roadways. There are 18 approved ASPs in the County.

Conceptual schemes are non-statutory policy documents that describe a similar development framework to ASPs. Potential lots in conceptual schemes within an ASP area were not calculated as the ASP calculation addresses all developable land. There are 10 conceptual schemes outside of ASPs; inventories were calculated for each of these.

Figure 5 - Approved Area Structure Plans



2.1 Balzac East ASP

The Balzac East ASP was adopted in 2000, and is located between the City of Calgary and the City of Airdrie, on the east side of Highway 2. The Plan area is bisected by Highway 566, which splits the ASP into business and commercial lands to the south, and residential lands to the north. Within the residential area, lands are identified as Phase 1, Phase 2, or Transitional. Phase 1 lands allow for 2 acre parcels, and Phase 2 allows 4 acre parcels. Transitional lands are not considered until the first two phases have reached full build-out.

While the 20-year rate of development within the Balzac East ASP is 11.85 units per year, this figure is heavily skewed by high rates in the late 1990s and early 2000s. Throughout the last 10 years, the development rate has been around 5 per year. Should the additional potential dwellings be constructed at the 20-year average, the ASP would have capacity for 20 years of further development. The potential for the ASP to reach full build-out is limited by servicing availability and changing development trends. The southern portion of the plan area features significant business & commercial development, and the use of potable and wastewater servicing capacity is prioritized for that type of development. Given the location adjacent to the City of Airdrie, market demand for housing in this area of the County may be impacted by the cost and variety of dwellings available.

Table 10 - Balzac East Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	1,328	323	22	68			
R-1	532	223	8	12			
R-2	772	99	13	56			
R-3	24	1	1	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	3,490	47	24	N/A			
RF	2,549	14	16	N/A			
RF-2	300	0	3	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	59	5	1	N/A			
AH	582	28	4	N/A			
Multiple land use lots	143	1	1	N/A			
Total	4,961	371	46	68	132	246	617

Figure 6 - Balzac East 20-Year Development Trend

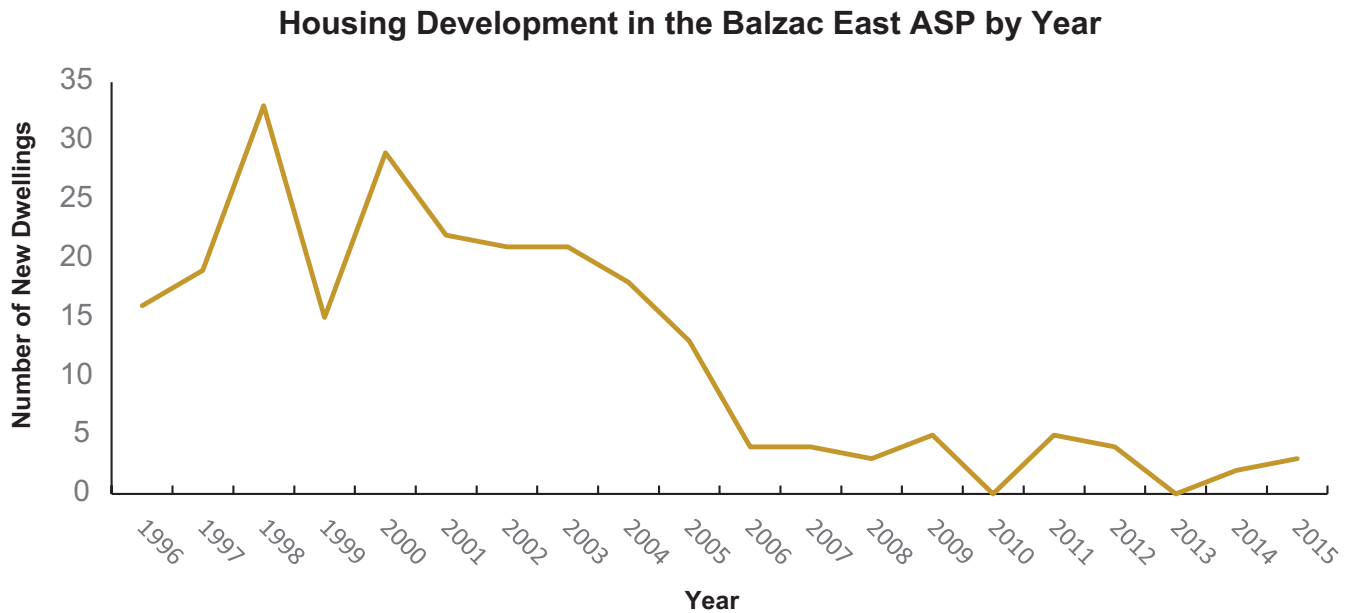


Table 11 - Balzac East 20-Year Development Rate

Development Rate:	11.85
Range of dwellings per year	0 - 33
Total new dwellings between 1996 and 2015	237

2.2 Balzac West ASP

The Balzac West ASP was adopted in 2006 and is located between the city of Calgary and the city of Airdrie, on the west side of Highway 2. Lands within the plan area have been subject to annexations to The City of Calgary (2007), and the City of Airdrie (2010). Three policy areas within the remaining lands feature residential potential: The hamlet of Balzac; Residential; and The Crossroads. The hamlet of Balzac has approved land use; however, the other two areas do not. Unit potential for The Crossroads is not indicated in the Plan, but the Residential area allows for a gross density of five units per acre.

The rate of development within the Balzac West ASP is very low; only three dwellings have been constructed since 1996. The technical implications of locating an additional 14,000 units within this plan area are significant, and are recognized by Rocky View County. Additionally, the population anticipated by the original ASP is not supported by the moderate growth direction established by the County Plan. As such, a review of the ASP was required in order to bring the Balzac West ASP into alignment with the County Plan. Considerable challenges remain in regards to provision of potable water, wastewater servicing, and stormwater control. Until these matters are resolved, large scale development to the degree anticipated by this plan is not feasible. The County Plan identified West Balzac as being appropriate for a full service rural hamlet; however, it also recognized that review of this was required considering the technical restraints. Given the significant amount of development potential within this ASP, forecasting against its negligible development rate is not a useful measure.

Figure 7 - Balzac West Annual Rate of New Dwelling Construction

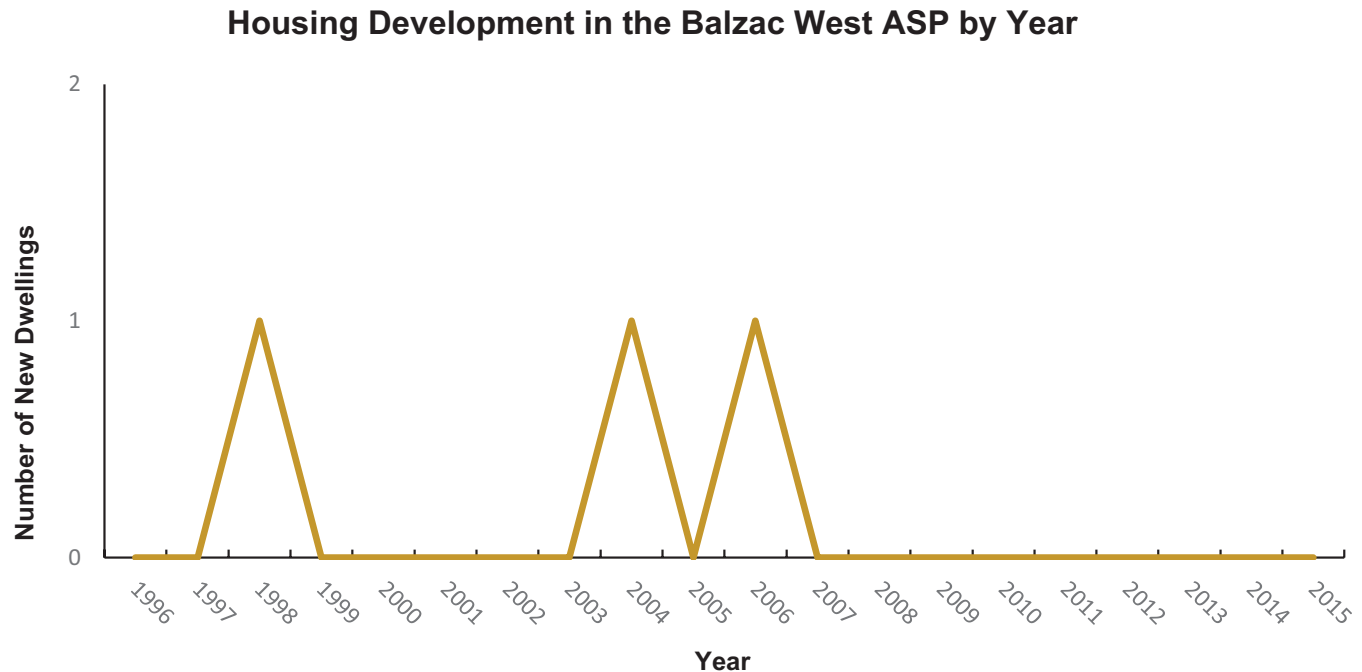


Table 13 - Development Rate Summary

Development Rate:	0.2
Range of dwellings per year	0 - 1
Total new dwellings between 1996 and 2015	3

2.3 Bearspaw ASP

The Bearspaw ASP covers approximately 30,000 acres of land in the north-central region of Rocky View County. It has been in effect since January 18, 1994. Since that time, growth pressures have led to the approval of development forms not anticipated by the original plan. The establishment of Glenbow Ranch Provincial Park has created a valuable environmental and recreational area that requires sensitive planning in adjacent lands. The Bearspaw ASP allows for country residential development (2- and 4-acre parcels), and has been subject to two subsequent reviews, the Bearspaw Community Development Strategy (2010), and the proposed Glenbow Ranch Area Structure Plan (2017). Although the Bearspaw Community Development Strategy (2010) was never approved, these plans indicate the need to review the existing document.

The development rate within the Bearspaw ASP has been an average of 57.6 dwellings over the past 20 years. The changing demand for different styles of development is apparent in Figure 7, which shows a gradual decrease in new residential units from a high of 80 in 1996 to a low of 12 in 2009. Development rates within traditional country residential land use districts have been in decline since the late 1990s. Other forms of development, however, have been increasing. This is apparent in the large increase in new dwellings beginning in the 2010s, a time when higher density developments such as Watermark started to develop. The Bearspaw ASP has significant potential for further development. Should the average rate of development hold into the future, the Bearspaw ASP area would have 89 years of remaining development potential. The consistent decrease in country residential development, however, indicates that this is unlikely to occur within the existing

policy framework. Both the Community Development Strategy and Glenbow Ranch ASP reviews of policy direction for the area have provided for alternate forms of development that are more aligned with current demands. With some careful consideration of how to balance these demands with the expectations of existing residents, the Bears paw ASP area should remain an appropriate area for moderate growth into the future.

Table 14 - Bears paw Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	10,492	2,087	384	1016			
R-1	2,884	935	161	233			
R-2	7,075	829	139	649			
R-3	111	5	1	3			
R-S	185	8	30	131			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	237	310	53	0			
Agricultural lots total	14,492	106	120	N/A			
RF	12,814	41	93	N/A			
RF-2	144	0	2	N/A			
RF-3	118	2	2	N/A			
RF*	156	0	2	N/A			
F	120	11	1	N/A			
AH	1,140	52	20	N/A			
Multiple land use lots	1159	20	8	N/A			
Total	26,143	2,213	510	1016	3,627	5,198	7,411

Figure 8 - Bearspaw 20-year development trend

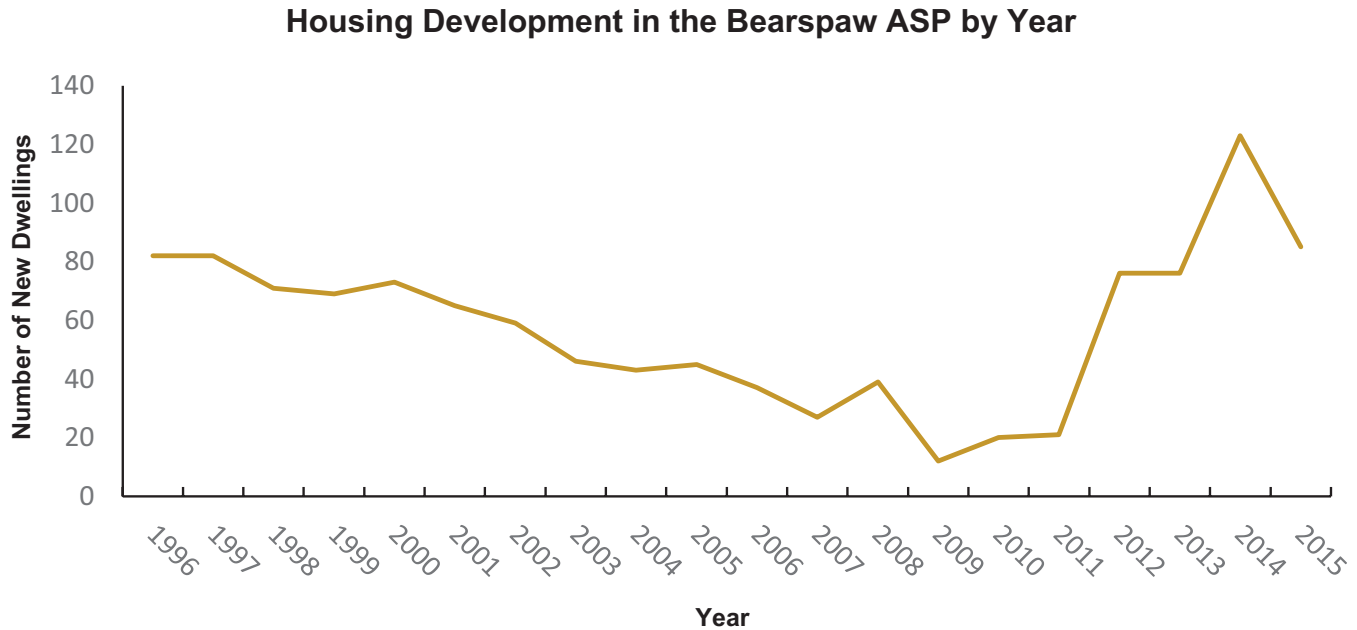


Table 15 - Bearspaw 20-year Development Rate

Development Rate:	57.6
Range of dwellings per year	12 - 123
Total new dwellings between 1996 and 2015	1151

2.4 Central Springbank ASP

The Central Springbank ASP was adopted in 2001 and covers approximately 20,000 acres in the western region of Rocky View County, and allows for country residential development (2- and 4-acre parcels) throughout much of the plan area. As with other areas of the County, development rates within traditional country residential land use districts have been in decline since the late 1990s. Other forms of development, however, have been increasing. In light of this fact, as well as the use of new and innovative development techniques, review of the Central Springbank ASP was launched in early 2017.

The 20-year rate of development within the Central Springbank ASP is 34.9 units per year, although this figure is somewhat skewed by high rates in the late 1990s. The development rate since that time has remained fairly consistent. Should this average rate of development hold into the future, the Central Springbank ASP area would have 89 years of remaining development potential. Similar to Bearspaw, this area has seen significant development pressures as regional growth has increased. Alternate development forms such as Harmony, located immediately to the west, indicate that while there is demand for dwellings in the area, the type of housing currently available is not in high demand. Should the review of the plan area determine that country residential is the only appropriate form of development, the current development rate of between 15 and 30 new dwellings is expected to continue.

Table 16 - Central Springbank Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	7,006	1,653	234	574			
R-1	3,615	1,237	173	316			
R-2	3,200	411	59	258			
R-3	38	5	0	0			
R-S	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	153	0	2	0			
Agricultural lots total	8,874	63	74	N/A			
RF	7,881	31	56	N/A			
RF-2	79	0	1	N/A			
RF-3	191	1	4	N/A			
RF*	0	0	0	N/A			
F	50	8	0	N/A			
AH	673	23	13	N/A			
Multiple land use lots	1147	45	10	N/A			
Total	17,027	1,761	316	574	2,227	3,117	4,878

Figure 9 - Central Springbank 20-Year Development Trend

Housing Development in the Central Springbank ASP per Year

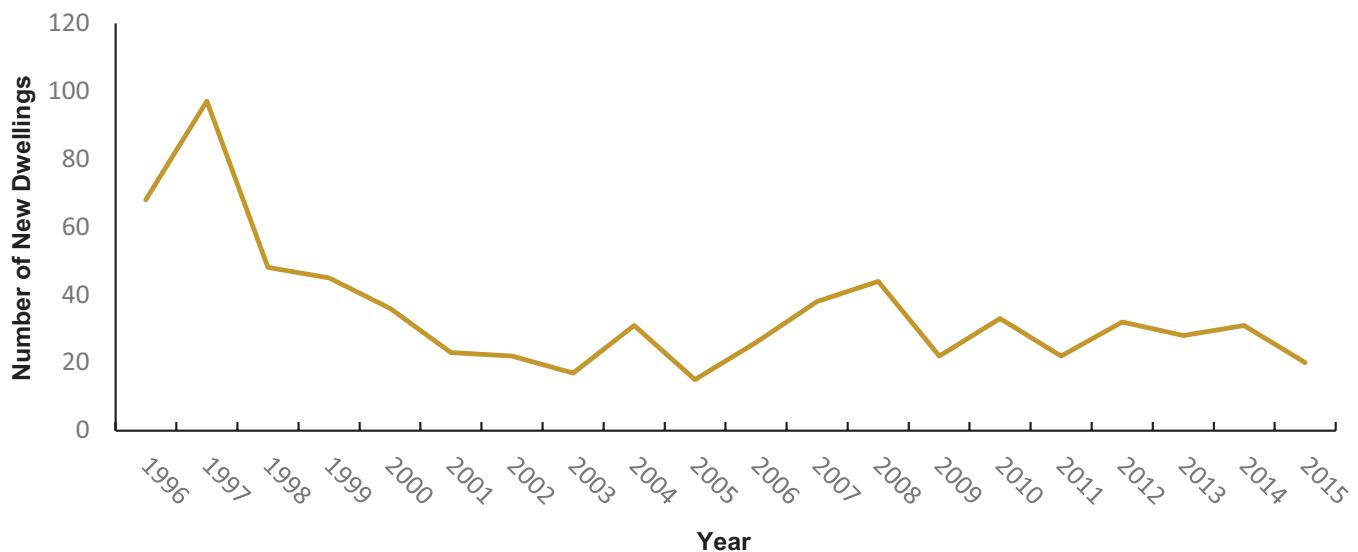


Table 17 - Central Springbank 20-Year Development Rate

Development Rate:	34.9
Range of dwellings per year	15 - 97
Total new dwellings between 1996 and 2015	698

2.5 Cochrane Lake Hamlet Plan (ASP)

Adopted in 2011, the Cochrane Lake Hamlet Plan ASP is located in the north-west region of Rocky View County. The plan allows for a variety of development forms, and aims to establish a complete community with residential, commercial, and recreational activities available. While much of the plan area has yet to see development, land use has been approved for the majority of the residential areas. Only the initial phase of this has yet to commence construction.

There was little to no development within the hamlet area until 2005 when a large number of relatively high density parcels began to be constructed. The initial phase of this development has largely been built out; however, the remaining phases have not proceeded to-date. The high densities (four to six units per acre) of the remaining undeveloped areas within this plan contribute to the high number of potential new dwellings. The 20 year average rate of development in the Cochrane Lake Hamlet Plan ASP is eight units per year. Should this average hold into the future, the ASP area would have 135 years of remaining development potential. This is not reflective of realistic expectations, however, as dwelling construction in the Hamlet Plan had been non-existent for years, until 2005 when there was a large spike. The construction of the remaining development potential in this plan area is restricted due to servicing potential and stormwater considerations. Considering that the development rate peaked at 48 in 2006, build-out of the remaining area may occur rather quickly should these issues be resolved.

Table 18 - Cochrane Lake Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	742	228	139	682			
R-1	0	0	0	0			
R-2	133	18	3	8			
R-3	0	0	0	0			
HR-1	41	54	0	84			
HR-2	0	0	0	0			
Direct Control lots	568	157	136	590			

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Agricultural lots total	0	0	0	N/A			
RF	0	0	0	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	153	8	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	895	237	139	682	262	1,083	1,320

Figure 10 - Cochrane Lake Hamlet Plan 20-Year Development Trend

Housing Development in the Cochrane Lake Hamlet Plan ASP by Year

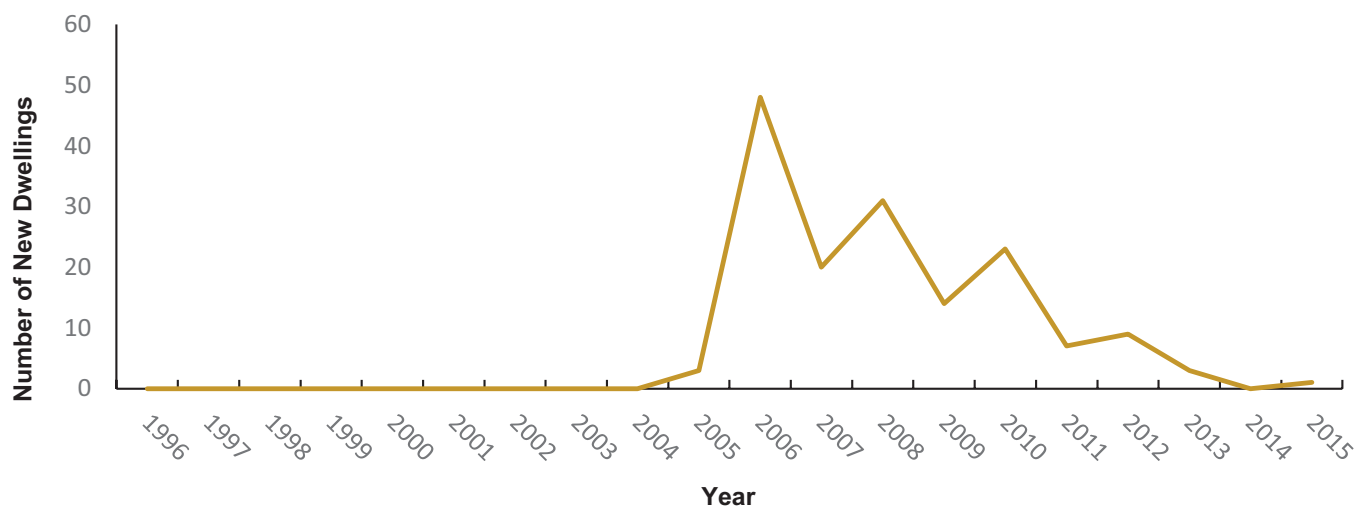


Table 19 - Cochrane Lake Hamlet Plan 20-Year Development Rate

Development Rate:	8.0
Range of dwellings per year	0 - 48
Total new dwellings between 1996 and 2015	159

2.6 Cochrane North ASP

The Cochrane North ASP covers approximately 6,000 acres surrounding the Cochrane Lake Hamlet Plan. Adopted in 2007, the plan foresees country residential development and aims to achieve a balance between the hamlet area and the agricultural areas that surround it. Taking into account the variety of natural open spaces within the plan area, the plan provides for cluster residential development opportunities.

Much of the area has yet to see significant development. The development rate averages 4.3 dwellings per year over the past 20 years, most of these have been residential infill and small agricultural parcels. Should this average rate of development hold into the future, the Cochrane North ASP area would have 243 years of remaining development potential. While the Cochrane North ASP serves an important role in providing policy direction to the area, it is expected much of the future development will be directed to the Cochrane Lake Hamlet Plan.

Table 20 - Cochrane North Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	1,610	177	7	125			
R-1	0	0	0	0			
R-2	1,475	168	5	125			
R-3	135	9	2	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0.07	0	1	0			
Agricultural lots total	4,091	59	17	N/A			
RF	2,881	27	13	N/A			
RF-2	324	3	1	N/A			
RF-3	58	0	2	N/A			
RF*	160	0	1	N/A			
F	6	1	0	N/A			
AH	662	28	0	N/A			
Multiple land use lots	160	1	1	N/A			
Total	5,861	237	25	125	897	1,047	1,284

Figure 11 - Cochrane North 20-Year Development Trend

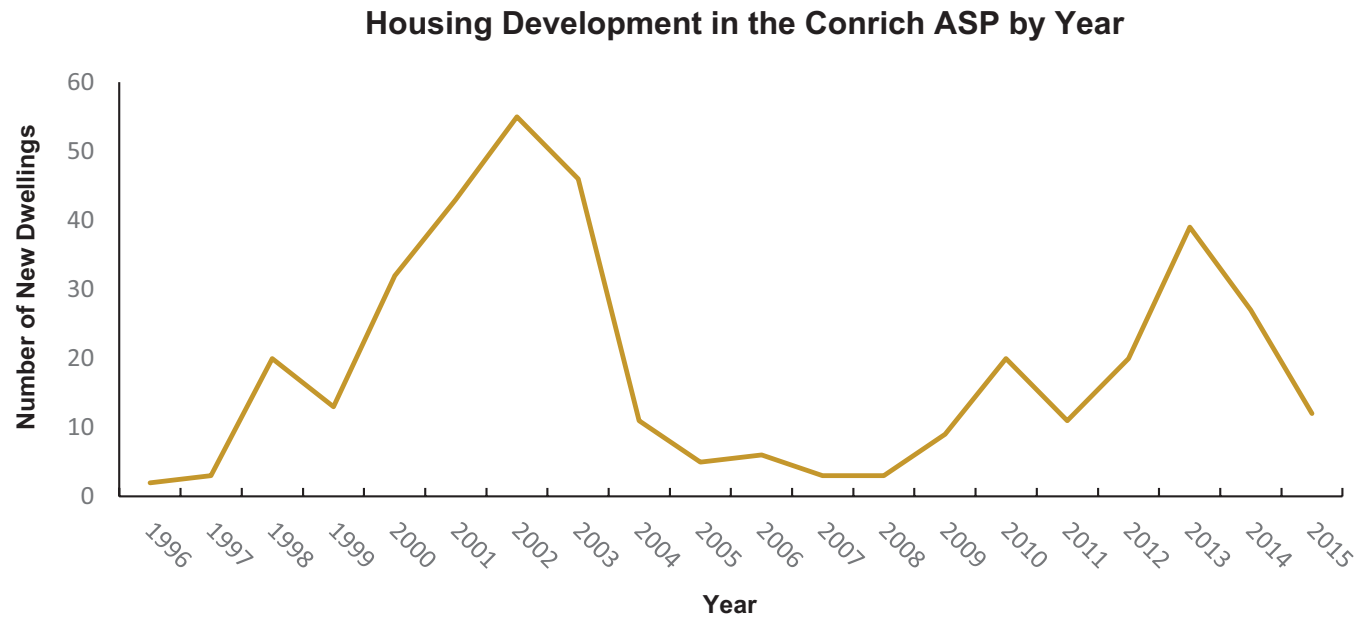


Table 21 - Cochrane North 20-Year Development Rate

Development Rate:	4.3
Range of dwellings per year	0 - 9
Total new dwellings between 1996 and 2015	86

2.7 Conrich ASP

The Conrich ASP is located in the east-central region of Rocky View County. Much of this area was previously guided by the Calgary/Chestermere Corridor ASP; however, annexations in 2007 by The City of Calgary and 2009 by the City of Chestermere reduced the ASP area. In 2009, Canadian National Railway constructed a facility northeast of the hamlet of Conrich. These and other considerations resulted in the County conducting a review of the ASP, which resulted in the adoption of the Conrich ASP in 2016.

Analysis of the rate of development is challenging in this ASP area, as development in the past has occurred under the guidance of a different set of policies than those currently considered within the Conrich ASP. It is likely that as the commercial and industrial components of the area are developed, residential uses will become more desirable. The County Plan identifies Conrich as a full service hamlet, meaning that there is an emphasis on providing a range of land uses, housing types, and rural services to residents. Should new dwellings be constructed at the 20-year average development rate of 19 units per year, it would take 348 years to reach full build-out of the area structure plan. As the fluctuation of the ASP's development rate indicates, however, this largely depends on the type of dwelling that is available. As with other ASPs, while baseline country residential development does not account for a significant number of new dwellings, as new comprehensive areas are approved and become available, the rate of development increases. The ASP is expected to provide policy direction to the area for 10 to 20 years, after which time it may be reassessed. An important feature to note about the Conrich ASP is the inclusion of a future policy area. The potential use of this area land is unknown at this time and will be assessed through a future planning process; however, it will likely include a residential component. That possibility has not been factored into the figures below.

Table 22 - Conrich Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	917	440	57	61			
R-1	170	65	5	6			
R-2	539	63	10	53			
R-3	22	1	1	0			
HR-1	6	8	0	2			
HR-2	0	0	0	0			
Direct Control lots	180	303	41	0			
Agricultural lots total	8,203	52	78	N/A			
RF	7,786	27	73	N/A			
RF-2	0	0	0	N/A			
RF-3	33	1	1	N/A			
RF*	0	0	0	N/A			
F	87	7	1	N/A			
AH	297	17	3	N/A			
Multiple land use lots	450	5	6	N/A			
Total	9,570	497	141	61	2,837	3,334	3,831

Figure 12 - Conrich 20-Year Development Trend

Housing Development in the Conrich ASP by Year

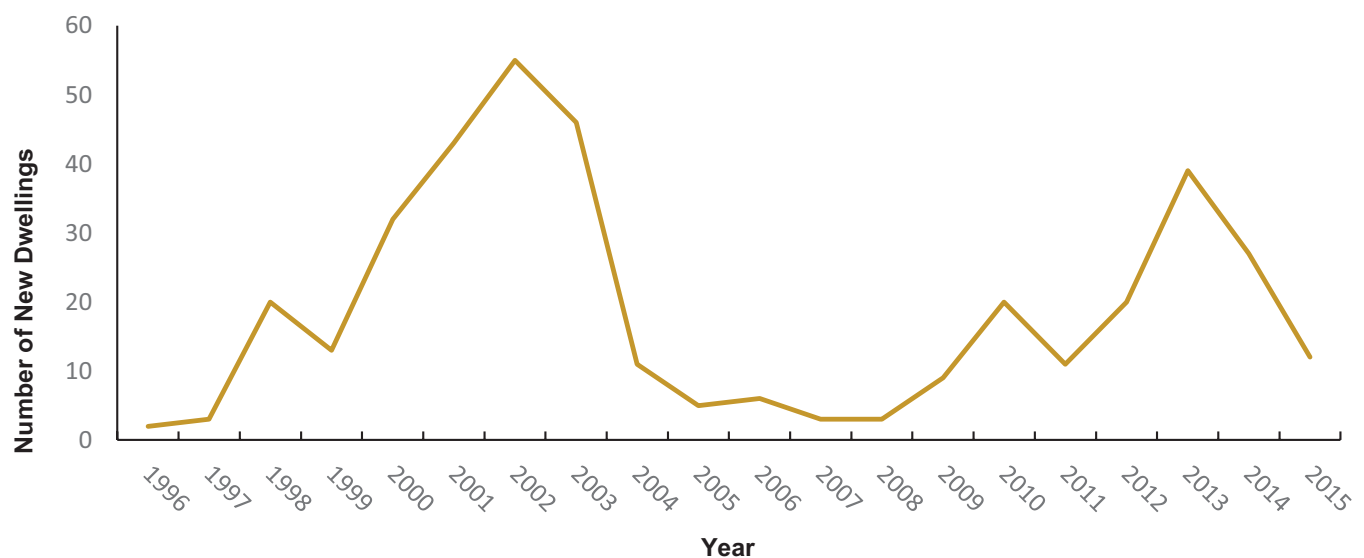


Table 23 - Conrich 20-Year Development Rate

Development Rate:	19
Range of dwellings per year	2 - 55
Total new dwellings between 1996 and 2015	380

2.8 Dalroy ASP

The Dalroy ASP covers approximately 600 acres located in the northeast region of Rocky View County. Adopted in 2006, the plan aims to guide future development in the lands surrounding the small hamlet. The land use concept for the ASP allows for an expansion of the central hamlet area, and additional country residential lands, as well as local commercial areas.

The development rate within the Dalroy ASP is quite low, with only two new dwellings being constructed in peak years. Only 10 have been constructed within the 20 year period, and many years see no new dwellings constructed at all. This very low rate of development means that there are hundreds of years of potential available. While that is not realistic, it does allow for some alternate conclusions to be drawn from this figure. Given the analysis of this and other ASPs, areas that see higher rates of development are either located adjacent to neighbouring municipalities (Bears paw, Springbank) or constitute complete communities themselves (Langdon). Dalroy is located over 10 miles east of the city of Calgary, and does not yet feature many of the services that people expect from their communities. Until such a time as these are made available, it appears as though significant development within this ASP is unlikely.

Table 24 - Dalroy Inventory and Development Capacity Summary

Category	Area	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	53	22	9	59			
R-1	0	0	0	0			
R-2	9	2	0	0			
R-3	1	0	1	0			
HR-1	43	20	8	59			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	540	2	4	N/A			
RF	540	2	4	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	593	24	13	64	313	390	414

Figure 13 - Dalroy 20-Year Development Trend

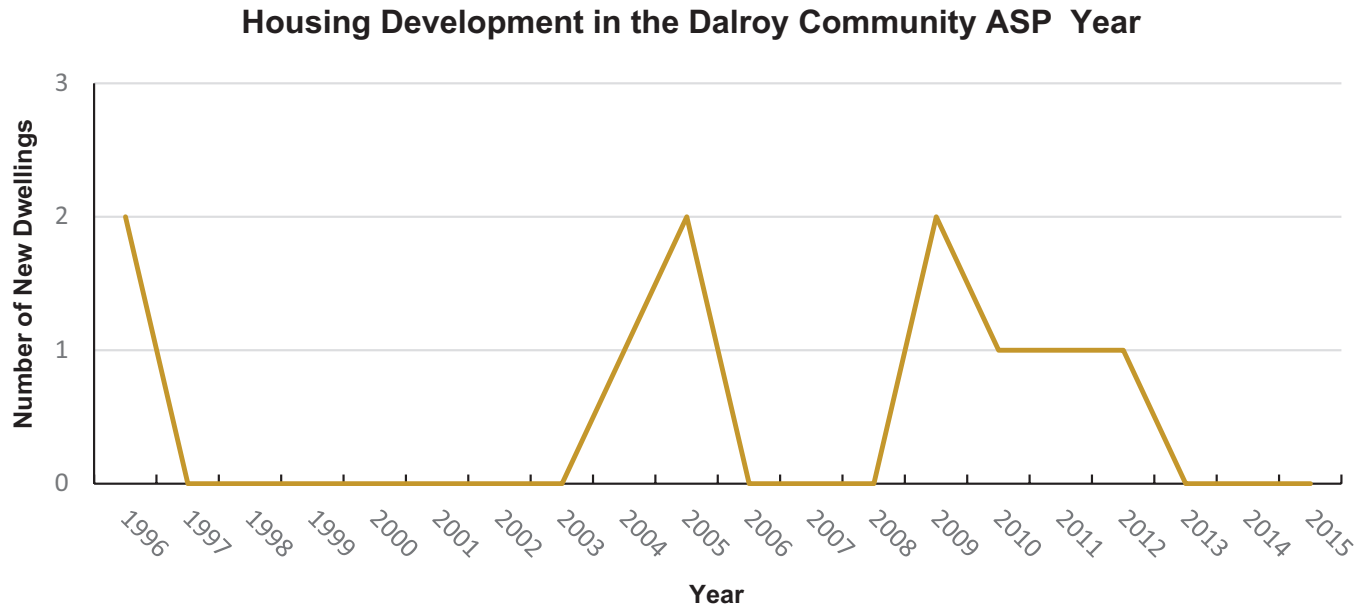


Table 25 - Dalroy 20-Year Development Rate

Development Rate:	0.5
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	10

2.9 Delacour ASP

The Delacour ASP covers approximately 1,200 acres located in the northeast region of Rocky View County. It has been in effect since 2005. The Plan allows for a variety of land uses, in anticipation of the hamlet becoming a complete community. The hamlet expansion areas allow for higher density development and the opportunity for commercial and industrial land uses, but these have not been developed to date.

With the exception of some country residential infill, very little development has occurred within the plan area, with only 12 new dwellings constructed since 1996. This very low rate of development means that there are hundreds of years of potential available. Similar to the Dalroy ASP, it appears as though there is very low demand for the style of development offered within the policy direction of this plan. Unless or until services are available, or an alternate development form is provided, development to the full potential of this area is unlikely.

Table 26 - Delacour Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	131	23	1	11			
R-1	7	2	0	1			
R-2	121	18	0	8			
R-3	0	0	0	0			
HR-1	3	3	1	2			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	796	13	6	N/A			
RF	607	4	4	N/A			
RF-2	0	0	0	N/A			
RF-3	36	0	1	N/A			
RF*	0	0	0	N/A			
F	26	2	0	N/A			
AH	127	7	1	N/A			
Multiple land use lots	45	0	1	N/A			
Total	972	36	8	11	294	313	349

Figure 14 - Delacour 20-Year Development Trend

Housing Development in the Delacour Community ASP Year

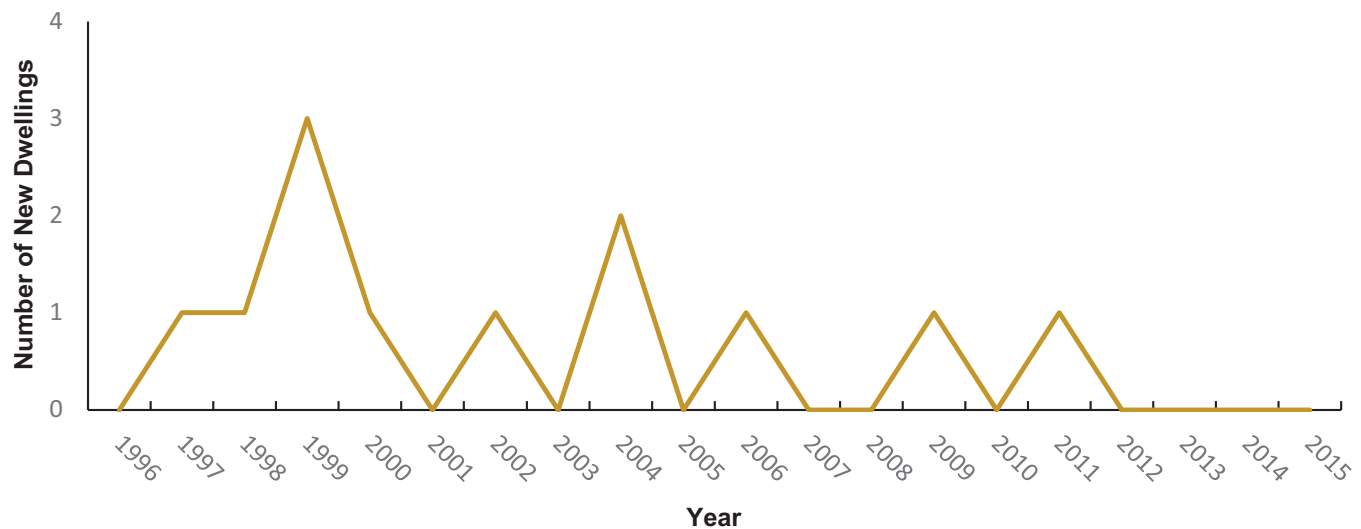


Table 27 - Delacour 20-year development rate

Development Rate:	0.6
Range of dwellings per year	0 - 3
Total new dwellings between 1996 and 2015	12

2.10 Elbow Valley ASP

The Elbow Valley ASP was adopted in 1997 and covers approximately 1,200 acres of land south of Highway 8 and adjacent to the city of Calgary and the Tsuut'ina Nation Reserve. Land uses in the area consist of country residential and cluster residential development, as well as recreational uses.

The development rate within The Elbow Valley ASP peaked in the late 1990s/early 2000s, and has reduced dramatically as the plan area has approached maximum build-out. Some further infill development within existing approved land uses may be realized in the future, but a significant amount of further development is not anticipated.

Table 28 - Elbow Valley Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	798	792	14	212			
Direct Control lots	798	792	14	212			
Agricultural lots total	0	0	0	N/A			
RF	0	0	0	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	798	792	14	212	0	226	1018

Figure 15 - Elbow Valley 20-year development trend

Housing Development in the Elbow Valley Community ASP Year

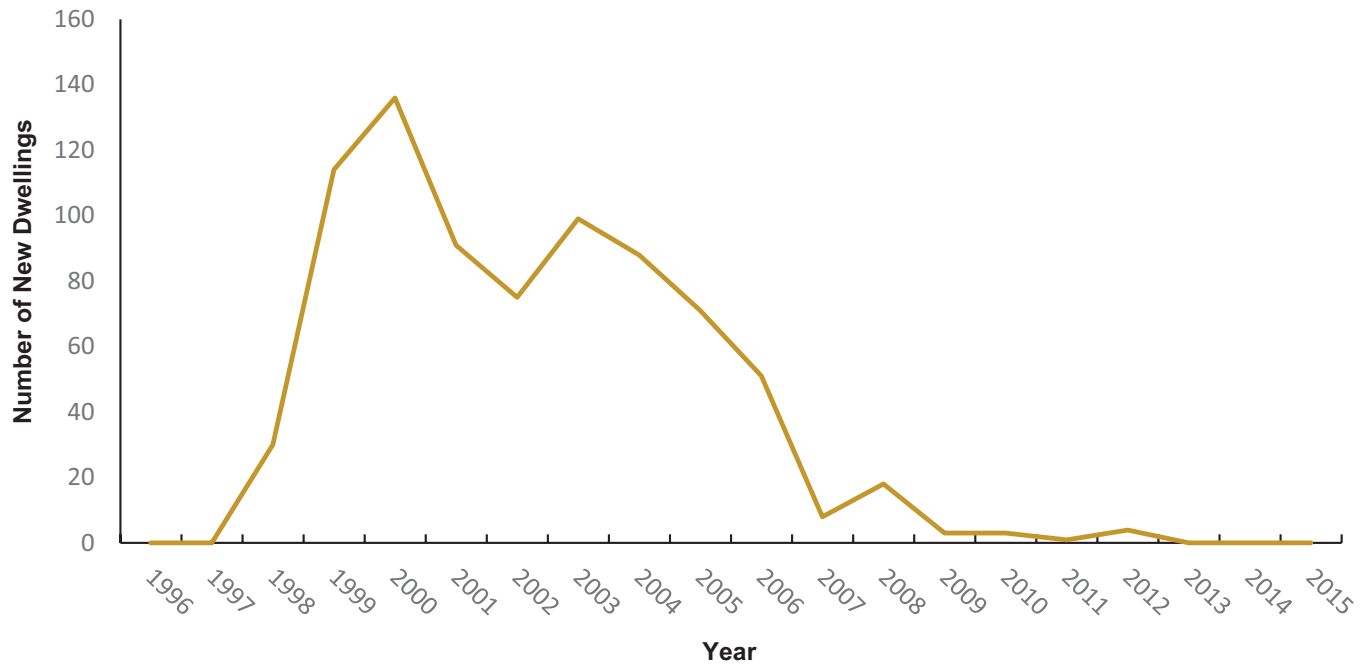


Table 29 - Elbow Valley 20-year development rate

Development Rate:	39.6
Range of dwellings per year	0 - 136
Total new dwellings between 1996 and 2015	792

2.11 Greater Bragg Creek ASP

The Greater Bragg Creek ASP is located in the south-west region of Rocky View County. Since adoption in 2007, the plan area has seen significant changes owing to both human and natural forces. The Bragg Creek water system provided the hamlet with piped water and wastewater services, allowing for safe and efficient infill development, and the Elbow River flood of 2013 brought increased awareness of the natural forces that could potentially impact the area. The ASP was amended in 2016 with both of these in mind, and additional flood mitigation measures are forthcoming.

Development rates in the Greater Bragg Creek ASP area peaked at 23 units per year in the late 1990s, and have steadily declined since. In recent years, fewer than 10 new dwellings per year have been being constructed. It is important to note that with the establishment of the Bragg Creek water system, the potential density for much of the hamlet area has increased. The build-approved figure in this section was calculated with the assumption that all hamlet residential one district parcels would connect to the system. Should the 20-year average development rate of 8.3 hold into the future, the Greater Bragg Creek ASP area would have 278 years of remaining development potential.

Table 30 - Bragg Creek Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	2,545	710	75	718			
R-1	742	280	15	66			
R-2	1,344	190	30	69			
R-3	155	7	6	0			
HR-1	204	214	17	569			
HR-2	0	0	0	0			
Direct Control lots	100	19	7	14			
Agricultural lots total	6,468	81	30	N/A			
RF	5,651	45	23	N/A			
RF-2	259	2	2	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	24	4	1	N/A			
AH	534	30	4	N/A			
Multiple land use lots	442	8	4	N/A			
Total	9,455	799	109	718	1,480	2,307	3,106

Figure 16 - Bragg Creek 20-Year Development Trend

Housing Development in the Greater Bragg Creek ASP by Year

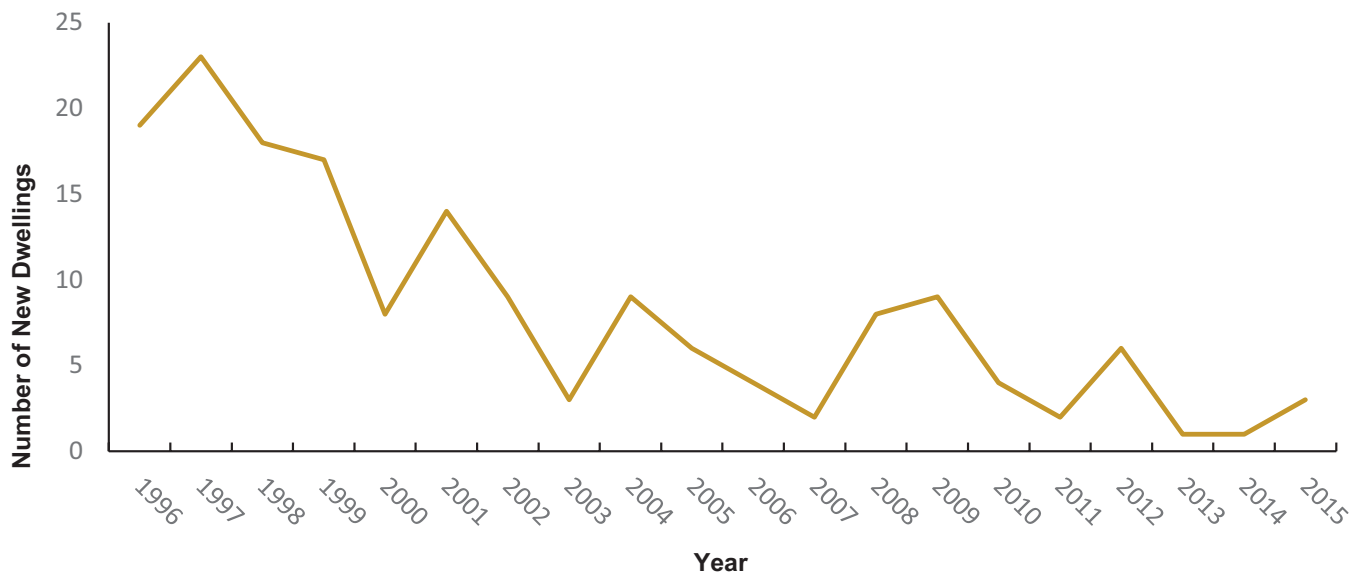


Table 31 - Greater Bragg Creek 20-Year Development Rate

Development Rate:	8.3
Range of dwellings per year	1 - 23
Total new dwellings between 1996 and 2015	166

2.12 Hamlet of Indus ASP

The Hamlet of Indus ASP was adopted in 2004 and covers approximately 600 acres located in the south-east region of Rocky View County. While the ASP allows for a small amount of commercial and industrial uses and some hamlet residential densities, the majority of the plan area is identified as country residential. Aside from the occasional residential infill, very little development has occurred in the hamlet. With a 20-year average development rate of 0.6 units per year, the Hamlet of Indus ASP area would have 438 years of remaining development potential should this rate hold into the future.

Table 32 - Indus Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	82	24	1	14			
R-1	0	0	0	0			
R-2	62	10	0	4			
R-3	12	1	0	0			
HR-1	8	13	1	10			
HR-2	0	0	0	0			
Direct Control Lots	0	0	0	0			
Agricultural lots total	421	3	8	N/A			
RF	421	3	8	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	3	0	1	N/A			
Total	506	27	10	14	239	263	290

Figure 17 - Hamlet of Indus 20-Year Development Trend

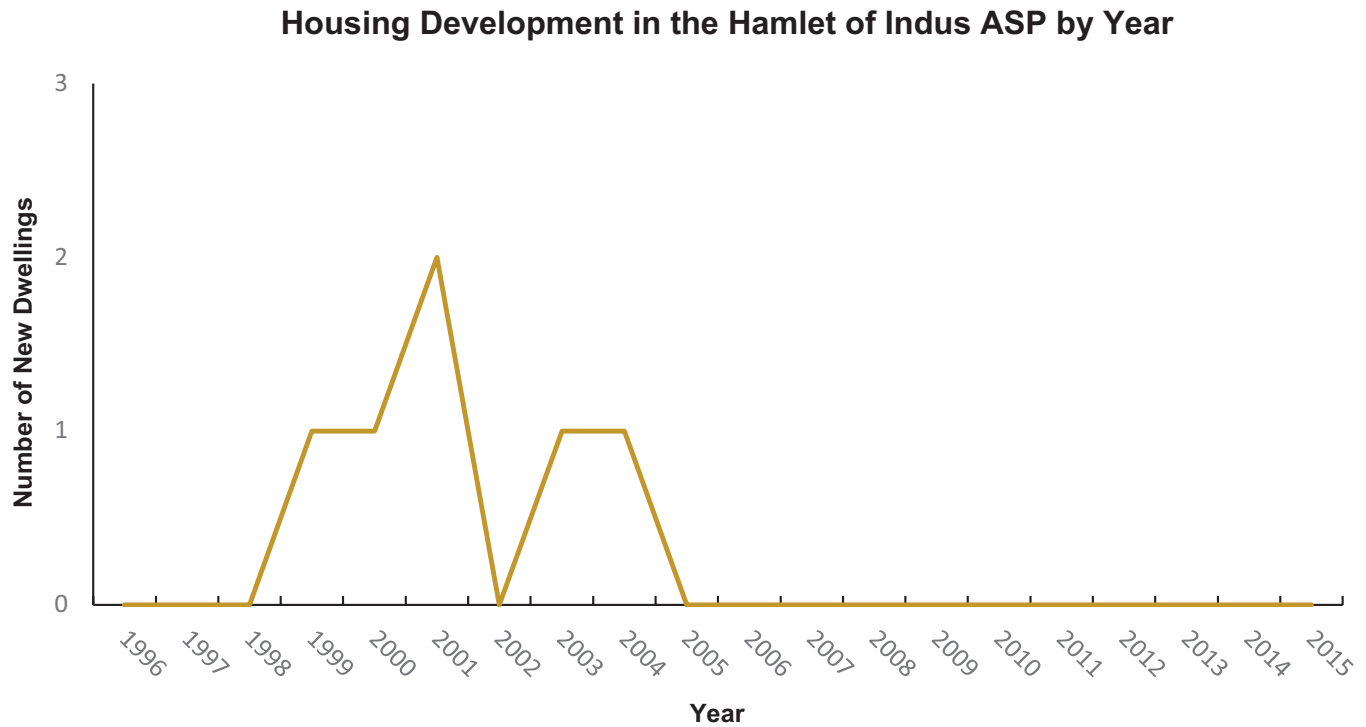


Table 33 - Hamlet of Indus 20-Year Development Rate

Development Rate:	0.6
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	6

2.13 Janet ASP

The Janet ASP covers approximately 2,300 acres located in the east-central region of Rocky View County. The lands were previously located within the Sheppard ASP; however, development build-out and annexations by The City of Calgary necessitated the creation of a new plan. Adopted in 2014, the Janet ASP anticipates industrial development. While some existing residential areas are located within the plan area, minimal residential development is anticipated due to local industrial growth.

Table 34 - Janet Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	253	46	3	34			
R-1	84	34	2	7			
R-2	169	12	1	27			
R-3	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control Lots	0	0	0	0			
Agricultural lots total	3,193	16	42	N/A			
RF	2,980	11	40	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	158	0	1	N/A			
F	44	4	1	N/A			
AH	11	1	0	N/A			
Multiple land use lots	390	2	3	N/A			
Total	3,836	64	48	34	0	82	146

Figure 18 - Janet 20-Year Development Trend

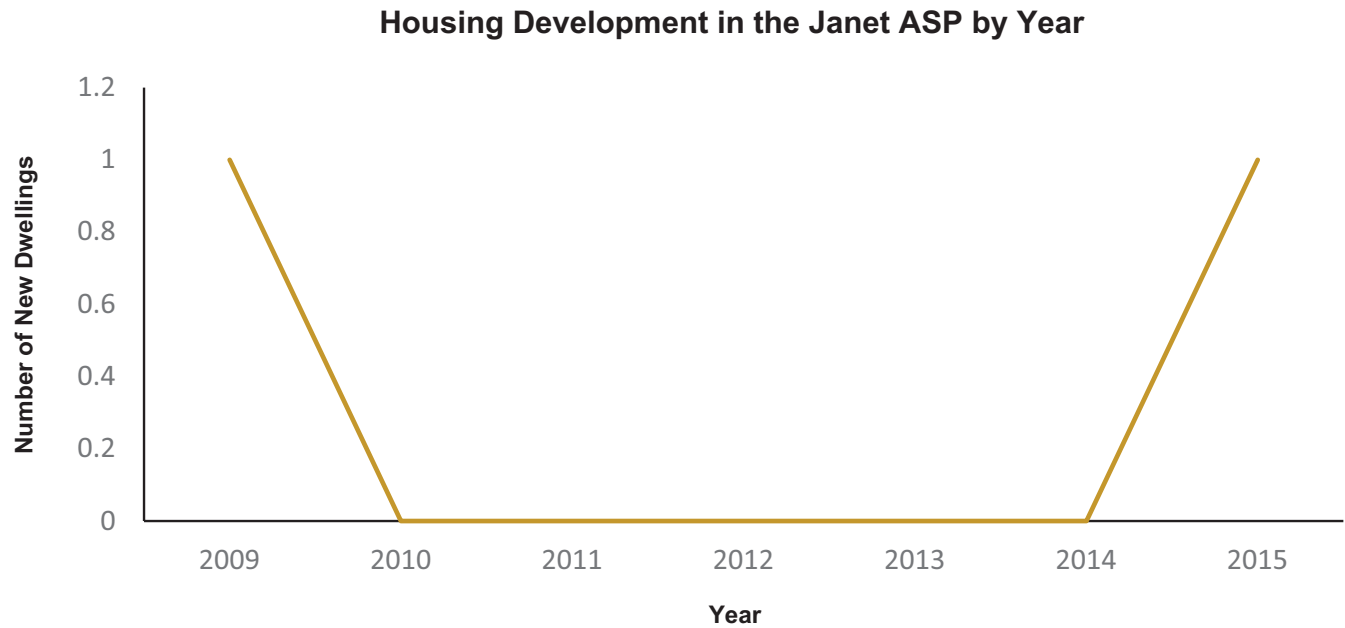


Table 35 - Janet 20-Year Development Rate

Development Rate:	0.5
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	9

2.14 Langdon ASP

The Hamlet of Langdon ASP covers approximately 2,300 acres located in the south-east region of Rocky View County, and has developed into a complete community. The original ASP was recently reviewed, with the current iteration adopted in 2016. The plan allows for a range of land uses and residential development types, and anticipates continued development into the future.

The hamlet of Langdon is one of the fastest growing areas of the County. Between 1996 and 2015, nearly 1,400 new dwellings were constructed, an average of 70 per year. At this rate, the hamlet has 64 years of residential development potential remaining.

Table 36 - Langdon Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	598	1,511	99	40			
R-1	0	0	0	0			
R-2	5	2	0	0			
R-3	4	1	0	0			
HR-1	174	617	7	40			
HR-2	0.32	4	1	0			
Direct Control lots	415	887	91	0			
Agricultural lots total	943	7	8	N/A			
RF	890	3	8	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	20	3	0	N/A			
AH	33	1	0	N/A			
Multiple land use lots	15	4	0	N/A			
Total	1,556	1,522	107	40	3,904	4,051	5,573

Figure 19 - Langdon 20-Year Development Trend

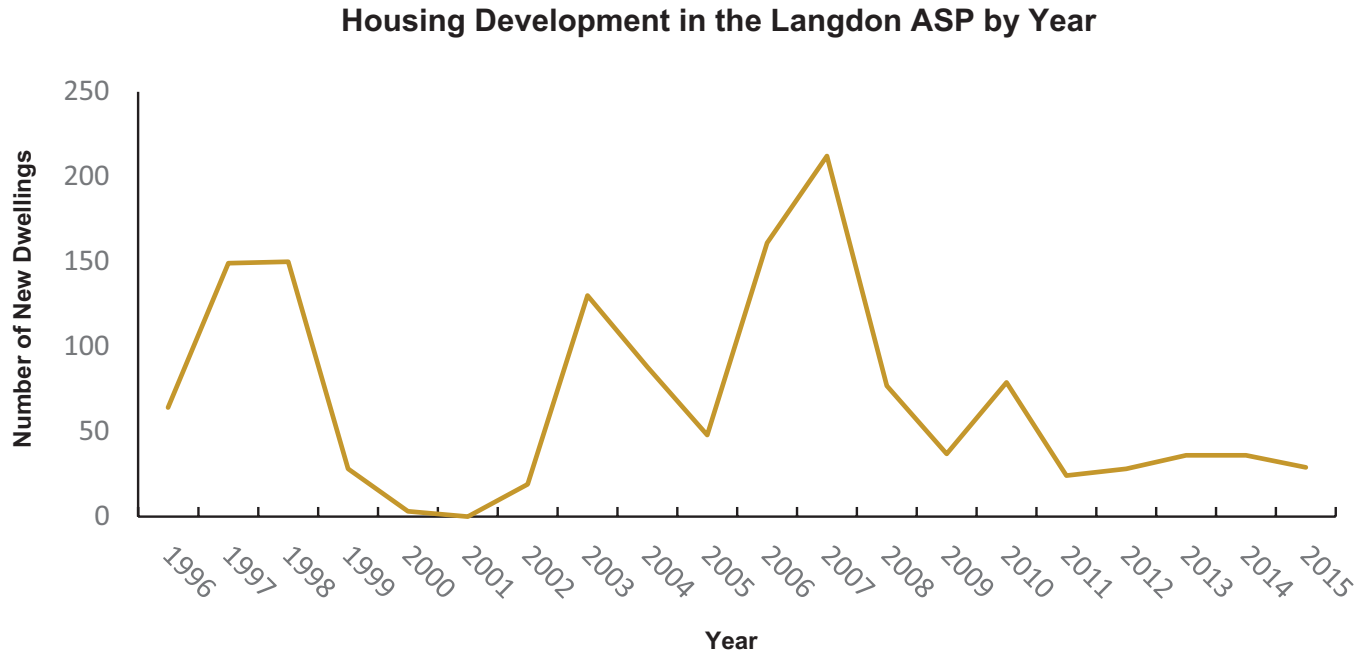


Table 37 - Langdon 20-Year Development Rate

Development Rate:	69.9
Range of dwellings per year	0 - 212
Total new dwellings between 1996 and 2015	1398

2.15 Moddle ASP

The Moddle ASP covers 152 acres located within the Central Springbank ASP. It has been in effect since 1998 and allows for 2-acre parcels. The Moddle Area Structure Plan has been fully built-out, and has no further capacity for residential development at this time. In 2017, review of the ASP commenced in order to develop a new plan that also includes the Central & North Springbank ASP areas.

Table 38 - Moddle Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	97	48	0	0			
R-1	97	48	0	0			
R-2	0	0	0	0			
R-3	0	0	0	0			
R-S	0	0	0	0			

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control Lots	0	0	0	0			
Agricultural lots total	17	1	0	N/A			
RF	17	1	0	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	15	0	0	N/A	3,904	4,051	5,573
Total	129	49	0	0	0	0	49

Figure 20 - Moddle 20-Year Development Trend

Housing development in the Moddle ASP Year

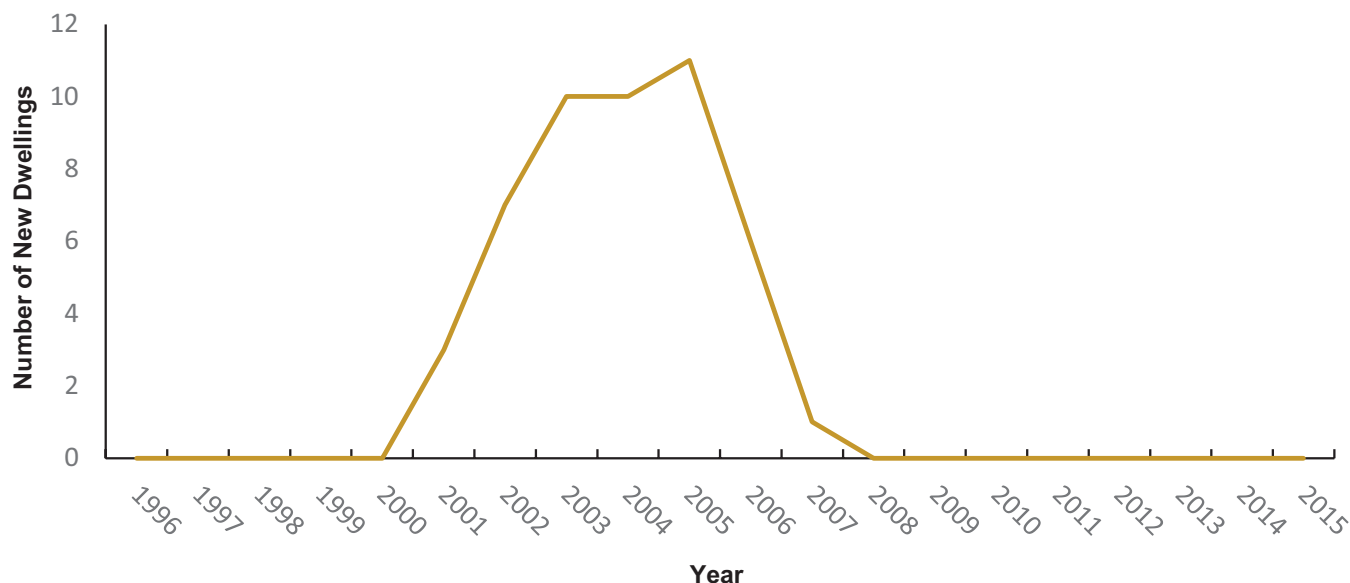


Table 39 - Moddle 20-Year Development Rate

Development Rate:	2.4
Range of dwellings per year	0 - 11
Total new dwellings between 1996 and 2015	48

2.16 North Springbank ASP

The North Springbank ASP covers approximately 4,000 acres and is located in the west-central region of Rocky View County. Adopted in 1999, the plan encompasses the Springbank Airport and provides for a range of land uses. Much of the comprehensive development within the plan area has been centred on the intersection of Highway 1 and Range Road 33, as this location has long been identified as being appropriate for business and commercial development. The remaining areas within the plan are identified as agricultural. While these areas do have the potential to develop into country residential uses, residential development within the plan area has been quite slow. Since 1996, only 13 dwellings have been constructed, an average of 0.7 per year. Recognizing that the existing plan may not reflect current development trends, review of the ASP commenced in 2017 to develop a new plan that includes the Central Springbank ASP area.

Table 40 - North Springbank Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	318	17	7	117			
R-1	265	12	7	113			
R-2	37	4	0	4			
R-3	16	1	0	0			
R-S	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	1,857	12	12	N/A			
RF	1,817	10	10	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	10	2	0	N/A			
AH	30	0	2	N/A			
Multiple land use lots	417	4	0	N/A			
Total	2,592	33	19	117	1,290	1,426	1,459

Figure 20 - North Springbank 20-Year Development Trend

Housing Development in the North Springbank ASP by Year

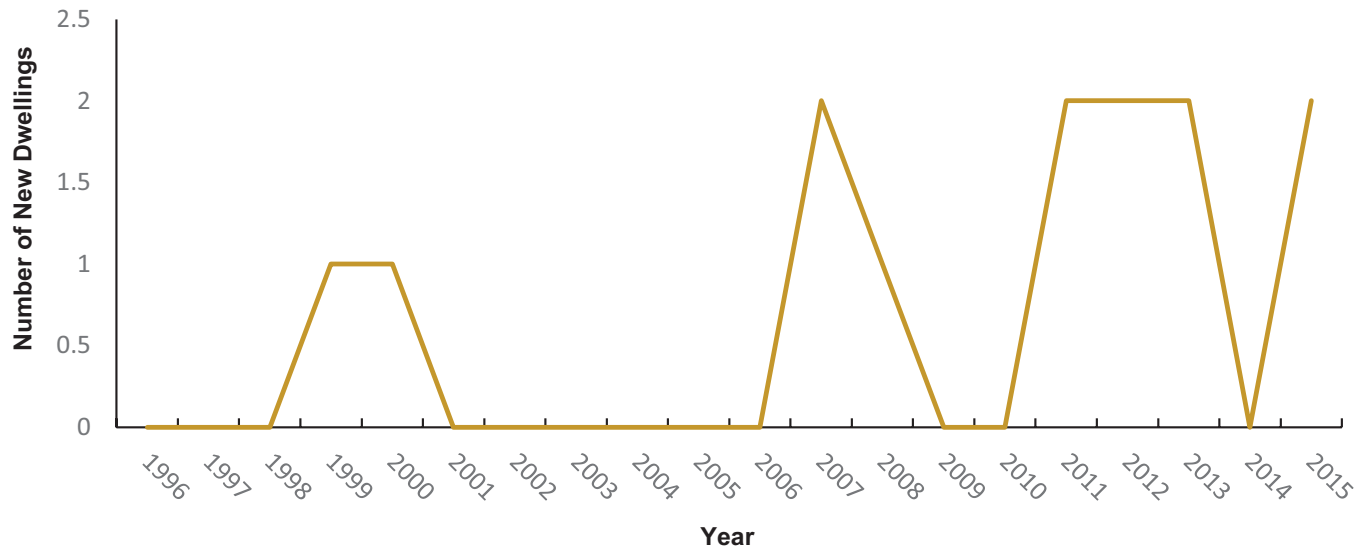


Table 39 - North Springbank 20-Year Development Rate

Development Rate:	0.7
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	13

2.17 Shepard ASP

The Shepard ASP was largely rescinded and replaced with the Janet ASP in 2014. A small portion (approximately 160 acres) of the original ASP area was isolated from the balance of the lands due to a City of Calgary annexation in 2007. The lands anticipate business uses being developed in the future, although some small potential for new residential development exists on the current parcels.

Table 42 - Shepard Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	16	3	0	1			
R-1	0	0	0	0			
R-2	16	3	0	1			
R-3	0	0	0	0			

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
R-S	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	149	1	2	N/A			
RF	148	1	1	N/A			
RF-2	1.4	0	1	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	165	4	2	1	0	3	7

Table 43 - Shepard 20-Year Development Rate

Development Rate:	0
Range of dwellings per year	0
Total new dwellings between 1996 and 2015	0

2.18 Conceptual Schemes

Many areas within area structure plans are further guided by policy contained within a conceptual scheme. Conceptual schemes (also referred to as concept plans) are appended to ASPs, and offer a higher level of detail regarding the development of a specific site. The figures for each ASP include the totals for all conceptual schemes located within their boundaries. A detailed assessment of the development capacity for each is included below.

Table 44 - Conceptual Schemes within ASPs Inventory and Development Capacity Summary

Conceptual Scheme	ASP	Year	Built	Build-ready	Build-approved	Potential Additional Dwellings	Total
AST	Bearspaw	2005	5	0	12	12	17
BARNARD	N. Springbank	2005	2	1	75	76	78
BEARSPAW COUNTRY RESIDENTIAL	Bearspaw	2003	40	22	0	22	62
BOULDER CREEK	Langdon	2003	384	67	11	78	462
BUFFALO HILLS	Conrich	2006	5	0	1,435	1,435	1,440

Conceptual Scheme	ASP	Year	Built	Build-ready	Build-approved	Potential Additional Dwellings	Total
BUTTE HILLS	Balzac East	1998	56	0	0	0	56
COCHRANE LAKE	Cochrane Lake Hamlet Plan	1995	157	158	560	718	875
DELACOUR COUNTRY VILLAGE	Delacour	2009	3	0	1,830	1,830	1,833
GRAND VIEW ESTATES	C. Springbank	2005	55	14	59	73	128
GRAYSTONE	Bearspaw	2001	36	0	4	4	40
JEWEL VALLEY (Approved as Bearsnest Estates)	Bearspaw	1995	30	3	0	3	33
LANGDON CROSSING WEST	Langdon	2005	500	24	10	34	534
LANGDON EAST	Langdon	2005	128	0	6	6	134
LANGDON MEADOWS	Langdon	2006	0	1	316	317	317
LANGDON STATION	Langdon	2002	72	0	0	0	72
LARIAT LOOP	C. Springbank	2006	19	2	6	8	27
MONTEBELLO	C. Springbank	2005	65	51	0	51	116
MOOSE MOUNTAIN TRAILS	Bragg Creek	2014	0	1	3	4	4
MORNINGTON	Langdon	2002	4	0	142	142	146
MURRAY LANDS	C. Springbank	2005	73	27	16	43	116
PARTRIDGE VIEW	C. Springbank	2007	57	14	57	71	128
POFFENROTH	Balzac East	2001	44	0	0	0	44
ROBINSON ROAD	C. Springbank	2007	17	1	0	1	18
ROCKY CREEK	Balzac West	2002	0	1	1,399	1,400	1,400
SILVERHORN	Bearspaw	2009	9	30	49	79	88
SOUTH CONRICH	Conrich	2007	129	25	106	131	260
SPRINGBANK CREEK	C. Springbank	2007	6	3	335	338	344
THE WOODLANDS	Bearspaw	1998	30	1	0	1	31
TIMBERSTONE	C. Springbank	2005	14	4	14	18	32
WATERMARK (Inc. Damkar)	Bearspaw	2009	286	102	183	285	571
WESTMINSTER GLEN	Bearspaw	2001	31	1	0	1	32
WILLOW CREEK	Bearspaw	2007	31	25	0	25	56
WILSON	C. Springbank	2007	29	8	23	31	60
WINTERGREEN	Bragg Creek	2015	2	5	0	5	7
WOODLAND RANGE	Bearspaw	2002	5	1	4	5	10

Map 1 of the County Plan identifies preferred areas of future growth, where occasionally, Conceptual Schemes may be present outside the boundaries of an existing ASP. Since these plans are not appended to a statutory document, they will typically not develop to the same degree as those located within an ASP.

Table 45 - Conceptual Schemes outside ASPs Inventory and Development Capacity Summary

Conceptual Scheme	ASP	Year	Built	Build-ready	Build-approved	Potential Additional Dwellings	Total Dwellings at Full Build-Out
BIG HILL SPRINGS	No ASP	2007	1	6	3,993	3,999	4,000
CALTERRA ESTATES	No ASP	2000	17	26	5	31	48
COTTAGECLUB GHOST LAKE	No ASP	2008	102	141	107	248	350
ELBOW VALLEY WEST	No ASP	2004	86	31	4	35	121
GREENLEAF ACRES	No ASP	2006	5	3	14	17	22
HAMLET OF KATHYRN	No ASP	2007	6	4	2,140	2,144	2,150
HARMONY	No ASP	2007	21	206	3,273	3,479	3,500
MEADOWLANDS	No ASP	2007	0	2	88	90	90
NORTHGLEN ESTATES	No ASP	1999	32	7	11	18	50
SERENITY	No ASP	2004	18	3	0	3	21
STONEPINE	No ASP	1998	73	4	15	19	92

3 Non-Policy Areas – Areas Outside of ASPs and Conceptual Schemes

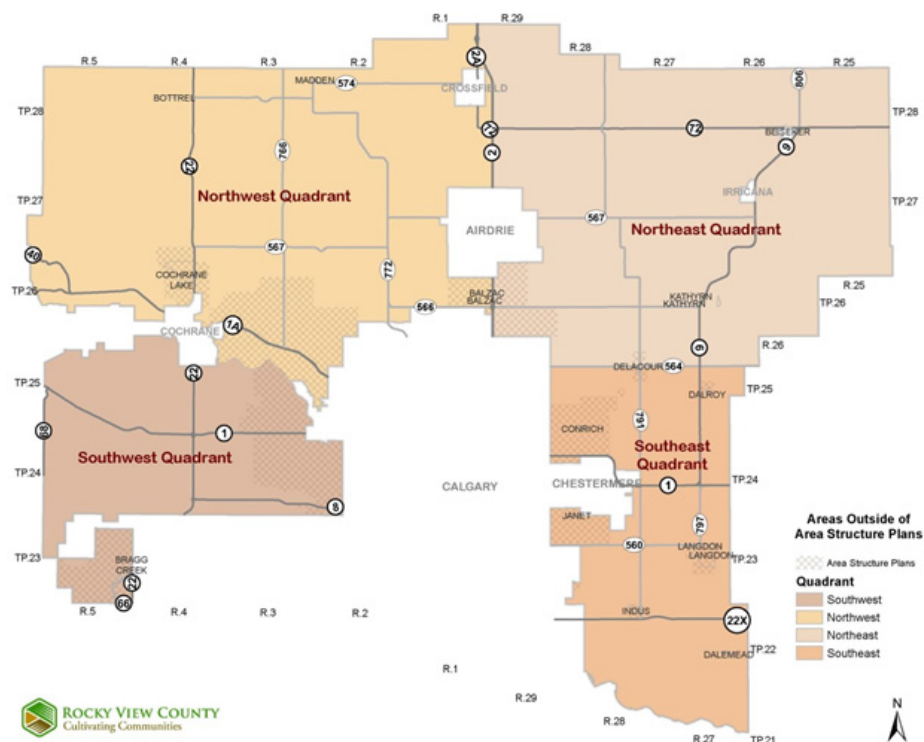


Table 46 - Northwest Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	3,032	374	56
R-1	21	7	2
R-2	2,110	286	36
R-3	886	63	16
HR-1	2	9	1
HR-2	0	0	0
Direct Control lots	0	0	0
Agricultural lots total	274,042	1,429	1,349
RF	258,030	909	1,251
RF-2	5,788	50	38
RF-3	1,737	36	11
RF*	1,438	8	5
F	2,377	218	13
AH	4,673	208	31
Multiple land use lots	6,155	49	32
Total	283,230	1,852	1,437

Figure 23 - Northwest Quadrant Land Use by Area

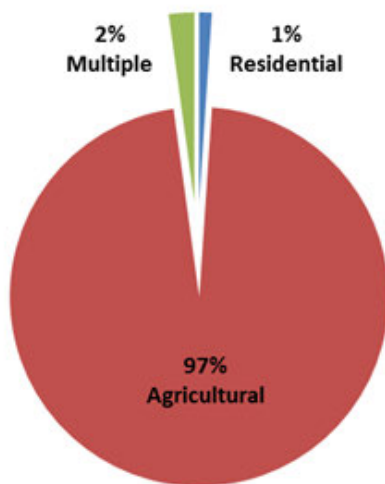


Table 47 - Development Rate Northwest Quadrant

1996-2000	34
2001-2005	24
2006-2010	27
2011-2015	16
Overall	25

Figure 24 - Northwest Quadrant 20-year development trend

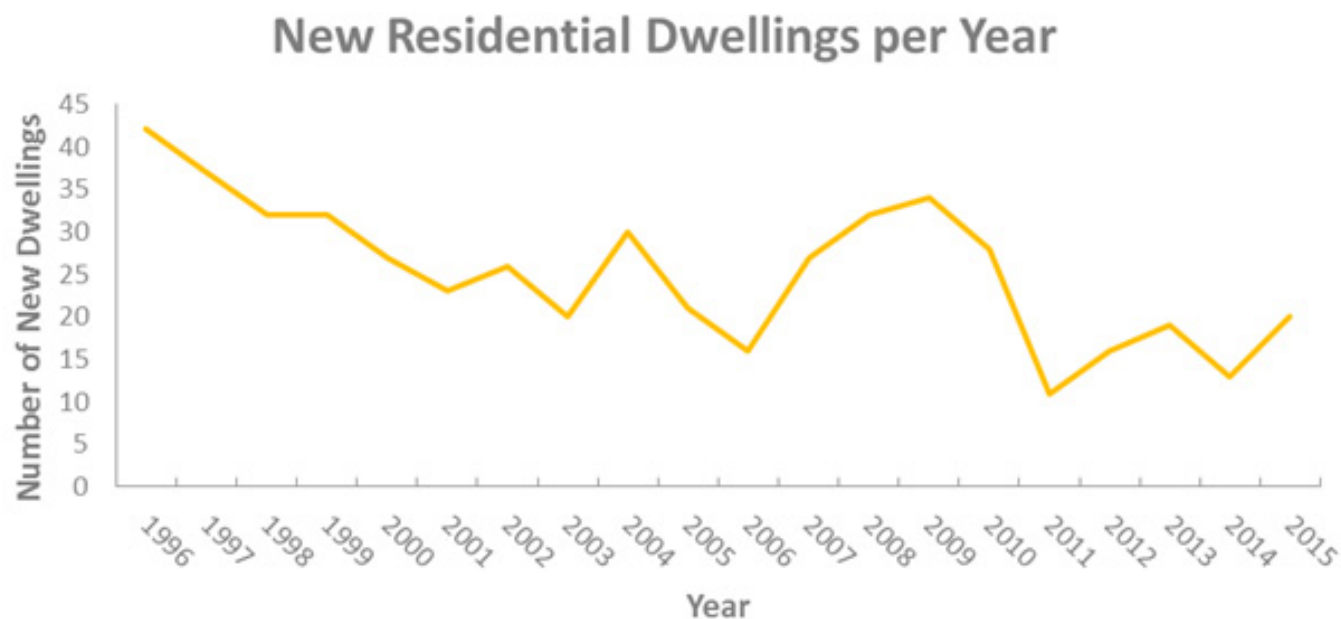


Table 48 - Northeast Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	1,555	279	20
R-1	87	36	1
R-2	1,150	185	16
R-3	295	26	3
HR-1	24	32	0
HR-2	0	0	0
Direct Control lots	13	9	1
Agricultural lots total	283,615	921	1,826
RF	275,268	551	1,760
RF-2	1,405	6	12
RF-3	606	10	8
RF*	1,504	7	6
F	2,425	244	18
AH	2,409	103	22
Multiple land use lots	7,090	37	49
Total	292,261	1,237	1,895

Figure 25 - Northeast Quadrant Land Use by Area

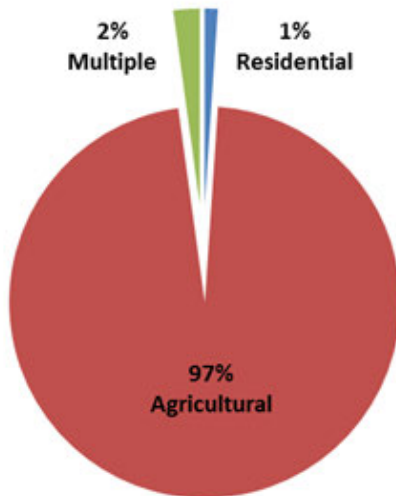


Table 49 - Development Rate Northeast Quadrant

1996-2000	26
2001-2005	22
2006-2010	15
2011-2015	12
Overall	19

Figure 26 - Northeast Quadrant 20-year development trend

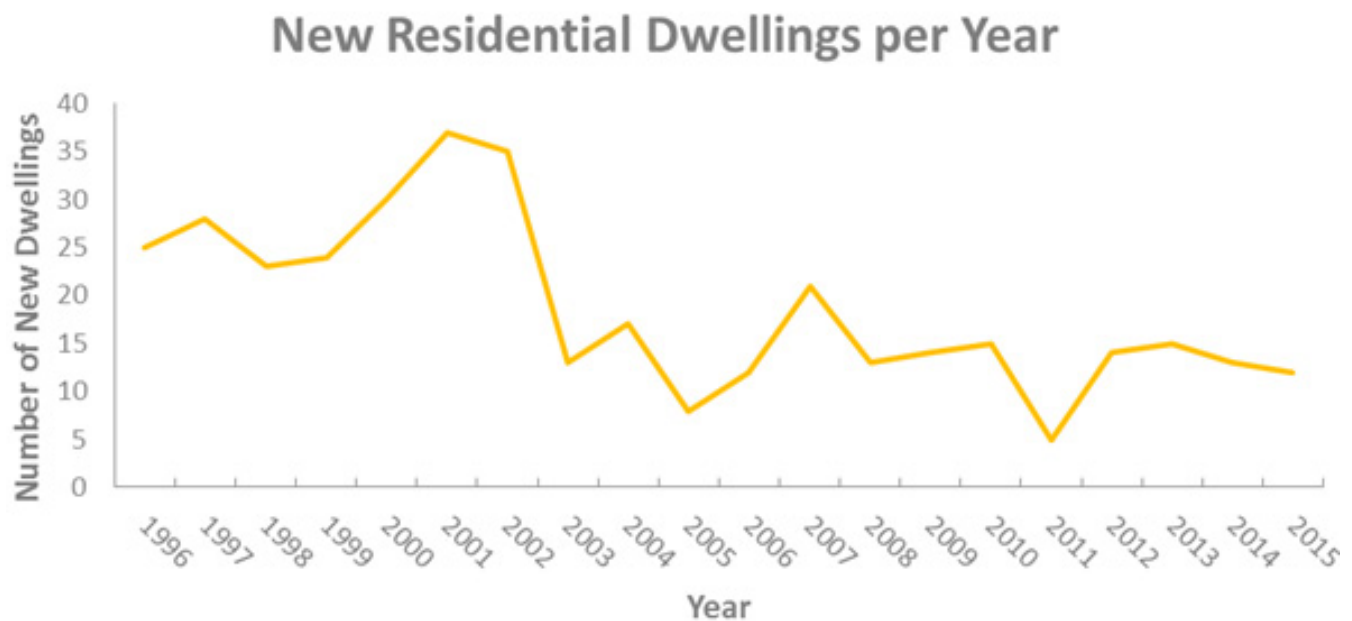


Table 50 - Southwest Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	1,070	209	20
R-1	330	92	10
R-2	604	108	7
R-3	136	9	3
HR-1	0	0	0
HR-2	0	0	0
Direct Control lots	29	20	3
Agricultural lots total	95,648	262	567
RF	93,822	190	550
RF-2	706	3	7
RF-3	157	3	1
RF*	0	0	0
F	230	30	2
AH	733	36	7
Multiple land use lots	893	5	7
Total	97,612	476	594

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 27 - Southwest Quadrant Land Use by Area

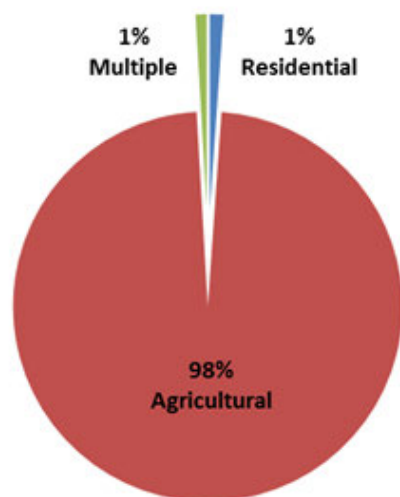


Table 51 – Southwest Quadrant Development Rate

1996-2000	10
2001-2005	6
2006-2010	5
2011-2015	7
Overall	7

Figure 28 - Southwest Quadrant 20-year development trend

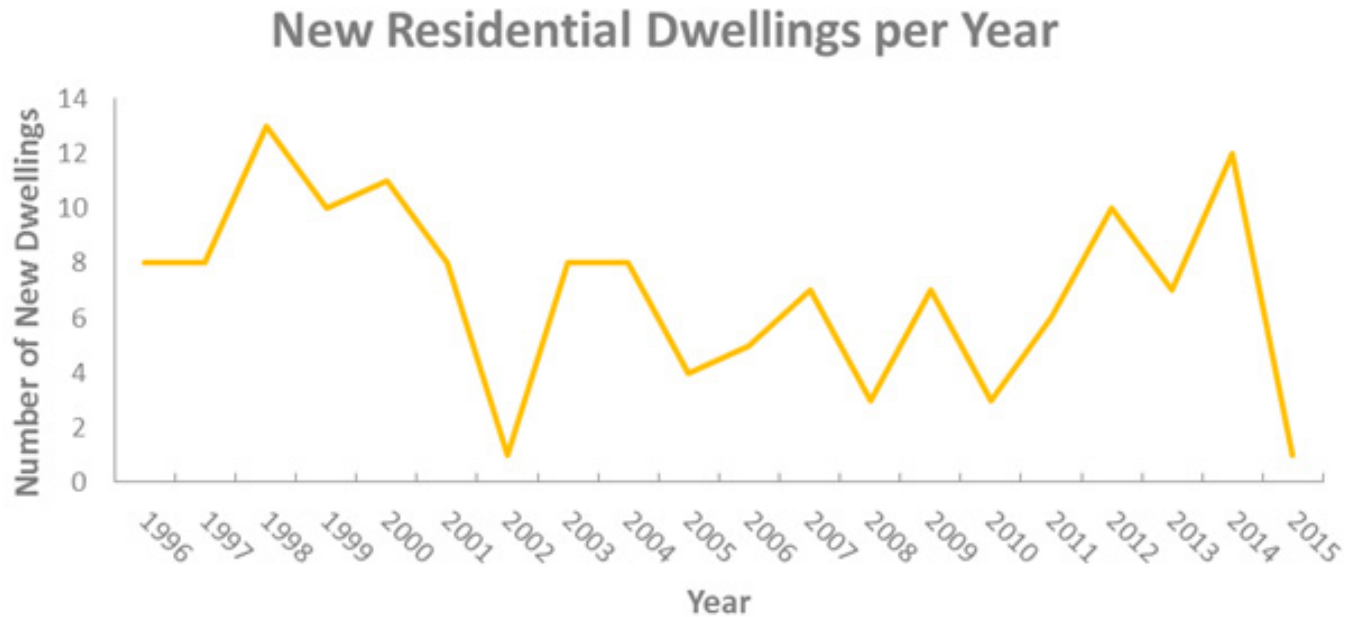


Table 52 - Southeast Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	2,904	486	68
R-1	422	134	7
R-2	2,068	328	54
R-3	407	13	7
HR-1	6	11	0
HR-2	0	0	0
Direct Control lots	0	0	0
Agricultural lots total	119,230	623	882
RF	112,440	333	823
RF-2	1,792	12	14
RF-3	402	7	4
RF*	396	3	2
F	1,024	127	8
AH	3,176	141	31
Multiple land use lots	4,749	45	23
Total	126,884	1,154	973

Figure 29 - Southeast Quadrant Land Use by Area

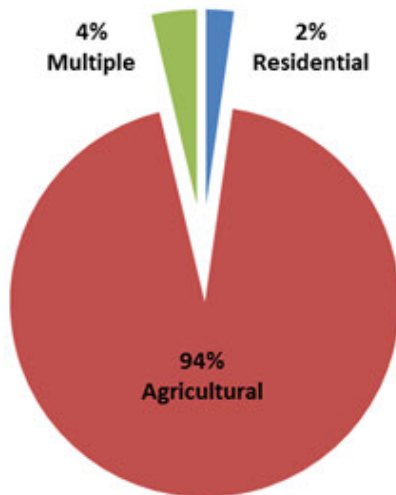
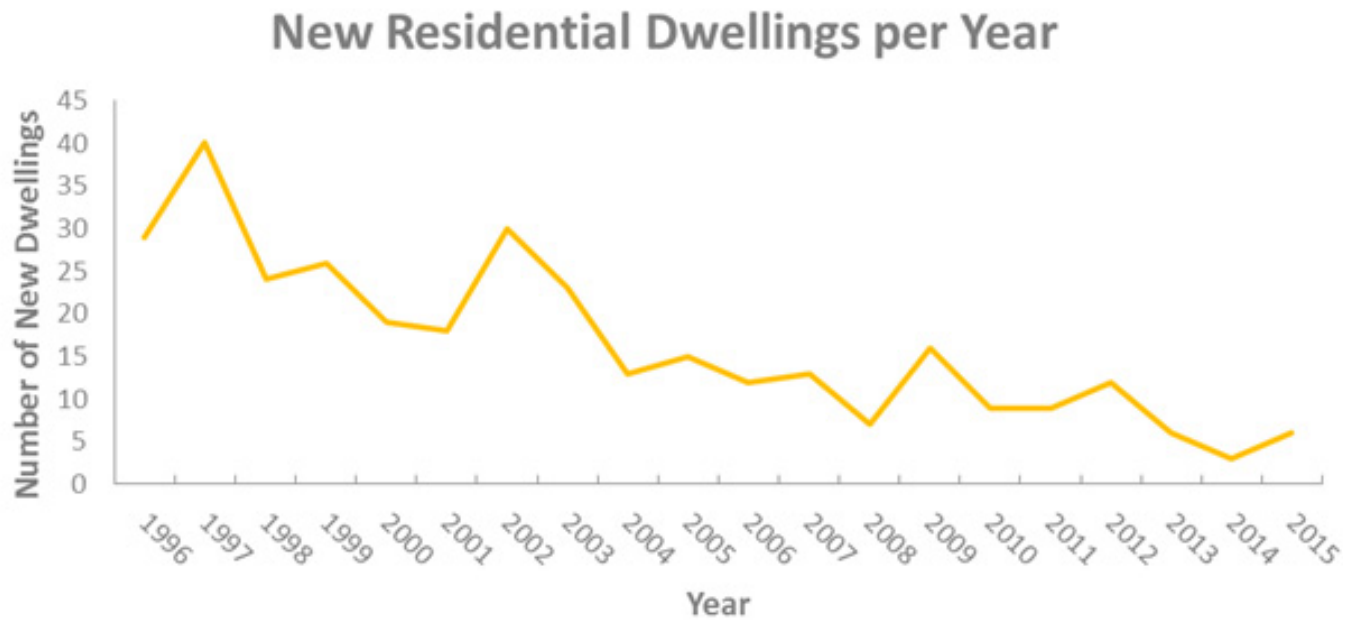


Table 53 - Development Rate Southeast Quadrant

1996-2000	28
2001-2005	20
2006-2010	11
2011-2015	7
Overall	17

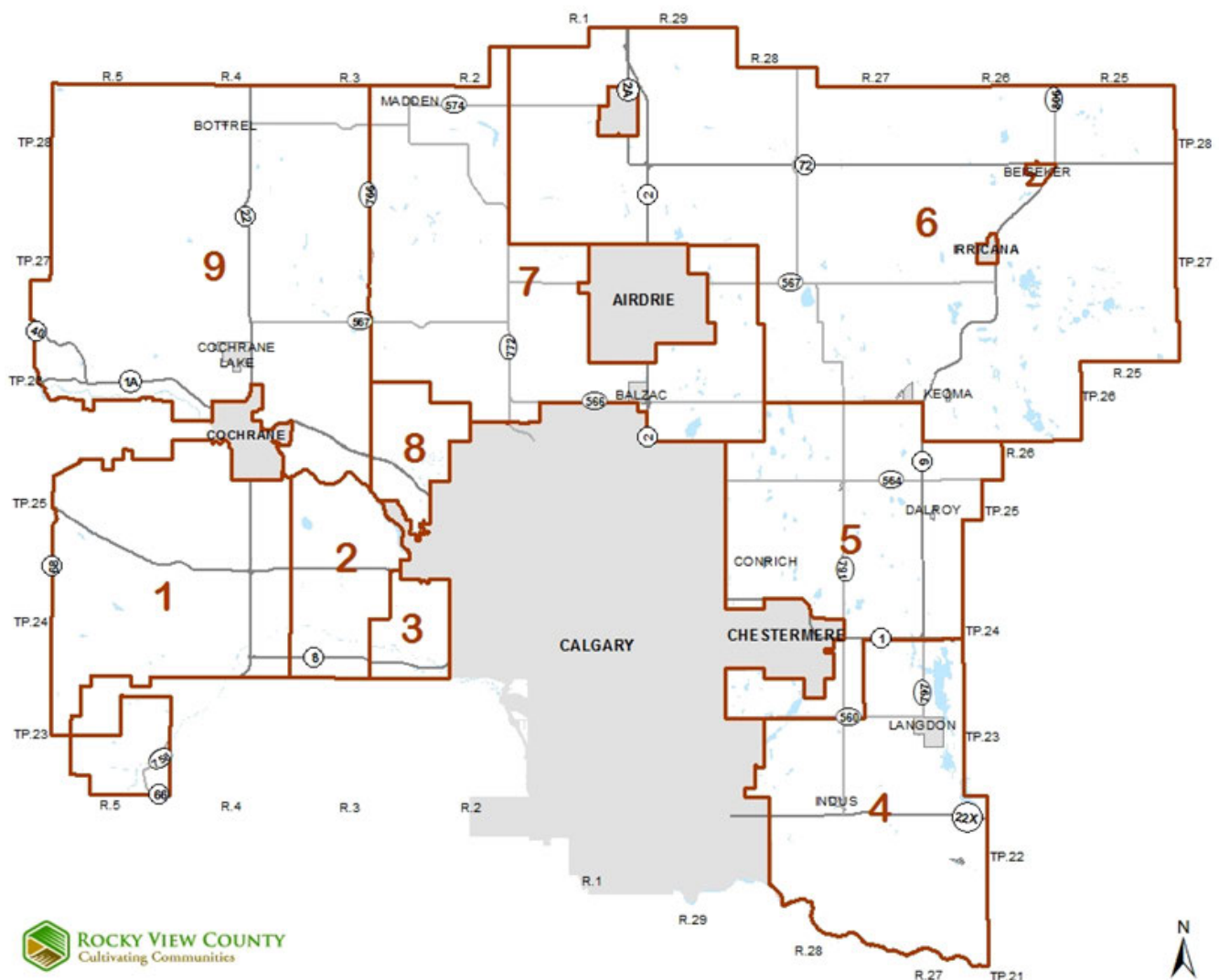
Figure 30 - Southeast Quadrant 20-Year Development Trend



4 Rocky View County Electoral Divisions

This section of the RLI examines the residential capacity by electoral division. Much of Rocky View County is agricultural in nature and contains a number of areas that do not feature a high degree of development potential. Some of these parcels do not contain a dwelling, and many of those that do are permitted to construct an additional one under the current provisions of the Land Use bylaw. To better reflect this in the figures for potential new dwellings and total dwellings at full build-out, the build-ready figure for ranch and farm parcels has been excluded in Divisions 1, 2, 4, 5, 6, 7, and 9. Divisions 3 and 8 are both located almost entirely within existing area structure plans, and do not feature a large number of unsubdivided quarter sections. As such, the build-ready figure for ranch and farm parcels has been included in those figures.

Figure 31 - Rocky View County Electoral Divisions



4.1 Division 1

Division 1 is located in the southwest corner of Rocky View County. Much of the area is agricultural, with the majority of development taking place within the Greater Bragg Creek Area Structure Plan. In recent years, the Division has undergone significant changes. An annexation of a portion of the lands within the Division has reduced the overall area; however, as this land is heavily forested and relatively remote, this did not have a drastic impact on development. The establishment of the Bragg Creek Water System has provided the hamlet of Bragg Creek with piped water and wastewater servicing, which means that the minimum parcel size for many parcels has decreased. This is reflected in the substantial number of Build-approved parcels in the Division.

Due to the significant development constraints in the area, it is acknowledged that the capacity for residential development exceeds the expected development potential. This is reflected in the development rate, which shows a steady decrease over the past 20 years. The development rate in Division 1 correlates strongly with the development rate within the Greater Bragg Creek ASP.

Table 54 - Division 1 land Inventory and housing development capacity table

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential Lots Total	2,810	757	82	724			
R-1	775	295	16	66			
R-2	1,505	219	33	75			
R-3	226	10	9	0			
HR-1	204	214	17	569			
HR-2	0	0	0	0			
Direct Control Lots	100	19	7	14			
Agricultural Lots Total	90,774	274	539	N/A			
RF	88,673	196	517*	N/A			
RF-2	805	3	9	N/A			
RF-3	118	2	1	N/A			
RF*	0	0	0	N/A			
F	143	18	2	N/A			
AH	1,035	55	10	N/A			
Multiple Land use Lots	1004	11	8	N/A			
Total	94,588	1,042	112	724	1,480	2,316	3,358

*Ranch and Farm District Build-ready figure excluded from the calculation of Potential New Dwellings and Total Dwellings at Full Build-Out.

Figure 32 - Division 1 20-year development trend

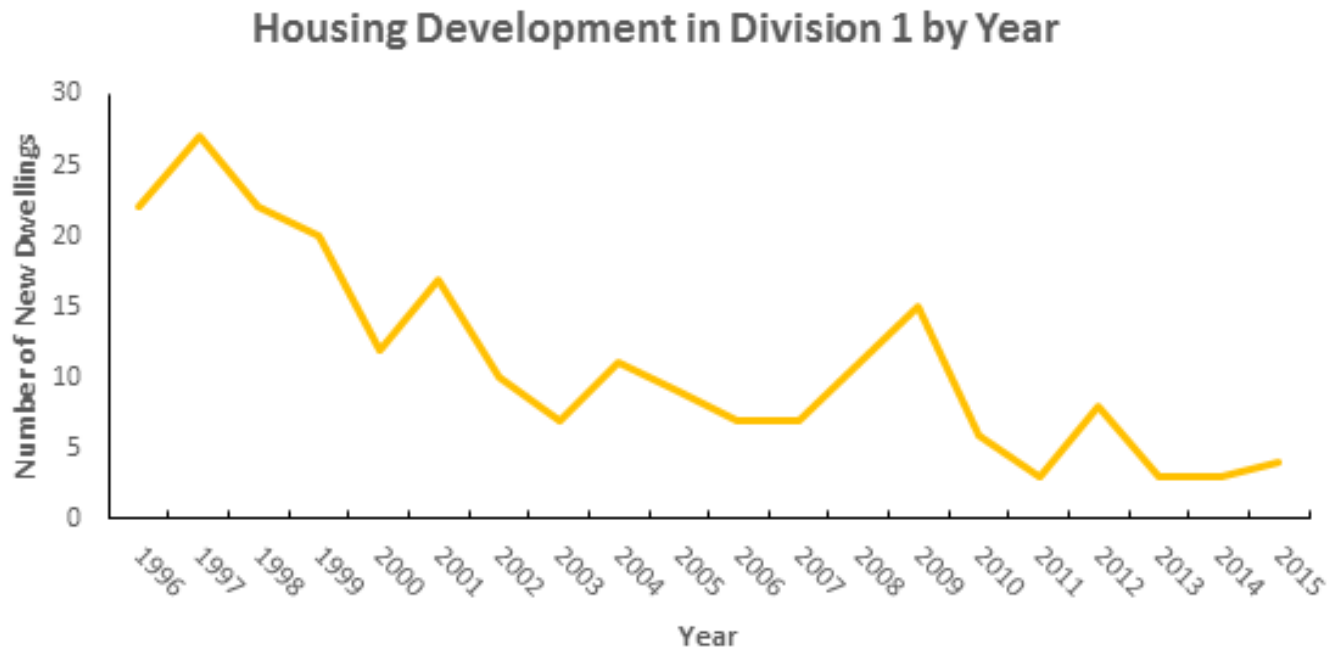


Table 55 - Division 1 20-year development rate

Development Rate:	11.2
Range of dwellings per year	3 - 27
Total new dwellings between 1996 and 2015	224

4.2 Division 2

Division 2 is located in the central-southwest region of Rocky View County and contains the North Springbank ASP, a portion of the Central Springbank ASP, as well as the Springbank Creek, Murray Lands, Wilson, Barnard, Lariat Loop, and Harmony conceptual schemes. As the Central Springbank ASP straddles Divisions 2 and 3, policy-approved development potential has been divided between them based on area. As approximately 55% of the ASP area is located within Division 2, the same portion of the development potential has been indicated in the table below.

The development rate over the last 20 years has been 21 new dwellings per year. Dwelling construction peaked in the late 1990s, and fluctuated between 10 and 25 since 2000. The rate has increased in recent years, and this trend is expected to continue as areas such as Harmony sees further development in accordance with their approved plans.

Table 56 - Division 2 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential Lots Total	6,256	873	314	3,656			
R-1	1,456	476	58	153			
R-2	2,802	363	46	230			
R-3	113	11	0	1			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control Lots	1,885	23	210	3,272			
Agricultural Lots Total	19,258	111	115	N/A			
RF		62	105	N/A			
RF-2	239	2	1	N/A			
RF-3	178	2	3	N/A			
RF*	0	0	0	N/A			
F	163	24	1	N/A			
AH	541	21	5	N/A			
Multiple Land use Lots	1291	38	8	N/A			
Total		1,022	437	3,656	2,514	6,607	7,629

Figure 33 - Division 2 20-Year Development Trend

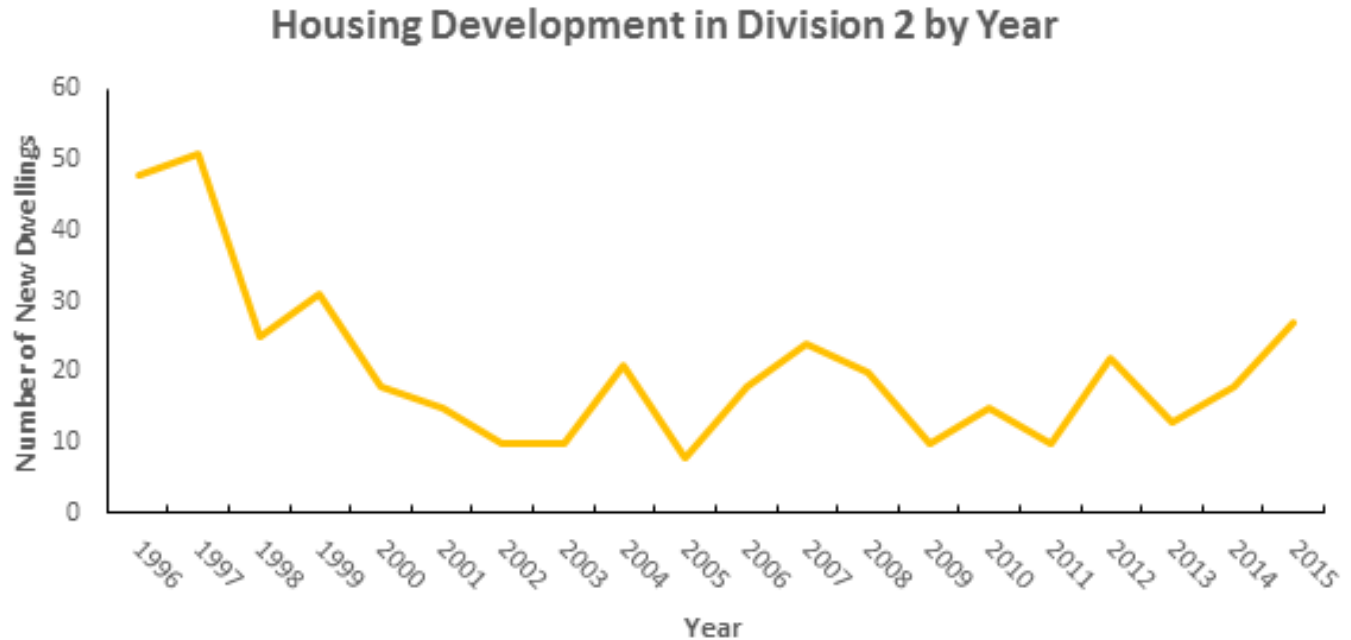


Table 57 - Division 2 20-Year Development Rate

Development rate:	11.2
Range of dwellings per year:	8 - 51
Total new dwellings between 1996 and 2015	414

4.3 Division 3

Division 3 is located in the central-southwest region of Rocky View County. The smallest of Rocky View County's divisions by area, its location, adjacent to the city of Calgary to the north and east has resulted in significant development pressure and a relatively large number of dwellings. Division 3 contains the Elbow Valley ASP and a portion of the Central Springbank ASP, as well as the Partridge View, Timberstone, Robinson Road, Montebello, Stonepine, and Elbow Valley West conceptual schemes. As the Central Springbank ASP straddles Divisions 2 and 3, policy-approved development potential has been divided between them based on area. As approximately 45% of the ASP area is located within Division 3, the same portion of the development potential has been indicated in the table below.

With a development rate of nearly 70 new dwellings per year, Division 3 has seen a large number of new dwellings over the past 20 years. Given its small size, the location of the Elbow River, and the rate of development to date, the potential for new development areas is relatively low. Despite this, new development potential within the Central Springbank ASP remains.

Table 58 - Division 3 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	4,730	2,000	201	433			
R-1	2,820	898	133	329			
R-2	878	131	17	53			
R-3	6	1	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	1,026	970	51	51			
Agricultural lots total	3,346	36	33	N/A			
RF	2,869	20	21	N/A			
RF-2	0	0	0	N/A			
RF-3	53	0	1	N/A			
RF*	0	0	0	N/A			
F	9	2	0	N/A			
AH	415	14	11	N/A			
Multiple land use lots	610	13	2	N/A			
Total	8,686	2,049	236	433	1,002	1,671	3,720

Figure 33 - Division 2 20-Year Development Trend

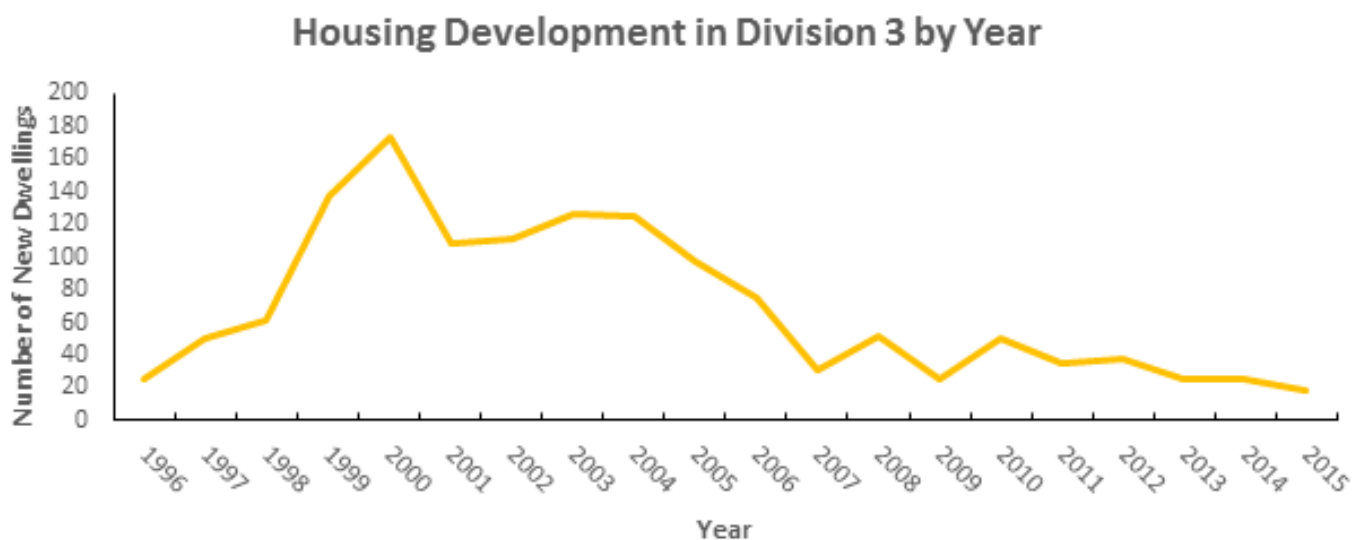


Table 59 - Division 3 20-Year Development Rate

Development rate:	69.7
Range of dwellings per year:	18 - 173
Total new dwellings between 1996 and 2015	1393

4.4 Division 4

Division 4 is located in the southeast of Rocky View County, and features a wide variety of land uses. While predominantly agricultural, the division contains the hamlet of Langdon and features a large number of existing and potential dwellings. The Langdon ASP and the Hamlet of Indus ASP are located within this division, as well as the Langdon Crossing West, Langdon East, Langdon Meadows, Boulder Creek, Greenleaf Acres, and Meadowlands Conceptual Schemes.

The development rate in Division 4 is driven predominantly by the hamlet of Langdon, and a close correlation between this rate and that of the Langdon ASP area is apparent. Prior to approval of the Langdon ASP in 2016, the hamlet was approaching the point where much of the previous ASP area had been planned out. While it should be noted that significant potential new dwellings remained, the new ASP expanded the hamlet boundary and allowed for further development for the next 10 years.

Table 60 - Division 4 Land Inventory and Housing Development Capacity

Category	Area	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	2,569		153	101			
R-1	15	3	2	2			
R-2	1,526	224	46	84			
R-3	267	7	4	15			
R-S	0	0	0	0			
HR-1	187	641	8	40			
HR-2	0.32	4	1	0			
Direct Control lots	574	887	92	0			
Agricultural lots total		350	570	N/A			
RF		190	531*	N/A			
RF-2	999	6	9	N/A			
RF-3	80	0	3	N/A			
RF*	160	0	1	N/A			
F	604	65	5	N/A			

Category	Area	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
AH	3,126	89	21	N/A			
Multiple land use lots	4302	30	11	N/A		1,671	3,720
Total			203	141	4,143	4,478	6,624

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 35 - Division 4 20-Year Development Trend



Table 61 - Division 4 20-Year Development Rate

Development rate:	78.2
Range of dwellings per year:	11 - 220
Total new dwellings between 1996 and 2015	1564

4.5 Division 5

Division 5 is located in the east central region of Rocky View County. Although much of the division is designated for agricultural uses, there are commercial and industrial areas within the Janet and Conrich ASPs. The Conrich, Delacour, and Dalroy ASPs feature significant potential for future residential development. Various conceptual schemes are located within Division 5, including Delacour Country Village, South Conrich, Buffalo Hills, Serenity, and Northglen Estates.

The development rate within this division was quite robust in the early 2000s, with another significant peak in the late 2010s. The rate peaked in 2001 when 86 units were created. Given the recent change in the policy landscape with the approval of the Conrich ASP, past development rates may not give the best indication of future development potential. However, given that the rate was largely

generated under the previous ASP,, it does provide an indication of the future development potential available in Division 5. The future policy area within the Conrich ASP is still to be determined, but will likely include more residential capacity.

Table 62 - Division 5 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total		1,013	110	273			
R-1	8285	295	21	75			
R-2	2,615	370	33	198			
R-3	215	13	5	0			
R-S	0	0	0	0			
HR-1	51	31	9	0			
HR-2	0	0	0	0			
Direct Control lots	180	304	42	0			
Agricultural lots total		528	643	N/A			
RF		254	600*	N/A			
RF-2	868	7	6	N/A			
RF-3	509	8	5	N/A			
RF*	552	5	2	N/A			
F	862	109	8	N/A			
AH	3,175	145	22	N/A			
Multiple land use lots	2,858	32	14	N/A			
Total		1,573	767	273	6,757	7,797	9,370

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 36 - Division 5 20-Year Development Trend

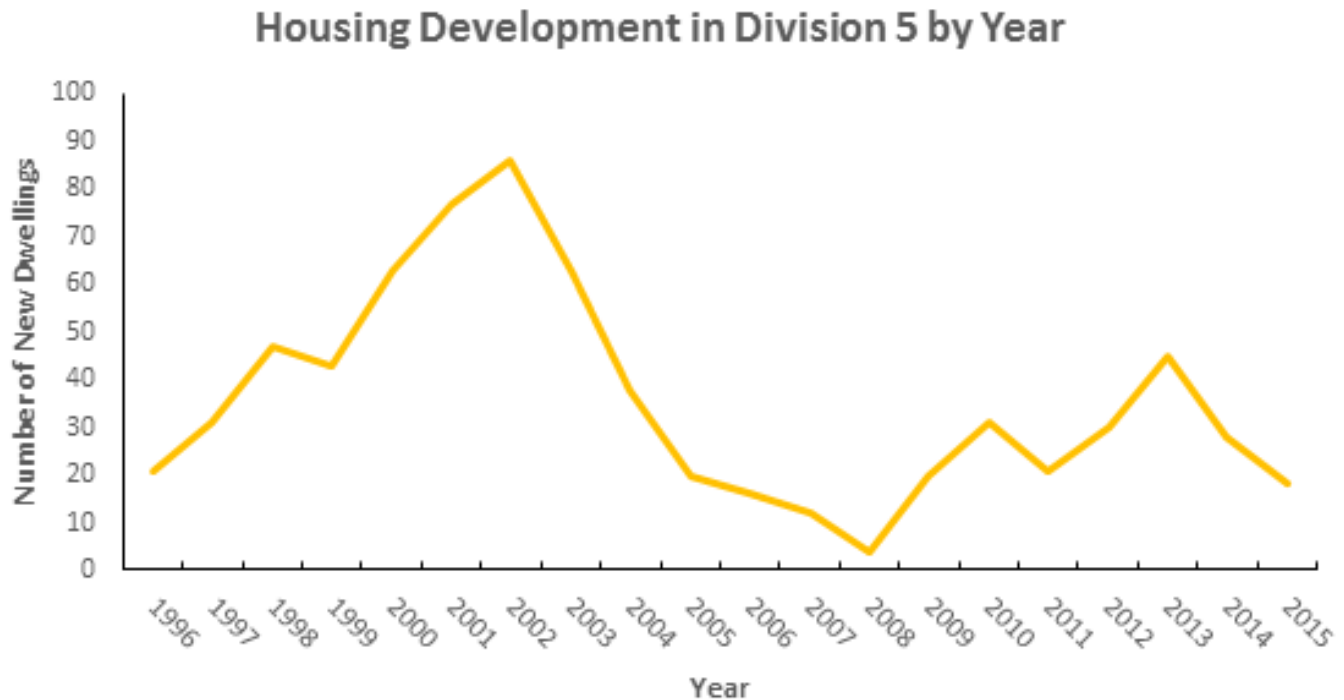


Table 63 - Division 5 20-Year Development Rate

Development rate:	35.7
Range of dwellings per year:	4 - 86
Total new dwellings between 1996 and 2015	714

4.6 Division 6

Division 6 is located in the northeast region of Rocky View County, and features predominantly agricultural land uses. The division contains little in the way of comprehensive development, with only the Hamlet of Kathryn Conceptual Scheme found within its boundaries. This conceptual scheme, which was adopted in 2007, allows for over 2,000 new units to be created; however, minimal growth has occurred.

Since agricultural uses are the preferred form of development in Division 6, the development rate has been relatively low when compared to other more residentially focused areas of the County. An average of 14 dwellings per year have been constructed here, for a total of 279 since 1996. Agricultural subdivisions and residential first parcels out are the most likely cause of these new dwellings.

Table 64 - Division 6 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential Lots Total	1,034	143	16	73			
R-1	8	3	0	0			
R-2	652	70	11	73			
R-3	337	27	5	0			
R-S	0	0	0	0			
HR-1	26	34	0	0			
HR-2	0	0	0	0			
Direct Control Lots	11	9	0	0			
Agricultural Lots Total		842	1,804	N/A			
RF	273,556	534	1,747*	N/A			
RF-2	1,561	7	14	N/A			
RF-3	579	13	5	N/A			
RF*	1,343	2	7	N/A			
F	2,378	235	16	N/A			
AH	1,266	51	15	N/A			
Multiple Land use Lots	6,098	30	35	N/A			
Total		1,015	108	73	2,134	2,315	3,330

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 37 - Division 6 20-Year Development Trend

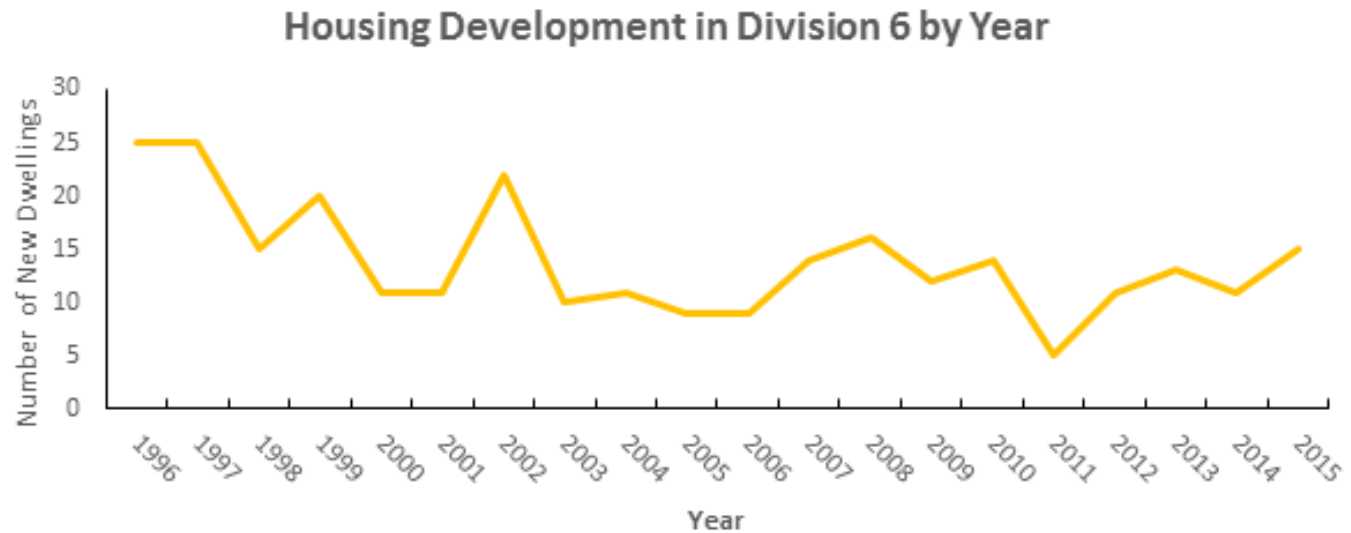


Table 65 - Division 6 20-Year Development Rate

Development rate:	14
Range of dwellings per year:	5 - 25
Total new dwellings between 1996 and 2015	279

4.7 Division 7

Division 7 is located in the north-central region of Rocky View County and contains the Balzac East and Balzac West Area Structure Plans. Conceptual schemes within this division include Big Hill Springs, Calterra Estates, Rocky Creek, and Butte Hills. The Balzac East Area Structure Plan straddles Highway 566 immediately east of Highway 2. While the lands to the south feature commercial and industrial development, a residential area is located adjacent to the city of Airdrie. Further potential for country residential development exists here, although much of the capacity has been realized. The Balzac West ASP, adopted in 2007, has seen very little in the way of development. A portion of the lands located within the Rocky Creek Conceptual Scheme area have been granted land use for a total of 1,400 residential dwellings, although much of the plan area has yet to proceed to that stage. The remainder of the lands allow for gross densities of up to five units per acre, which, given the size of the plan area, allows for an additional increase of approximately 12,000 units.

As Division 7 is located adjacent to both the city of Calgary and the city of Airdrie, it has been subject to various annexations in the past. The development rate averages 23 units per year, although this is skewed heavily to the late 1990s and early 2000s. Development rates in recent years have fallen to below 10 dwellings per year. It should be noted, however, that given the large number of potential units located with the Balzac West ASP, this area could see a dramatic increase in future years.

Table 66 - Division 7 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	3,907	603	83	1,577			
R-1	630	243	27	15			
R-2	2,359	322	45	161			
R-3	438	29	9	2			
R-S	0	0	0	0			
HR-1	2	9	1	0			
HR-2	0	0	0	0			
Direct Control lots	478	0	1	1,399			
Agricultural lots total		622	544	N/A			
RF	102,896	364	490*	N/A			
RF-2	2,528	18	20	N/A			
RF-3	510	7	6	N/A			
RF*	807	7	3	N/A			
F	1,156	115	5	N/A			
AH	2,498	111	20	N/A			
Multiple land use lots	3212	33	11	N/A			
Total		1,258	148	1,577	16,779	18,356	19,614

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 38 - Division 7 20-Year Development Trend

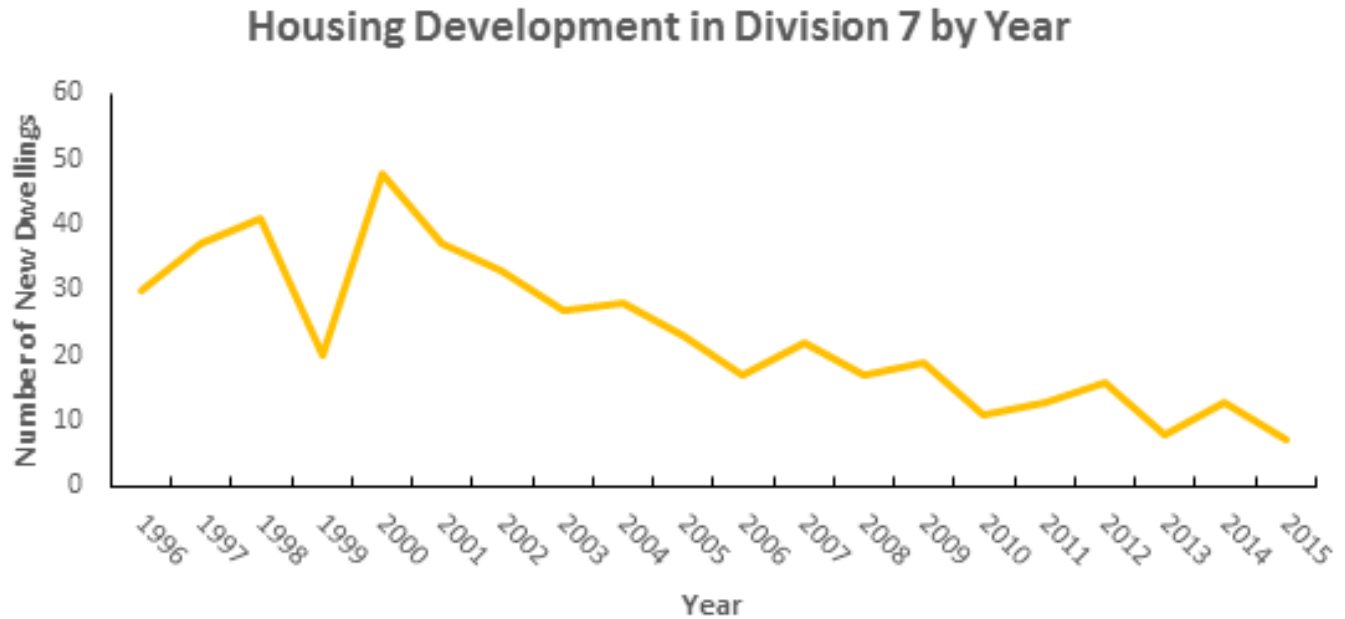


Table 67 - Division 7 20-Year Development Rate

Development rate:	23.4
Range of dwellings per year:	7 - 48
Total new dwellings between 1996 and 2015	467

4.8 Division 8

Division 8 is located in the centre-west region of Rocky View County, and straddles Highway 1A immediately west of the city of Calgary. Aside from a portion of Glenbow Ranch Provincial Park, all but four quarter sections of the Division are located within the Bearspaw ASP. As the ASP straddles Divisions 8 and 9, Policy-approved development potential has been divided between them based on area. As approximately 55% of the ASP area is located within Division 8, the same portion of the development potential has been indicated in the table below. Build-ready figures for Ranch and Farm District parcels have been included in this Division, as the majority of the lands are guided by an area structure plan.

Given that the majority of the area is guided by the Bearspaw ASP, there is a strong correlation between the average development rate of the area structure plan and Division 8. The development rate has averaged nearly 50 new dwellings over the past 20 years, and has seen a gradual decline followed by a sharp increase beginning in 2011.

Table 68 - Division 8 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	7,757	1,793	316	717			
R-1	2,706	885	133	223			
R-2	4,629	590	100	363			
R-3	0	0	0	0			
R-S	185	8	30	131			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	237	310	53	0			
Agricultural lots total	5,414	32	41	N/A			
RF	4,989	17	37	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	156	0	2	N/A			
F	76	6	0	N/A			
AH	193	9	2	N/A			
Multiple land use lots	663	14	1	N/A			
Total	13,834	1,839	358	717	1,994	3,069	4,908

Figure 39 - Division 8 20-Year Development Trend

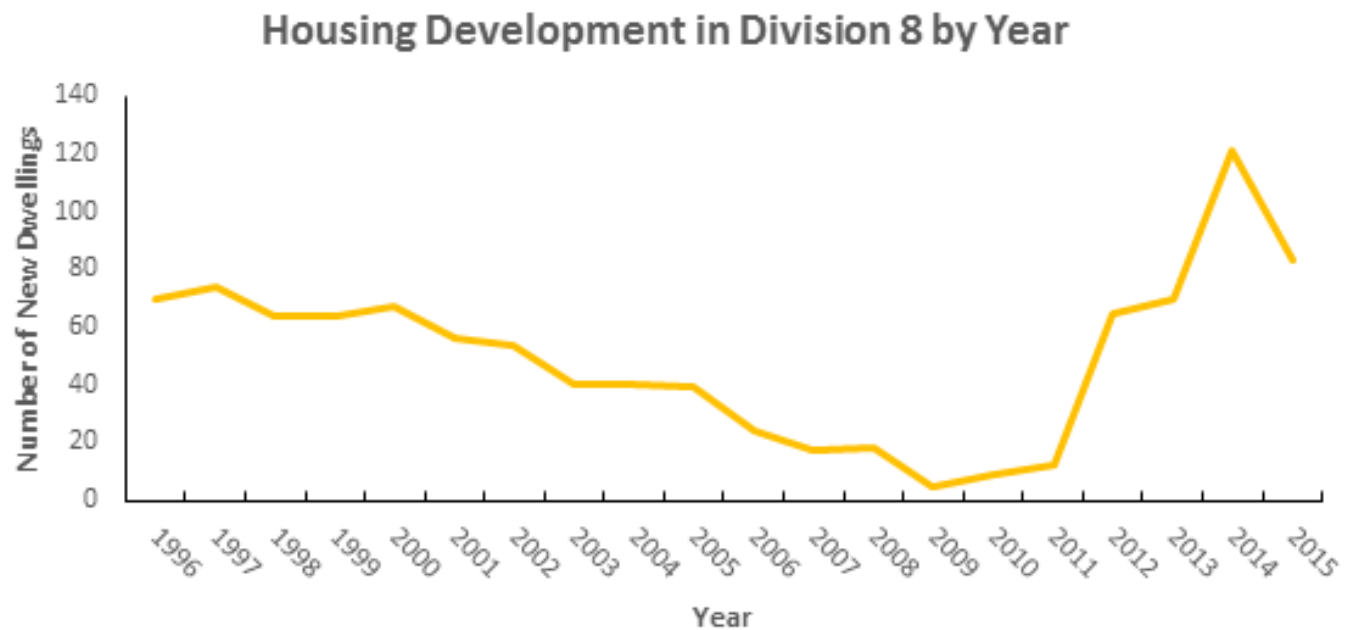


Table 69 - Division 8 20-Year Development Rate

Development rate:	49.6
Range of dwellings per year:	5 - 121
Total new dwellings between 1996 and 2015	992

4.9 Division 9

Division 9 is located in the northwestern region of Rocky View County. Predominantly characterized by agricultural land uses, the division marks the transition from prairie to foothills. Residential land uses are primarily concentrated with the policy areas of the Cochrane North, Cochrane Lake Hamlet, and Bearspaw ASPs. As approximately 45% of the Bearspaw ASP area is located within Division 9, the same portion of the development potential has been indicated in the table below.

The residential development rate in this division has been relatively consistent aside from a significant spike from 2005-2012, when a number of new dwellings were constructed within the hamlet of Cochrane Lake.

Table 70 - Division 9 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	6,040	797	504	1,273			
R-1	179	49	28	4			
R-2	4,543	490	65	485			
R-3	632	46	9	3			
HR-1	41	54	0	84			
HR-2	0	0	0	0			
Direct Control lots	645	158	402	697			
Agricultural lots total		940	816	N/A			
RF		569	736*	N/A			
RF-2	4,075	35	24	N/A			
RF-3	1,257	26	10	N/A			
RF*	954	6	2	N/A			
F	1,199	100	9	N/A			
AH		204	35	N/A			
Multiple land use lots	3327	30	16	N/A			
Total			600	1,273	2,791	4,664	6,431

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 40 - Division 9 20-Year Development Trend

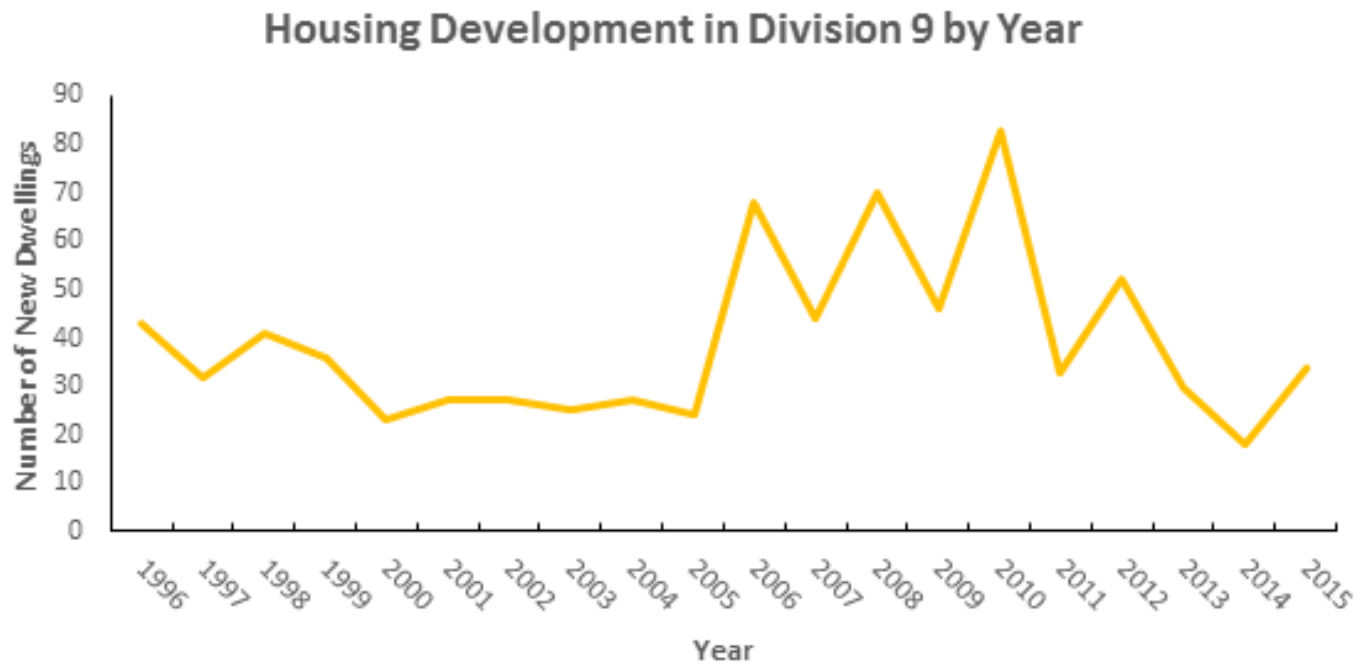


Table 71 - Division 9 20-Year Development Rate

Development rate:	39.2
Range of dwellings per year:	18 - 83
Total new dwellings between 1996 and 2015	783

Rocky View County

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ROCKY VIEW COUNTY
Cultivating Communities

APPENDIX B: THE COUNTY GROWTH REPORT



PLANNING SERVICES

TO: Policy & Priorities Committee
DATE: July 4, 2017 **DIVISION:** All
FILE: 1014-815
SUBJECT: County Growth Report & Residential Land Inventory

¹ADMINISTRATION RECOMMENDATION:

THAT the 2017 County Growth Report (Attachment A) and The 2016 Residential Land Inventory (Attachment B) be received for information.

EXECUTIVE SUMMARY:

In response to direction received via a Council Notice of Motion on September 13, 2016, Administration undertook an assessment of County growth, and prepared the County Growth Report for information. In this report, Administration reviewed federal census data and the 2016 Residential Land Inventory to assess growth trends and the impacts on the County's approved growth areas.

The report contains three parts:

1. *County & Regional Population Growth:* Assesses trends in population and growth rates within the regional context, and explores whether or not the County is meeting the regional growth targets established within the County Plan.
2. *County Growth Trends & Areas:* Analyzes trends in construction of new dwellings, and provides discussion on the County's identified growth areas.
3. *Future Growth Potential:* Assesses the impact of additional residential development on the County's overall growth and non-residential assessment ratio targets.

The report finds that the County is on target to meet growth and assessment ratio goals. Data analysis indicates that County growth trends reflect those identified nationally and regionally, especially when compared to other similar rural municipalities. As future growth is affected by a variety of factors, many of which are outside the County's control, careful consideration of existing and future growth areas is required.

These two documents include data and information that is valuable when considering strategic direction on future development. Administration will examine the current ASP Priority Policy with regard to the 2016 Residential Land Inventory, the 2017 County Growth Report, and the Assessment Base Diversification Policy. This will allow Administration to provide recommendations for Council's consideration if changes to these policies are deemed appropriate.

Administration recommends **Option #1**, that the 2017 County Growth Report and 2016 Residential Land Inventory be received for information.

¹ **Administration Resources**

Stefan Kunz, Planning Services
 Jamie Kirychuk, Planning Services
 Amy Zaluski, Planning Services

**OPTIONS:**

Option #1 THAT the 2017 County Growth Report (Attachment 'A') and 2016 Residential Land Inventory (Attachment 'B') be received for information.

Option #2 THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kevin Greig"

General Manager

SK/rp

County Manager

ATTACHMENTS:

ATTACHMENT 'A' – County Growth Report

ATTACHMENT 'B' – Residential Land Inventory Report



ATTACHMENT 'A'

COUNTY GROWTH REPORT

INTRODUCTION:

The purpose of this report is to present the results of an analysis of County growth trends, current residential capacity, and the impacts on the County's growth areas, as identified in the County Plan (2013). Council can use the information in this report and the associated 2017 Residential Land Inventory for strategic decision-making with respect to future land-use approvals for residential development. As per the Notice of Motion, Administration has organized the discussion into the following categories:

- County & Regional Population Growth;
- Growth Trends & Areas; and
- Future Growth Potential.

SCOPE OF ANALYSIS:

The findings of this report are derived from an examination of data from two key sources; federal census data up to 2016, and the County's 2016 Residential Land Inventory (Attachment B).

Federal Census Data

The federal census data was used to allow for direct comparison of the County's population growth in the greater regional context. Analysis of the population data from the 2001, 2006, 2011, and 2016 censuses allows for observation of growth trends throughout the region and within each municipality. The County's overall population increase, rate of growth, and percentage of the regional population has been compared to other partners within the region.

For the purposes of this report, the region was defined as the municipalities that constitute the Calgary Regional Partnership plus Rocky View County, Mountain View County, Municipal District of Foothills, and Wheatland County.

2016 Residential Land Inventory

The Residential Land Inventory (RLI) provides the number of existing residential dwellings, proposed residential development, and the potential for further development based on current policy direction in Rocky View County (Attachment B). The 2016 RLI is similar to the inventory conducted in 2012, with several key differences:

- Assessment data was used to determine existing dwellings in the County, rather than building permit records and parcel information – this provides more accuracy in the data; and
- More discussion is included with respect to each ASP area and the general likelihood of development occurring in each area.

The data within the 2016 RLI allows for the assessment of general trends and patterns with respect to where new dwellings are being constructed, changes in desirability of various development styles, and the potential for further development.

The RLI provides a snapshot in time of the number of existing dwellings within Area Structure Plans, agricultural quadrants, electoral divisions, and current land use districts. By using data from 1996-2016, the RLI provides an indication of the 20-year development trend as it relates to the rate, location, and type of development in the County. Additionally, the inventory provides an indication of the potential for future dwellings to be constructed. The RLI uses the following classification:

- Built: Includes parcels with an existing dwelling;
- Build Ready: Includes vacant lots that require only a building permit to construct a dwelling;



- Build Approved: Includes parcels with a land use designation that allows further subdivision to create new lots. To be included in the Build Approved category, the parcel size must exceed at least twice the minimum lot size allowed in the land use district; and
- Policy Approved: Includes potential parcels that may occur within a residential policy area (Area Structure Plans and/or Conceptual Schemes). However, the identified area has not received land use approval.

For the potential dwellings (Build Ready, Build Approved, Policy Approved), the likelihood of the full potential being realized significantly decreases. It is important to note that while significant potential for additional dwellings is identified within many of the County's growth areas, in many cases these figures do not indicate a realistic expectation for development. Factors such as serviceability, market demands, and regional growth trends have a significant impact on the probability of these areas reaching full development. Within the RLI document, analysis of the servicing potential and development rate for each Area Structure Plan provides a more realistic indication of the likelihood that the full development potential might be realized.

COUNTY & REGIONAL POPULATION GROWTH:

The County Plan (2013) recognizes that the Calgary Metropolitan Area (CMA) is a desirable area in which to live, and expects population growth to continue. As a cooperative regional partner, Rocky View County has committed to allow for moderate residential growth, defined as accounting for no more than 2.5% to 3% of the regional population. Figures 1, 2, and 3 include a selection of municipalities that are most appropriate for comparison purposes. Municipalities such as the City of Calgary and the Town of Irricana, which contain populations significantly larger or smaller than those presented, have been excluded for the purposes of clear data presentation. This section of the report describes several of the trends and patterns that have been revealed through analysis of the regional population data. The raw data upon which this section is based can be view in Appendix 1 of this report.

National Population Trends

Throughout the world, demographic studies indicate a general shift in population from rural to urban areas. This trend is reflected in Canada as well. According to Statistics Canada, in 1996 78% of the national population lived in urban centres, with 22% residing in rural areas. By 2011, urban residents made up 81% of the population, with only 19% living in rural locations.

Regional Population Trends

Administration has explored growth trends within neighbouring municipalities to observe County growth as compared to regional partners. The Calgary Metropolitan Area surpassed 1.5 million residents as of the 2016 census, adding 186,702 to its population since the 2011 census. Much of this increase (140,823) is attributed to the City of Calgary, however smaller urban municipalities have seen the highest increases in proportion to their total population. The 2016 census revealed that the municipalities of Cochrane, Airdrie, and Chestermere rank second, third, and fourth, respectively, among the fastest growing municipalities within Canadian metropolitan areas.

Table 1 – Municipal Population – Calgary Region

	2011	2016	2026
RVC Population	36,461	39,407	46,813
Regional Population	1,332,583	1,519,285	1,984,264
% Regional Pop.	2.74%	2.59%	2.36%
RVC Annual Growth Rate	1.91%	1.57%	1.57%
Regional Annual Growth Rate	2.40%	2.66%	2.66%

Figure 2 – Municipal Population – Calgary Region

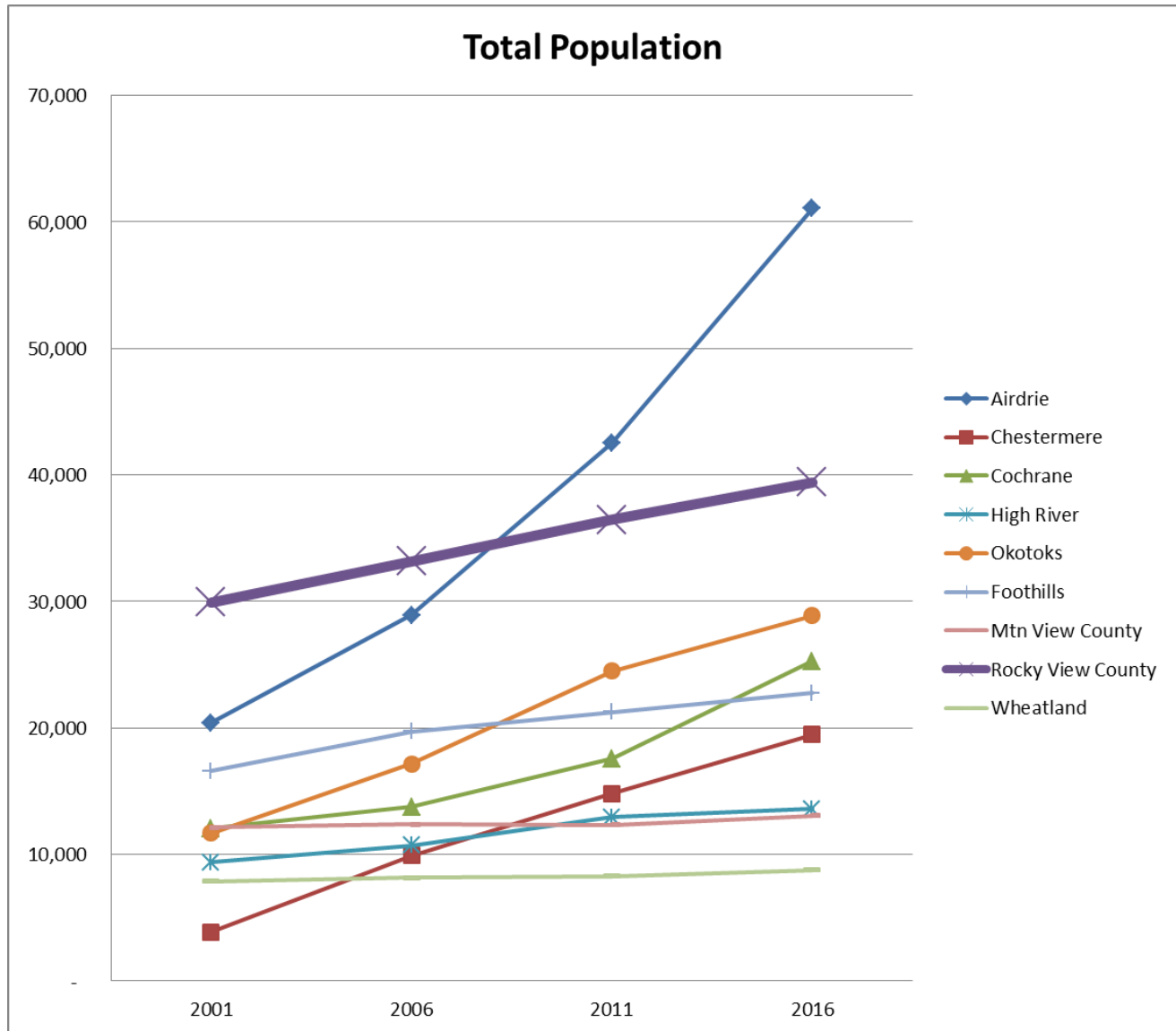
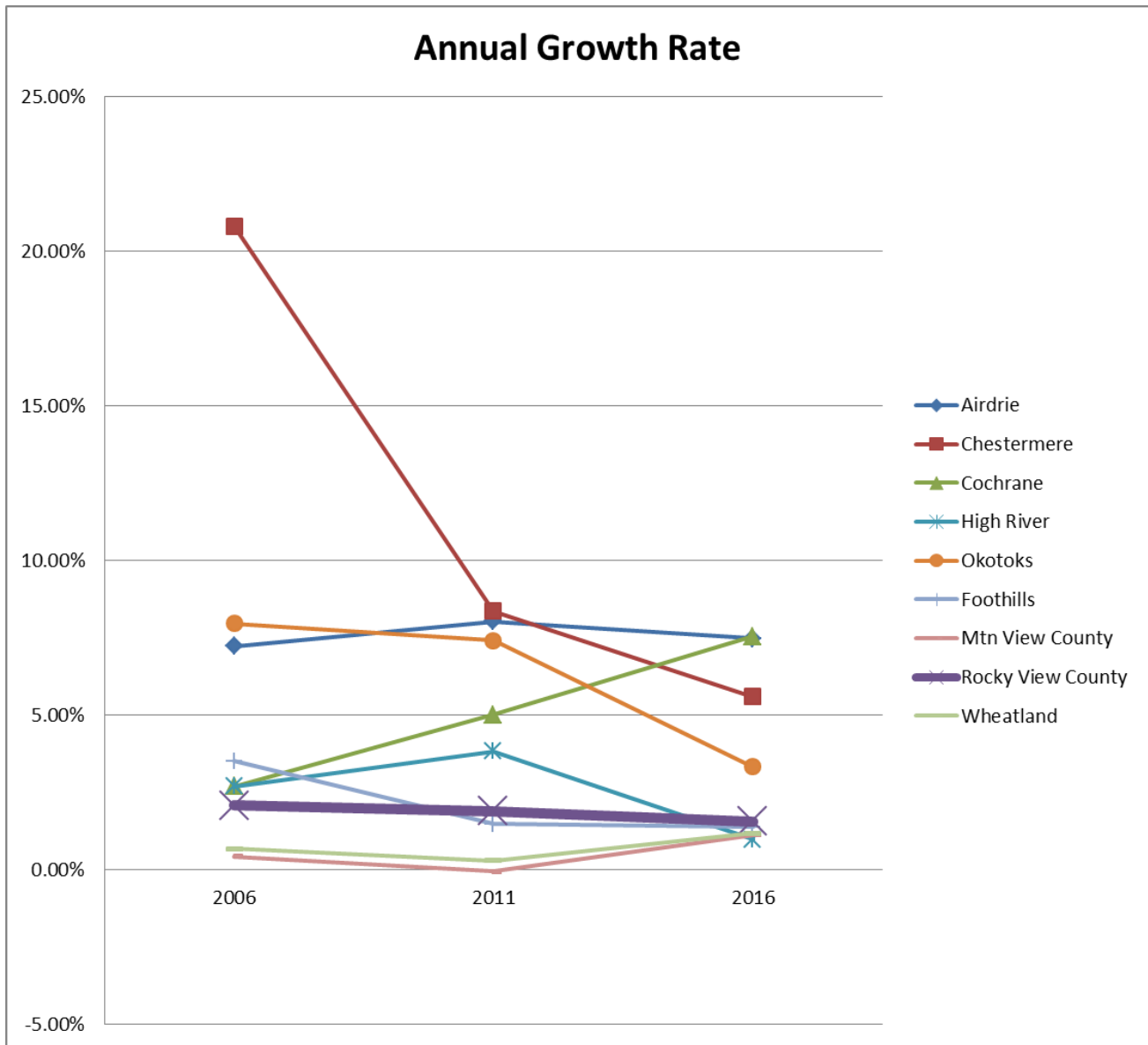


Figure 1 shows that while the County has experienced a steady increase in population since 2001, the rate of this growth has been slowly decreasing. For example, from 2006-2011 population increased by 3,288 (a 1.91% annual growth rate), and from 2011 to 2016 it increased by 2,946 residents (a 1.57% annual growth rate). The overall regional growth rate (2.63% 2001-2006, 2.40% 2006-2011, and 2.66% 2011-2016) indicates that the rate of additional growth within the Calgary Metropolitan Area has remained steady (see Table 1). This has resulted in an even, gradual increase in regional population. The annual growth rate (see Figure 2) in each municipality has been consistent, with the exception of the City of Chestermere (significant decrease) and the Town of Cochrane (significant increase).

Figure 3 - Municipal Annual Growth Rate



These figures indicate trends among municipalities that are predominantly rural, and those that are urban. As indicated below in Figure 3, the urban municipalities all show a significant increase in their proportion of regional population. For instance, the City of Airdrie has more than doubled its share of the population from 1.96% to 4.02%. Conversely, rural municipalities such as Rocky View, Foothills, Mountain View, and Wheatland all show a small, gradual decrease in percentage of regional population. Foothills, for example, has decreased from 1.6% in 2001 to 1.5% in 2016. In general, rural municipalities appear to have more consistent, steady growth and are less subject to dramatic increases or decreases in population growth rates.

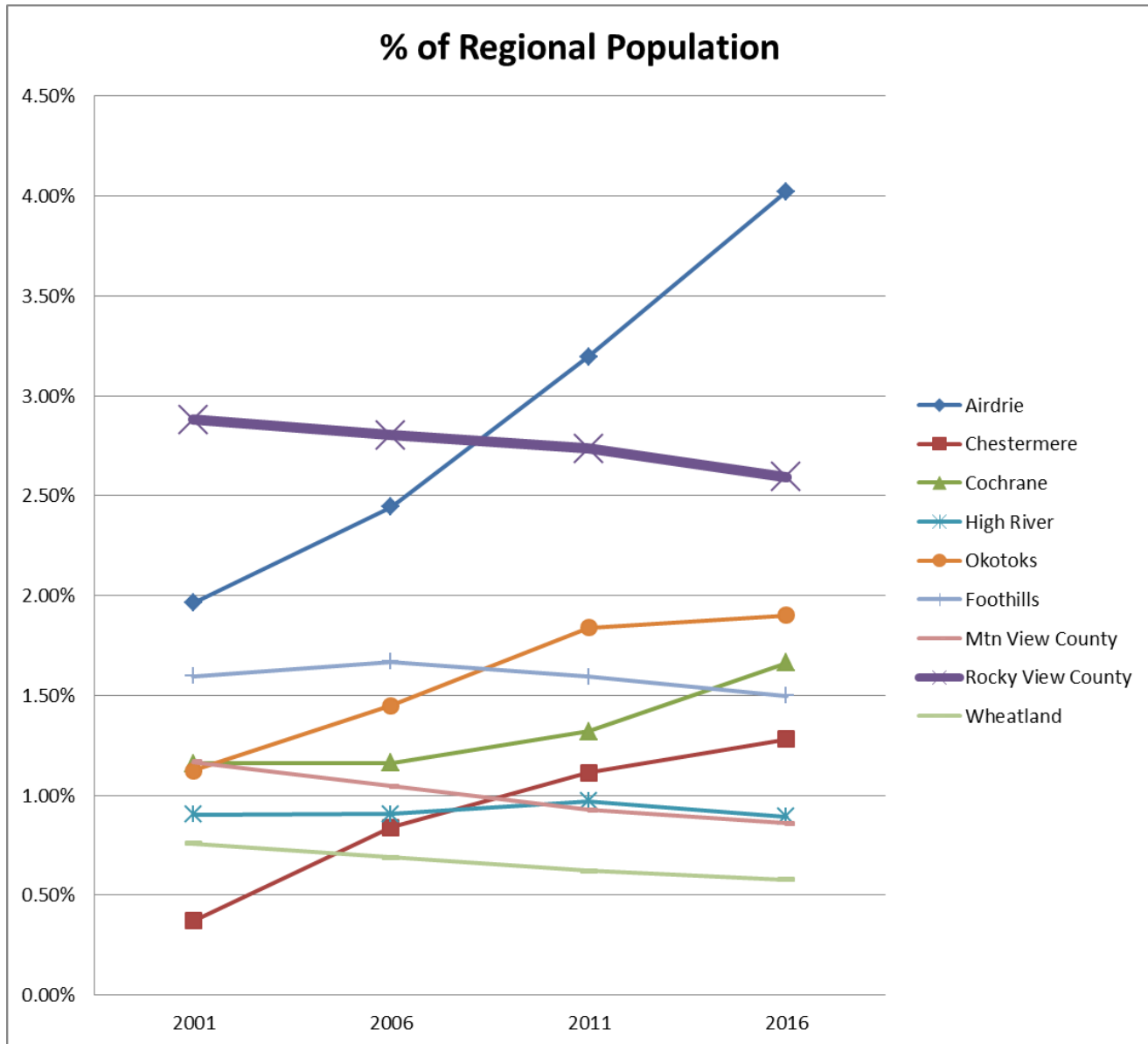
This data indicates that growth trends within Rocky View County are similar to rates seen in other rural municipalities. Additionally, as Rocky View's population has never exceeded 2.5% to 3.0% of the regional total, growth targets as established by the County Plan are realistic. From a high of 2.88% in 2001, the County now accounts for 2.59% of the regional total as of 2016.

For all of the rural municipalities considered, the trends in this regard are similar. Urban municipalities however, have seen significant increases in their percentage of the regional total. This could indicate



that variety, type, availability, and cost of dwellings within urban municipalities are continuing to attract more residents; rural municipalities such as Rocky View may continue to see a reduction in growth rates in the future. This may also mean that the type of development traditionally provided by Rocky View County (small agricultural and country residential) may not have the same level of market demand as it once did. This trend was further observed in the analysis of growth trends within the County itself.

Figure 4 - Municipal Proportion of Total Regional Population





COUNTY GROWTH TRENDS & AREAS:

The 2016 RLI contains detailed discussion and assessment of the existing dwellings and development potential within specific areas of the County, particularly the identified growth areas. Each area of the County comes with unique challenges in regards to providing potable water, wastewater, stormwater discharge, and transportation infrastructure. Development rates and discussion of issues specific to each Area Structure Plan (ASP) area is contained within the document.

Despite the large size of Rocky View County, many of the lands within its borders are not appropriate for residential development. The County Plan and South Saskatchewan Regional Plan encourage the reduction of urban sprawl, more efficient use of land, and the preservation of existing agricultural areas. By directing additional development to identified growth areas, the County Plan aims to allow for development to continue in appropriate areas while still achieving these goals.

Technical considerations and site servicing are critical components of development and growth. Modern servicing strategies consider comprehensive solutions to these challenges. Potable water, wastewater, stormwater, and transportation are all important considerations when lands are considered for growth. Higher density developments allow for the use of piped water and wastewater systems, reducing the risk of soil and aquifer contamination. They also allow for more complete, comprehensively designed stormwater systems to reduce the risk of flooding and erosion. Greater density also allows for the more efficient design, maintenance, and cost of transportation.

Growth Areas

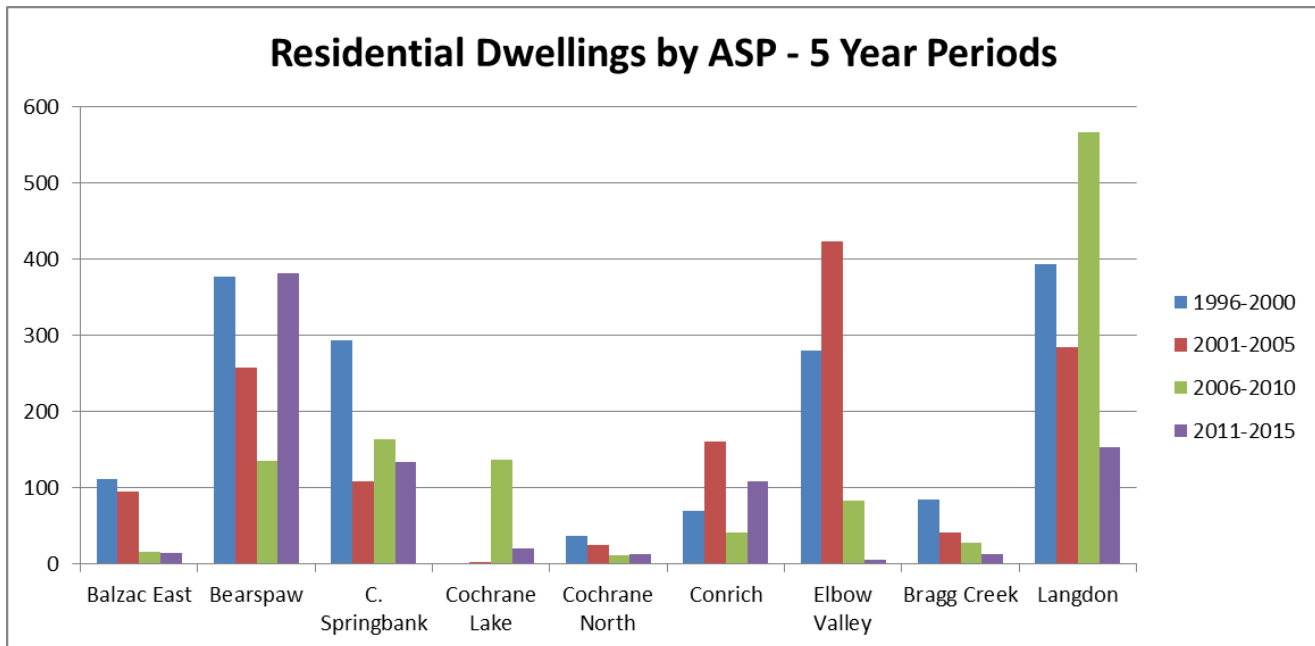
There are many development areas currently identified within Rocky View County that have growth potential. Highways provide access to the provincial transportation network, a strong regional economy allows for opportunity, and a variety of stunning landscapes make the County a beautiful place to live. Various studies conducted in the past have assessed potential growth areas within the County and informed the development of the County Plan (2013). The County Plan identified a number of areas, primarily existing area structure plans, as future growth areas for the County.

In general, much of the new dwelling construction has taken place within existing area structure plans (growth areas). Figure 5 depicts the development rate of ASPs to allow for direct comparison. The figure excludes ASPs with less than one dwelling per year over the 20-year period (Balzac West, North Springbank, Dalroy, Delacour, and Indus). The data indicates that Langdon, Elbow Valley, Central Springbank, and Bearspaw have been the most significant areas for residential growth. Investigation of this data through five-year periods allows for further analysis, and dramatic fluctuations are evident in the areas that have seen strong growth rates.

This analysis indicates that these areas are appropriate for continued residential growth. While Administration recognizes that many of the County's existing ASPs may not be developing as originally anticipated, it is more likely that the existing policy is inadequate to address the styles of development, rather than the undesirability of the growth area. Changing development pressures, opportunities, and market demands require that the County occasionally reconsider the direction set by current ASPs. As seen in Langdon, Conrich, and the Glenbow Ranch portion of Bearspaw, ASPs are regularly assessed and amended to reflect a changing development landscape.



Figure 5 - Number of Dwellings per 5-Year Period



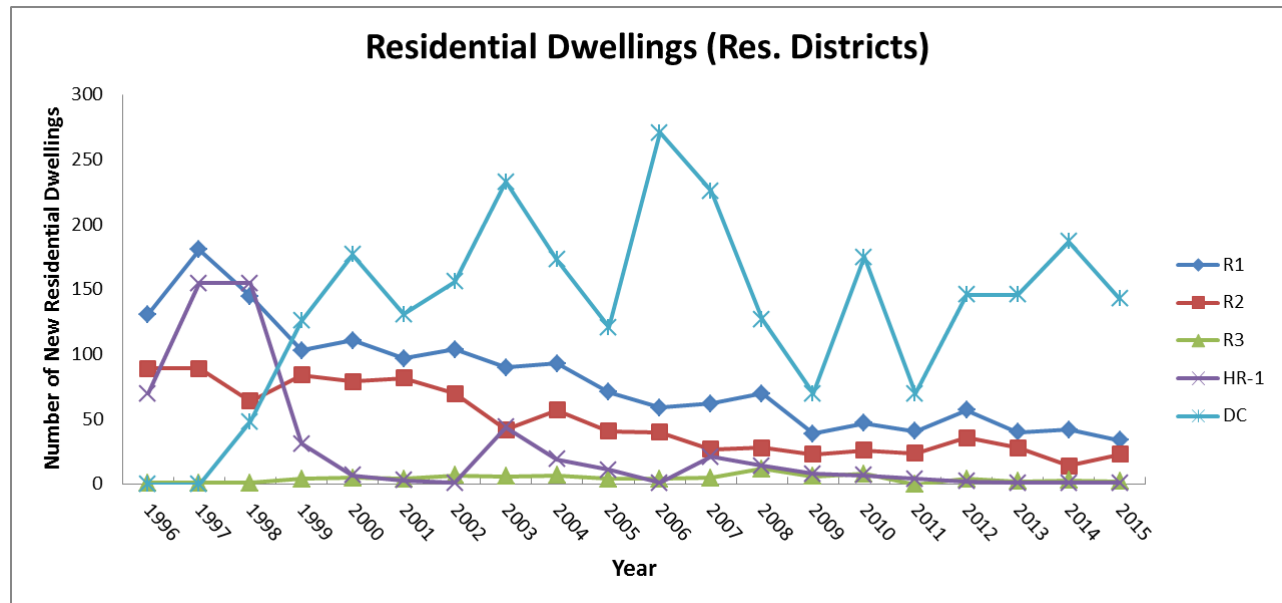
General Decline in New Dwelling Construction on Country Residential Lots

Using the 2016 RLI, Administration examined general trends and findings of residential development in the County over the past 20 years. In general, the data within Figure 5 indicates a clear downward trend within each 5-year period, aside from the occasional spike (for example 2011-2016 Bearspaw, and 2006-2011 Langdon). These outliers correspond to periods when large numbers of lots, typically within Direct Control Districts, became available for construction. Other areas, such as Cochrane North and Bragg Creek, have not seen creation of significant new Direct Control Districts, and as such have maintained the general downward trend.

This is further supported by Figure 6, which provides the number of dwellings constructed within given land use districts for each year. This indicates that following a peak in the late 1990s, construction of new dwellings on country residential parcels has declined steadily. This decline corresponds strongly with the increase in construction on Direct Control District parcels, which typically have smaller lot sizes. This reflects a number of trends in regards to development within Rocky View County, and provides an indication that demand for housing types is changing.

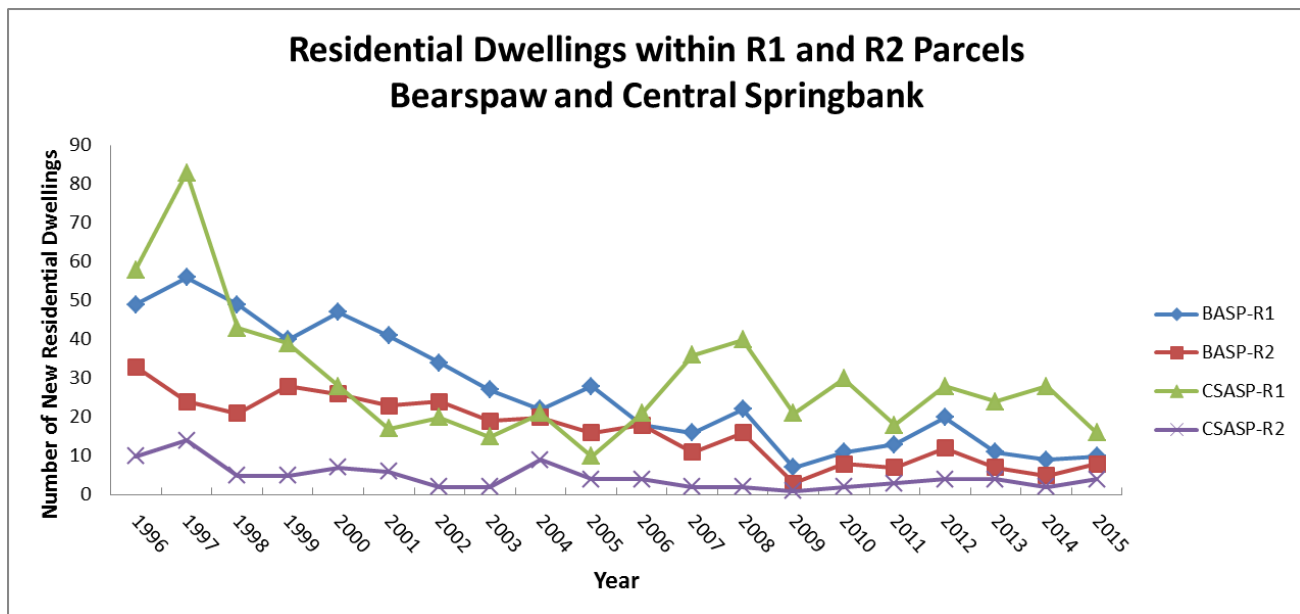


Figure 6 - Number of New Residential Dwellings by Year and Land Use District



A case study into two areas traditionally defined as being characteristic of the country residential style of development can provide further clarity into this decline. Bearspaw and Central Springbank have a significant number of existing country residential parcels, and both have area structure plans that allow for further redesignation to these land uses. Figure 7 indicates that even within these areas, the number of new dwellings has been in decline.

Figure 7 - New Country Residential Dwellings in Bearspaw and Springbank



The 2016 RLI indicates that these areas feature a large number of parcels with the potential for new construction. These include parcels that require subdivision to allow for the construction of a new dwelling, as well as parcels that are vacant. The fact that these parcels exist, but actual construction



of a dwelling has not occurred, indicates that the supply of these types of parcels may have exceeded demand. Large lots, with similarly large land values, are not affordable for much of the population. Among those who can afford an acreage, some are not willing to undertake the responsibilities that come with owning large parcels such as weed control, landscaping, and snow removal. As a result, the number of potential buyers is restricted. Fewer potential buyers decreases demand for this style of housing.

Additionally, other demographic factors may be at play. The baby boomer generation was the result of a significant increase in population following the Second World War, and their impact on demographics continues to this day. Their children, the millennial cohort, having now aged and moved out, are likely not in the market for country residential style dwellings. Rather, they are attending post-secondary school, raising families, or simply not yet able to afford the cost of owning an acreage. The baby boomers on the other hand may be looking to downsize or otherwise prepare for retirement.

Increase in New Dwelling Construction on Direct Control District Lots

While the development rate for Direct Control District lots is quite sporadic, Figure 6 indicates that these parcels have seen much of the County's new growth since 2000. Much of the construction of dwellings within direct control districts has taken place on smaller parcels, particularly within the County's hamlets (such as Langdon, Cochrane Lake, and Conrich).

One reason for this is that the increased density in these areas allows for a greater variety in housing styles. Greater variety in parcel size, price, and location, increases the number of potential buyers. Providing opportunity to a greater variety of people inherently increases the number of potential residents.

Additionally, greater variety in choices of dwellings not only allows people in all stages of life the opportunity to find options that are within their price range, but accounts for people who could afford dwellings on larger lot sizes but choose not to. Many people, particularly the elderly and families with young children, are drawn to areas with easy access to services. Access to shopping, schools, and recreational facilities is highly desirable, and areas that contain higher densities of people are more readily able to provide these services. These findings are also reflected in the difference in growth rates between urban and rural municipalities.

FUTURE GROWTH POTENTIAL:

As outlined in the RLI, many of the County Plan's identified growth areas retain significant development potential. Identifying areas that have existing policy approval allows the County to observe where development is anticipated but has not yet occurred. Taken in consideration with the development rates within each growth area, as well as the technical and feasibility constraints addressed above, this indicates areas that may require policy adjustment or review.

Figure 8 indicates theoretical population totals for a variety of potential densities. The ASP column contains data gathered from the RLI, and represents the total potential population capacity available if each ASP were to build out in accordance with its existing policy. Full build out of all existing ASPs would allow for a total population of nearly 127,000 in these areas alone. Although this is a theoretical assessment, and a population increase of this magnitude is extremely unlikely, it does provide an interesting indication of the potential within existing approved areas.

In light of the County Plan and South Saskatchewan Regional Plan's goals to make more efficient use of land, the ASP areas were considered at 2, 4, and 8 units per acre. With these higher densities within those areas, the theoretical population increases dramatically. While these figures are highly unrealistic for a variety of reasons, they highlight the fact that Rocky View County contains a significant amount of land already deemed appropriate for residential development. Increasing the efficiency of future development may mean that there simply is not enough population growth to justify having as many growth areas as the County currently has.



Figure 8 - Potential ASP Population Densities

AREA STRUCTURE PLAN	ASP		2 UPA		4 UPA		8 UPA	
	POTENTIAL NEW DWELLINGS	PEOPLE	UNITS	PEOPLE	UNITS	PEOPLE	UNITS	PEOPLE
Balzac East	246	738	4,799	14,398	9,599	28,796	19,197	57,592
Balzac West	14,091	42,273	3,554	10,661	7,108	21,323	14,215	42,645
Bearspaw	5,198	15,594	35,175	105,526	70,350	211,051	140,701	422,102
Cochrane Lake Hamlet	1,083	3,249	1,295	3,886	2,591	7,773	5,182	15,545
Cochrane North	1,047	3,141	6,079	18,236	12,158	36,473	24,315	72,945
Conrich	3,334	10,000	8,614	25,841	17,227	51,682	34,455	103,364
Dalroy	390	1,170	762	2,286	1,524	4,572	3,048	9,144
Delacour	313	939	858	2,575	1,717	5,150	3,433	10,299
Elbow Valley	226	678	639	1,917	1,278	3,835	2,557	7,670
Greater Bragg Creek	2,307	6,921	17,395	52,186	34,791	104,373	69,582	208,745
Indus	263	789	1,544	4,633	3,089	9,266	6,177	18,532
Langdon	4,051	12,153	2,203	6,610	4,407	13,220	8,814	26,441
Springbank Central	3,117	9,351	27,244	81,731	54,488	163,463	108,975	326,926
Springbank North	1,426	4,278	3,038	9,113	6,076	18,227	12,151	36,453
TOTAL	41,556	126,974	120,756	362,269	241,513	724,538	483,025	1,449,075

Future Growth Scenarios

An increase in population by 127,000 over the 20-year lifespan of a typical ASP would represent an annual growth rate of over 6%. Given that an increase of such a magnitude would represent an increase of over 300% from the current rate, this is not a realistic outcome based on the past 20 years of growth data. To understand the impact of further development on the County's growth targets, more realistic projections must be used.

Three scenarios have been identified based on existing growth areas. Figure 9 forecasts County and regional population numbers for these scenarios to determine what percentage of the total regional population Rocky View may account for by 2036 in each scenario. Scenario 1 provides the future population projection based on current growth rates and approvals, and does not anticipate any significant increases to the County's growth rate. Scenarios 2 and 3 each add an additional amount of population based on growth direction in identified areas as indicated below.

- Scenario 1 – 2016 pop. + 1.74% annual growth rate;
- Scenario 2 – Scenario 1 + proposed Glenbow Ranch (pop. 15,700); and
- Scenario 3 – Scenario 2 + Conrich (pop. 10,000).

Figure 9 - Projected Percentage of Regional Population

	2006	2016	2036	RVC Growth Rate	2036 RVC Pop.	2036 CMA Pop.
Scenario 1	2.80%	2.59%	2.09%	1.74%	55,610	2,659,303
Scenario 2	2.80%	2.59%	2.67%	3.43%	71,310	2,675,003
Scenario 3	2.80%	2.59%	3.03%	3.69%	81,310	2,685,003

The base figures indicate that, if current trends continue, Rocky View's proportion of the population will decrease to 2.09% by 2036 (Scenario 1).

As indicated on Figure 10, this indicates a continuation of the current trend. With the introduction of additional population within Scenarios 2 and 3 however, the effect of this increased population begins to become apparent. Scenario 2 sees a stabilization of the decline in the County's percentage of regional population, while Scenario 3 would result in a positive trend. Scenarios 1 and 2 indicate that by 2036, the level of growth would be within the County's stated targets. Scenario 3, however, would result in a growth pattern that falls above 3%. In terms of the moderate growth targets, it is important to note that the County Plan states that the County's percentage of the regional population should be "no more" than 2.5% to 3%. This, however, does not require that the County maintains a percentage

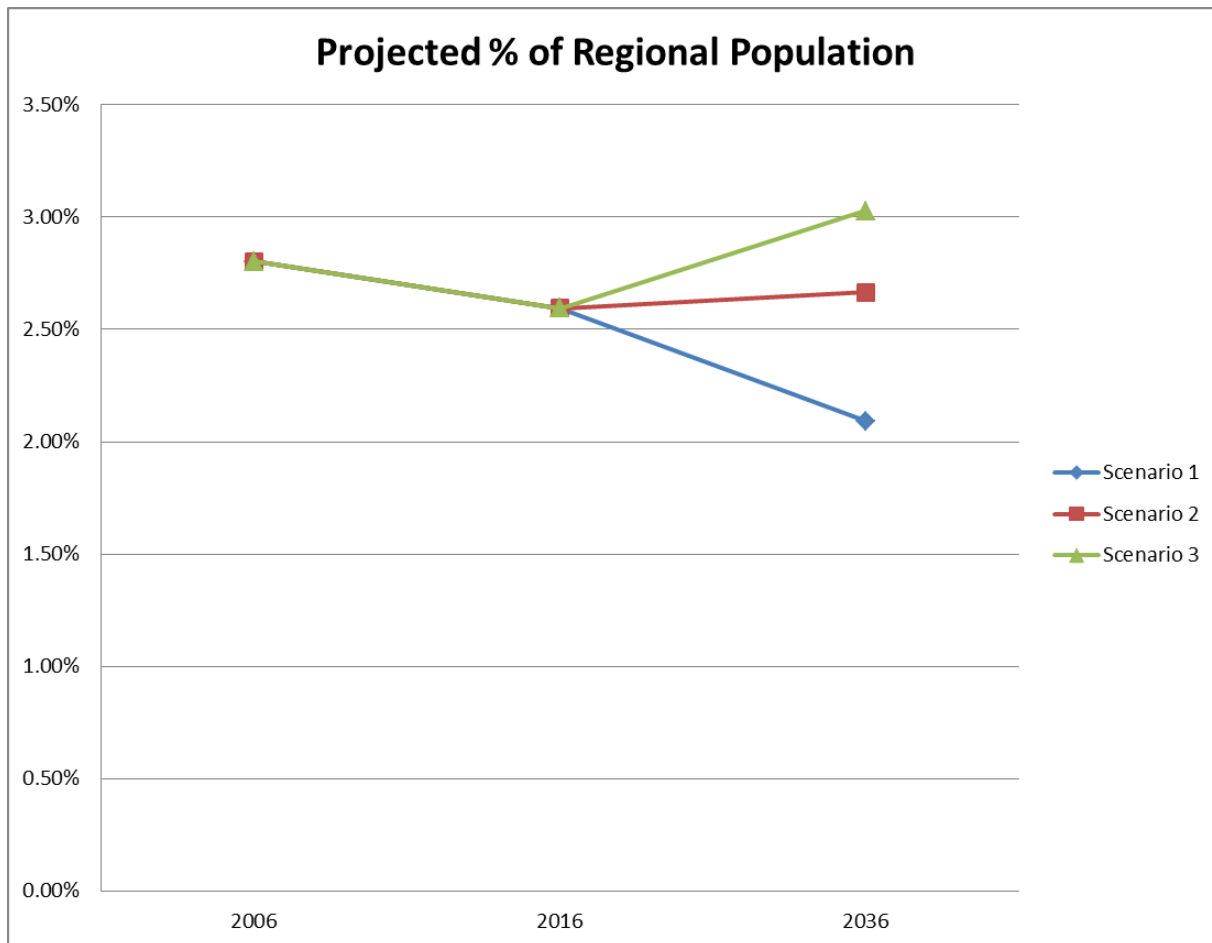


between 2.5% and 3%; only that it does not go above the range. This means that the 2.09% projected within Scenario 1 would still satisfy this target.

Additionally, in order to realize the population projections within Scenarios 2 and 3, the County would need to see an annual growth rate of 3.43% and 3.69%. These figures are not only higher than the 1.74% rate the County experienced between 2006 and 2016, but well above the 2.53% regional rate as well. As indicated in Figure 2, growth rates between 5% and 8% do occur in the region; specifically within the urban municipalities identified as among the fastest growing in Canada.

The objective of this exploration is to illustrate that any increase in residential development will have a significant impact on the County's percentage of regional population. The critical conclusion to draw from this is that additional residential approvals must be carefully considered in light of the County's overall strategic goals. It is also important to note that many of the existing growth areas, as identified in the RLI, have approval for additional dwellings. Should any of the limitations restricting the development of these areas be resolved, there is potential for further significant additional growth. As the exercise above illustrates, it does not take a significant increase to alter the County's proportion of regional population.

Figure 10 - 2036 Proportion of Regional Population Projection



Non-Residential Assessment Ratio

Further residential development also affects the County's Non-Residential Assessment Ratio. Recognizing the importance of maintaining a strong commitment to fiscal sustainability, the County adopted the Assessment Base Diversification Policy in March of 2016. This policy provides "strategic



direction on long term financial viability of the County through the maintenance of a healthy property assessment base.” In order to do this, it commits the County “to achieve an Assessment Split Ratio of 65%/35% by 2035 through careful consideration of development applications.” Currently, the County’s ratios are approximately 73%/27%.

Using the three scenarios described in the previous section, the impact of further development on this ratio was explored. Figure 11 provides the ratio for each of the scenarios used above, and projects their impact on the ratio to 2036.

Figure 11 - Assessment Ratio

	2036	
	Residential	Non-Res.
Scenario 1	65.67%	34.33%
Scenario 2	69.80%	30.20%
Scenario 3	71.95%	28.50%

This illustrates that, based on current population and annual growth rates, the County would meet or exceed this target ratio. With each potential development added to equation, however, the ratio trends away from the desired 65%/35%.

FINDINGS:

Regional, national, and global factors can have a considerable impact on growth rates. Across Canada, urban areas are growing faster than rural municipalities. The Calgary Metropolitan Area includes three of Canada’s four fastest growing municipalities in Cochrane, Airdrie, and Chestermere. Despite economic challenges experienced in the greater Calgary region, people are still attracted here. Rural municipalities such as Rocky View have experienced continued growth; however, the rate of that growth is significantly lower than that experienced within urban municipalities. The variety of housing type, size, and cost coupled with the close proximity to employment, education, and essential services makes these municipalities attractive to incoming residents. This trend has allowed the County to maintain its moderate growth target of providing no more than 2.5% to 3% of the regional population. As of 2016, the County accounted for 2.59% of the regional total.

The trend of growth in urban areas outpacing rural areas is reflected within Rocky View itself. The number of new dwellings constructed in country residential areas has declined over the years, while hamlet areas have seen increased growth. Quite simply, areas of Rocky View that offer urban style housing options and access to services are attractive to prospective residents. Additionally, changes in demographics limit the number of people who can realistically afford an acreage lifestyle, and force those who currently enjoy living on country residential lots to reassess their priorities. The trend nationally, regionally, and within Rocky View, is away from rural areas and towards urban municipalities.

The growth areas identified by the County Plan are still appropriate for further growth. The findings of the Residential Land Inventory indicate that while there is significant capacity for additional dwellings within these areas, servicing demands and market forces mean that much of this capacity may not be realized. Reassessment of policy in these areas has been conducted in the past, and may allow for strategic decision making in regards to future growth areas.

While these existing growth areas indicate a theoretical potential for up to 127,000 new residents, this is unlikely within Rocky View’s current development framework. Using three scenarios that explored a range of more realistic population projections, this report has assessed the impact on County growth and assessment targets. These indicate that in order to maintain moderate growth targets, the County must seriously consider the appropriateness of additional residential development approvals. In the



study above, full development of Scenario 3 would result in Rocky View exceeding its moderate growth target. Scenario 3 represents only 20% of the theoretical population currently approved.

In terms of the assessment ratio, only Scenario 1, that being the current rate of population growth, will result in the County meeting its goal of 65% residential, 35% non-residential assessment value. As Scenario 1 will result in a decrease in Rocky View's percentage of regional population to 2.09% by 2036, the moderate growth and assessment ratio targets may not be compatible with one another.

CONCLUSION:

This report has analyzed County growth to provide information that will allow Rocky View to determine a strategic direction regarding future residential development. It is important to recognize that this is one piece of the overall picture. Future political, economic, and environmental trends have not been explored, and have the potential to significantly affect growth projections. The data that has been assessed does, however, identify trends that provide an indication of the direction the County is heading. Increased urbanization is a global trend, one that is reflected within Canada, Southern Alberta, and Rocky View itself.

This analysis has determined that, should current growth rates hold, Rocky View County is on target to meet its goals for allowing moderate residential growth, and to maintain a favourable assessment ratio. Given the substantial number of potential new dwellings currently approved within the County however, the possibility exists for this to change. Any consideration of new growth areas must take this into account, as subtle changes to the County's growth rate can have significant impact on future goals.

While the Residential Land Inventory indicates that there is a large number of potential dwellings available within the County, this does not necessarily indicate future population. While the supply of parcels is one area where the County has some degree of control over growth, factors at the global, national, and regional scale have significant impact. The potential exists to create a large amount of parcels in anticipation of an increased growth rate, only to find that people choose to make their homes somewhere else. Conversely, if there are too many parcels available, the County may not be able to control sprawl in the event that outside factors cause the growth rate to dramatically increase.

In summary, the County is on target to meet growth and assessment goals. Data analysis indicates that County growth trends reflect those identified nationally and regionally, especially when compared to other similar rural municipalities. As future growth is affected by a variety of factors, many of which are outside the County's control, careful consideration of existing and future growth areas is required.



Appendix '1' – Census Summary

Municipality	Municipal Population				% Regional Pop.				Annual Growth Rate			
	2001	2006	2011	2016	2001	2006	2011	2016	2001-06	2006-11	2011-16	2006-16
Airdrie	20,407	28,927	42,564	61,082	1.96%	2.44%	3.19%	4.02%	7.23%	8.03%	7.49%	7.76%
Banff	7,135	6,700	7,584	7,851	0.69%	0.57%	0.57%	0.52%	-1.25%	2.51%	0.69%	1.60%
Beiseker	838	804	785	819	0.08%	0.07%	0.06%	0.05%	-0.82%	-0.48%	0.85%	0.19%
Black Diamond	1,866	1,900	2,373	2,700	0.18%	0.16%	0.18%	0.18%	0.36%	4.55%	2.62%	3.58%
Calgary	879,003	988,812	1,096,833	1,237,656	84.57%	83.55%	82.31%	81.46%	2.38%	2.10%	2.45%	2.27%
Canmore	10,792	12,039	12,288	13,992	1.04%	1.02%	0.92%	0.92%	2.21%	0.41%	2.63%	1.51%
Chestermere	3,856	9,923	14,824	19,472	0.37%	0.84%	1.11%	1.28%	20.81%	8.36%	5.61%	6.97%
Cochrane	12,041	13,760	17,580	25,289	1.16%	1.16%	1.32%	1.66%	2.70%	5.02%	7.54%	6.28%
Crossfield	2,399	2,668	2,853	2,983	0.23%	0.23%	0.21%	0.20%	2.15%	1.35%	0.90%	1.12%
High River	9,383	10,716	12,930	13,584	0.90%	0.91%	0.97%	0.89%	2.69%	3.83%	0.99%	2.40%
Irricana	1,043	1,243	1,162	1,160	0.10%	0.11%	0.09%	0.08%	3.57%	-1.34%	-0.03%	-0.69%
Nanton	1,841	2,055	2,130	2,132	0.18%	0.17%	0.16%	0.14%	2.22%	0.72%	0.02%	0.37%
Okotoks	11,689	17,145	24,511	28,881	1.12%	1.45%	1.84%	1.90%	7.96%	7.41%	3.34%	5.35%
Strathmore	7,621	10,225	12,305	13,756	0.73%	0.86%	0.92%	0.91%	6.05%	3.77%	2.25%	3.01%
Turner Valley	1,608	1,908	2,167	2,559	0.15%	0.16%	0.16%	0.17%	3.48%	2.58%	3.38%	2.98%
Bighorn	1,298	1,264	1,341	1,334	0.12%	0.11%	0.10%	0.09%	-0.53%	1.19%	-0.10%	0.54%
Foothills	16,602	19,736	21,248	22,766	1.60%	1.67%	1.59%	1.50%	3.52%	1.49%	1.39%	1.44%
Mtn View County	12,124	12,391	12,359	13,074	1.17%	1.05%	0.93%	0.86%	0.44%	-0.05%	1.13%	0.54%
Rocky View County	29,925	33,173	36,461	39,407	2.88%	2.80%	2.74%	2.59%	2.08%	1.91%	1.57%	1.74%
Wheatland	7,889	8,164	8,285	8,788	0.76%	0.69%	0.62%	0.58%	0.69%	0.29%	1.19%	0.74%
Regional Total	1,039,360	1,183,553	1,332,583	1,519,285	100.00%	100.00%	100.00%	100.00%	2.63%	2.40%	2.66%	2.53%



CAPITAL PROJECTS MANAGEMENT

TO: Council

DATE: December 11, 2018 **DIVISION:** 1

FILE: 5045-100 / 5045-275 **APPLICATION:** N/A

SUBJECT: Update on Banded Peak Schools Wastewater System Connection

¹POLICY DIRECTION:

The Master Rates Bylaw (2018) requires that a connection fee be collected for parties seeking to connect to the Bragg Creek Low-Pressure Wastewater Collection System.

EXECUTIVE SUMMARY:

In a report provided to Council on July 24th, 2018, Administration brought forth Rocky View Schools (RVS) intention to connect Banded Peak School in Bragg Creek to Rocky View County's (RVS) low pressure wastewater collection system, and the School Division's request that all connection fees for the work be waived.

During the July 24th 2018 Council Meeting, Rocky View Schools presented a letter issued by Rocky View Administration in December 2004 that they believe provides a fee exemption. Further, RVS believes that an exemption to off-site levies provided to them within the *Municipal Government Act* (MGA) is applicable to the County's connection fee.

As stated in the previous report, Administration is supportive of connecting the school site to County system, but believes that the connection fee described in the Master Rates Bylaw should be collected. Administration does not believe that the specific and limited exemptions described in the MGA (and *School Act*) provides an exemption to the connection fees outlined within the Master Rates Bylaw, nor does the 2004 letter provide any specific commitment beyond a willingness to discuss future consideration.

On July 24th, 2018, Council MOVED THAT:

"...Administration be directed to negotiate a formal agreement between the County and Rocky View Schools on the application of connection fees and offsite levies related to connecting schools to municipal water and wastewater services within Rocky View County."

Acting on this instruction, representatives of Rocky View County and Rocky View Schools met on August 26th, 2018. At this meeting, Rocky View Schools presented updated design data that reduced the potential connection fee from \$512,000 to approximately \$119,040. Administration is generally supportive of the design criteria and believes that the information provided is reasonable for the proposed work.

The parties, however, remain unable to agree on the fundamental question of whether or not the connection fees are to be paid, with both parties firmly maintaining their earlier stated positions. With both parties respectfully at an impasse, Administration is seeking additional guidance from Council.

¹ **Administration Resources**
Doug Hafichuk, Manager Capital Projects



BACKGROUND:

Rocky View Schools (RVS) operates approximately 40 schools and serves approximately 17,000 students between Kindergarten and Grade 12. Within that network of schools, Banded Peak School provides Kindergarten through Grade 8 education services to approximately 300 students within the Hamlet of Bragg Creek and surrounding area.

Banded Peak School currently uses a system of cisterns and holding tanks to provide water and wastewater services to the school site. The wastewater holding tanks were installed in 2014 to replace a poorly functioning wastewater lagoon; however Rocky View Schools is now seeking to connect the school site to the municipal wastewater system.

System users who fall outside of the defined service area for the Bragg Creek Low Pressure Wastewater System are required to pay a (usage-based) connection fee of \$25,600 per cubic meter, as prescribed within the County's Master Rates Bylaw. Rocky View Schools has previously stated that the School Division is exempt from paying these fees on the basis that:

- a) a letter provided from Rocky View County in December 2004 says that *"...where the MD has an off-site levy enacted by bylaw which will charge developers for water and wastewater servicing, the MD intends to work with the District to provide these utilities to any new or existing schools at nominal cost to the District."*; and
- b) the School District is generally exempt from Off-site Levies under the *Municipal Government Act* (Division 6, Section 648, Part 1.1) for School Building Projects as defined by the *School Act*.

In consideration of the December 2004 letter, Administration contends that the reasonable and equitable 'nominal cost' solution suggested is the recovery of the actual costs incurred by the County to construct the wastewater system.

The December 2004 letter clearly indicates that the purpose of any agreement, if entered into, would be to *"...ensure that schools are serviced effectively with water and wastewater utilities at minimal costs to both the District and the MD."* The rate prescribed in the Master Rates Bylaw (\$25,600 per cubic meter of capacity) is seen by Administration as a mechanism meet this specific purpose.

With respect to exemptions provided under the *Municipal Government Act*, the Master Rates Bylaw prescribes the collection of a connection fee, not an off-site levy, and Administration asserts that a connection fee is appropriate and within the County's rights. A third party legal opinion supports the County's position that the Off-Site Levy Exemption specified within the *Municipal Government Act* is not applicable in this case.

When this item was first brought before Council (July 24th, 2018), Council ultimately MOVED THAT:

"...Administration be directed to negotiate a formal agreement between the County and Rocky View Schools on the application of connection fees and offsite levies related to connecting schools to municipal water and wastewater services within Rocky View County."

Acting on that instruction, representatives from the County, Rocky View Schools, and the School District's third party engineering firm met on August 26th, 2018. During this meeting, Rocky View Schools provided updated design parameters, shown in Table 1 below, along with the previously provided design assumptions.



Date Data Provided	Anticipated System Usage	Connection Fee (Per Master Rates Bylaw)	Total Anticipated Connection Fee
February 2014	20 m3	\$25,600	\$512,000
August 2018	4.65 m3	\$25,600	\$119,040

Table 1: Comparison of Anticipated Usage and Related Connection Fee

The updated design parameters would result in a significant reduction in the capacity being sought, and ultimately, a reduction in the connection fee that would be collected by the County. Under the updated design, the connection is expected to add approximately 4.65 m3/day of wastewater to the municipal system, raising its usage from 62 m3/day to 67 m3/day. The plant currently operates at 23% capacity (62 m3/day of 275 m3/day) and there is ample capacity to meet this additional demand.

The 2018 Master Rates Bylaw (Schedule 'A' 14(3)) identifies that connections outside of the local improvement service area carry a connection fee of \$25,600 per cubic meter per day of allocated wastewater service capacity. Based on the anticipated addition of 4.65 m3/day, connecting Banded Peaks School to the Bragg Creek Wastewater System would result in a connection fee of \$119,040.

Although both parties are in agreement that the design parameters are reasonable and appropriately reflect the School's likely usage, we remain unable to agree on the fundamental question of whether or not the connection fees are to be paid. Both parties firmly maintain their earlier stated positions and, having reached an impasse, Administration is seeking additional further direction from Council.

BUDGET IMPLICATION(S):

Adoption of Option #2, below, would see the County forego \$119,040 that would otherwise be designated towards the repayment of the debt incurred to build the Bragg Creek Low-Pressure Wastewater System, and alternative funding need to be identified in order to repay the balance.

OPTIONS:

- Option #1: THAT all connection fees described in the Master Rates Bylaw for connecting Banded Peak School to the Bragg Creek Wastewater System be collected as described.
- Option #2: THAT all connection fees described in the Master Rates Bylaw for connecting Banded Peak School to the Bragg Creek Wastewater System be waived.
- Option #3: THAT alternative specific direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Rick McDonald"

Executive Director of Operations

Interim County Manager

/DH

CAPITAL PROJECTS

TO: Council
DATE: December 11, 2018 **DIVISION:** 1
FILE: N/A **APPLICATION:** N/A
SUBJECT: Budget Adjustment for HWY-758 and HWY-22 Improvements

¹EXECUTIVE SUMMARY:

The County and Alberta Transportation have agreed, in principle, to enter into a cost sharing agreement for the upgrade of Highway 758 and Highway 22 for the purposes of improving traffic flow into and around the Hamlet of Bragg Creek.

Under this agreement, the County would be responsible for 25% of project-related costs, with the balance being contributed by the Province.

A 2012 assessment by Alberta Transportation identified a preferred design for the area and, with eventual construction in mind, the County and Alberta Transportation have engaged a third party engineering firm to further validate the design and provide a detailed construction cost estimate.

The cost to complete this validation exercise is estimated to be \$180,000, and Administration is seeking a budget adjustment for that amount in order to proceed with the work in 2018.

BACKGROUND:

Highways 22 and 578 provide primary access into and around the Hamlet of Bragg Creek.

Alberta Transportation conducted an analysis of the area in 2012 which concluded that the current alignment, and affected intersections, function “...*acceptably well during the off-peak hours but poorly during the peak hours, particularly during peak weekend periods.*”

The 2012 assessment identified seven potential design options to improve traffic flow and safety, with the recommended option (Alternative X) being a combination “Oblong Roundabout and 3-Leg Roundabout”.

Alberta Transportation and Rocky View County have agreed, in principle, to implement the recommended option under a 25% (County) / 75% (Province) cost sharing agreement, with the County providing overall project oversight.

The first step towards implementation is the completion of a detailed engineering assessment that validates the preferred design and ensures it remains the most viable option. The primary deliverable for this work would be a report that clearly describes the expected operational performance of the preferred option and provides a detailed construction cost estimate.

Administration estimates that the cost for the preliminary work is approximately \$180,000, and is seeking a budget adjustment to enable the work to move forward in 2018.

¹ **Administration Resources**
Doug Hafichuk, Manager Capital Projects



BUDGET IMPLICATION(S):

Approval of Option #1 would increase the County's 2018 Operating Budget by \$180,000.

The County's share (25%) totaling \$45,000 would be drawn from the Tax Stabilization Fund, with Alberta Transportation reimbursing the County for its commitment (75%) of \$135,000.

OPTIONS:

- Option #1: THAT the 2018 Operating Budget be amended as described in Attachment 'C' to provide \$180,000 for the completion of "Engineering Assessment and Design Validation for Intersection Improvements for Highways 758 and 22".
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Rick McDonald"

Executive Director of Operations

Interim County Manager

ATTACHMENTS:

ATTACHMENT 'A' – Executive Summary of 2012 Engineering Assessment

ATTACHMENT 'B' – Site Drawing for Recommended Design

ATTACHMENT 'C' – Budget Adjustment for HWY-758 and HWY-22 Improvements

EXECUTIVE SUMMARY

Background

The Highway 22 at Bragg Creek study area primarily focuses on the two Highway 22 intersections while considering operations at an intersection of two local roads and at two commercial entrances.

The highway intersections include the four-way Stop controlled intersection of Highway 22/ Highway 758 (White Avenue)/ Burnside Drive which is one of two accesses to the Hamlet of Bragg Creek and the only Bragg Creek access from areas south of the intersection. The other highway intersection is the junction of Highway 22/ Balsam Avenue which allows partial access to the Bragg Creek hamlet and to the west and north sections of the Greater Bragg Creek Area. Operationally, both intersections function acceptably well during the off-peak hours but poorly during the peak traffic hours, particularly during peak weekend periods. The intersection operations during peak summer weekend hours is approaching the point where even small increases in traffic can have a significant negative impact on levels of service. The condition is expected to deteriorate to the point that the peak hour intersection levels of service will drop to F within a five-year (2017) time frame. The unusual and considerably substandard geometry of both intersections probably contribute more to the unsatisfactory intersection operations than do the traffic volumes. Many of the traditional techniques to improving intersection geometry such as approach realignment are not viable due to the extreme right-of-way constraints. Strategies that have a significant negative impact on operational efficiency for Highway 22 are also unacceptable as the highway is a major haul route for goods and equipment. Adding to the design challenges at these intersections is the need to ensure that intersection functionality improvements do not impart a significant negative impact on the community or local businesses and do not sacrifice community cohesiveness.

Traditional ways of improving intersections are being scrutinized, and more and more local jurisdictions and provinces are looking to alternative or unconventional methods that maximize the capacity of the intersection using existing pavement, right-of-way, and facilities. This new and growing “toolbox” of alternative intersection designs contains a variety of ideas and concepts that have been applied successfully under various circumstances and settings. These alternative designs are often site-specific – what works in one location may not work in another. They are context-sensitive solutions that weigh the impacts to the area’s community, environment, and aesthetics against the need to improve traffic efficiency, enhance safety, and accommodate the travel needs all roadway users.

This report examines a variety of site-specific alternatives that were conceived to provide relief for the growing congestion at the Highway 22/ Highway 758/ Burnside Drive intersection and at

the Highway 22/ Balsam Avenue intersection. The effectiveness and impact of each alternative was evaluated and a strategy for improving intersection operations was recommended.

Study Process

The focus of this report was to identify possible ways to improve traffic operations at the Highway 22/ Highway 758/ Burnside Drive intersection and the Highway 22/ Balsam Avenue intersection, however, the local road intersection at Balsam Avenue and Burnside Drive and the south and east Trading Post Mall commercial driveways were also included in the general study area.

Traffic data for the network was assembled using data from the Alberta Transportation database for the Highway 22/ Highway 758/ Burnside Drive junction and supplementing with peak and off-peak traffic count data that was collected from the other study area intersections. The future 10-year horizon (2022) turning movement volumes were projected based on the standard provincial highway growth rate of 2.5% per annum (non-compounded). The traffic operations associated with these volumes were used as a baseline of comparison for each of the examined improvement alternatives.

As listed below, six alternative improvement schemes were initially developed and preliminarily analyzed using the Existing intersection configuration as the basis for comparison. After presenting the initial alternatives to Alberta Transportation, Rocky View County and the Bragg Creek community a seventh improvement scheme (Alternative X) was developed to address valid concerns arising from the stakeholder consultation process.

Existing	No Change alternative was examined as a basis of comparison for all other improvement Alternatives.
Alternative A	Oblong Roundabout at Hwy 22/ Hwy 758/ Burnside Dr and No Change at Hwy 22/ Balsam Av
Alternative B	3-leg Roundabouts at Hwy 22/ Hwy 758/ Burnside Dr and at Hwy 22/ Balsam Av
Alternative C	3-leg Roundabout at Hwy 22/ Hwy 758/ Burnside Dr and Channelized 'T' intersection at Hwy 22/ Balsam Av
Alternative D	Channelized 'T' intersection at Hwy 22/ Hwy 758/ Burnside Dr and 3-leg roundabout at Hwy 22/ Balsam Av

Alternative E Channelized 'T' intersections at Hwy 22/ Hwy 758/ Burnside Dr and at Hwy 22/ Balsam Av

Alternative F Minor pavement marking and signage improvements at Hwy 22/ Hwy 758/ Burnside Dr and at Hwy 22/ Balsam Av

Alternative X Oblong roundabout at Hwy 22/ Hwy 758/ Burnside Dr and 3-leg roundabout at Hwy 22/ Balsam Av

The following chart is a summary of the outcomes of each improvement alternative as they were ranked according to operational performance and other evaluation criteria.

Summary of Alternatives' Performance and Ranking

Alternative		Combined Ranking Scores						Overall Ranking Score (1= most desirable)
		Safety & Crash Potential	Traffic Operations	Access & Mobility	Community Cohesion	Aesthetics / Gateway Feature	Construction Cost Estimate	
No.	Description	Ranking	Ranking	Ranking	Ranking	Ranking	Ranking	
	weight ->	25%	25%	20%	10%	10%	10%	
Existing	No Change	7	4	3	1	7	1	6
A	Oblong RA	2	2	2	1	2	6	2
B	RA & RA	1	3	4	2	3	5	3
C	RA & 'T' Int.	4	3	5	2	5	4	4
D	T' Int. & RA	3	4	7	3	4	7	8
E	T' Int. & 'T' Int.	5	1	6	3	8	3	5
F	Minor Rev.	6	5	4	1	6	2	7
X	Oblong RA & RA	2	2	1	1	1	8	1

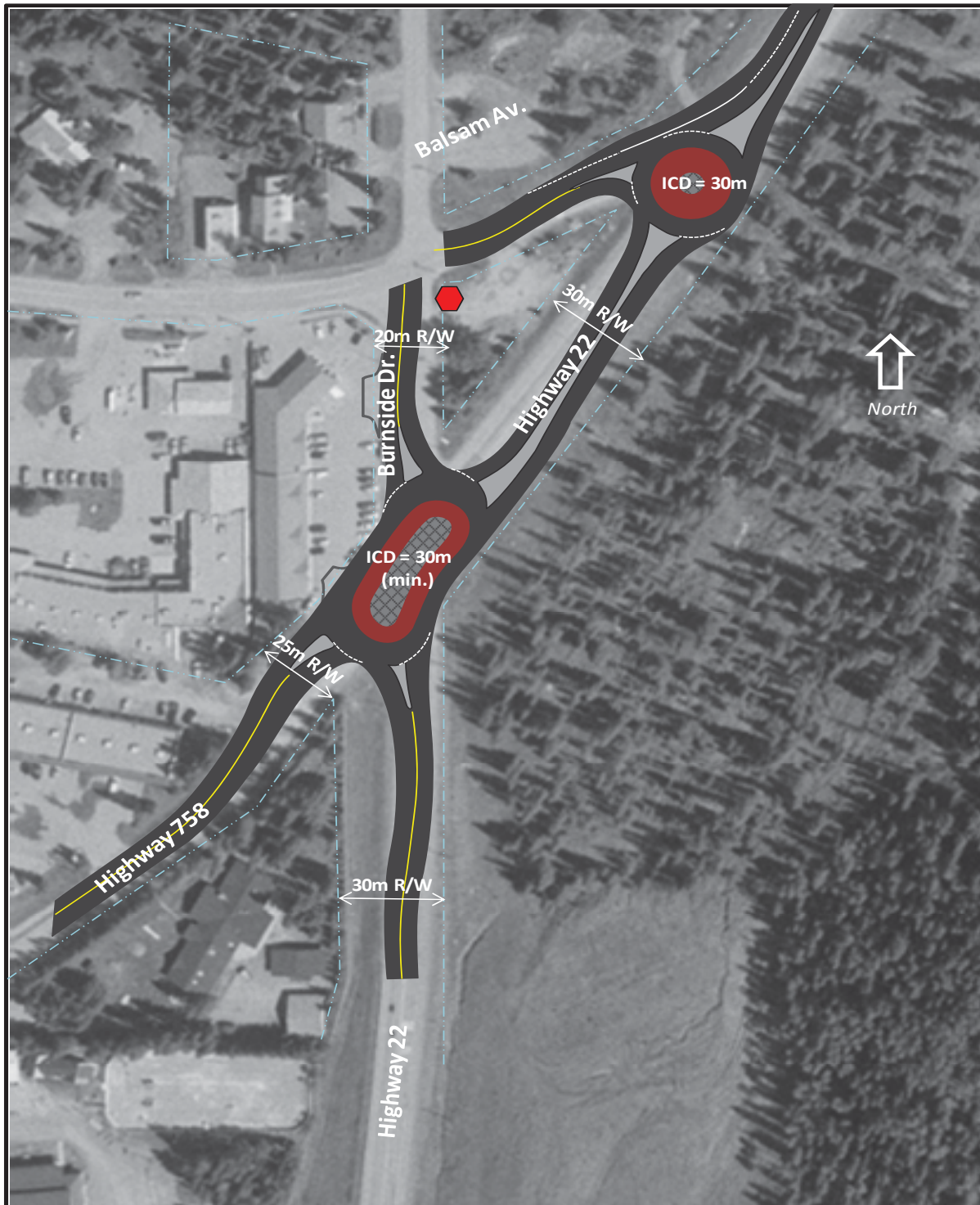
Each evaluation criteria was weighted as shown in accordance with the level of importance.

Recommended Alternative – Alternative X:

When deciding which alternative is the best solution for this particular intersection, it is important to take into consideration the operational benefits and costs, however, the community impacts and potential impacts on the surrounding environment must also be considered. When looking at all factors in this situation, it is determined that Alternative X which consists of an Oblong Roundabout at Hwy 22/ Hwy 758/ Burnside Dr and 3-leg Roundabout at Highway 22/ Balsam Av is the best fit for this location. This alternative provides acceptable operations at all study area intersections both in the immediate and long-term time frame, while still maintaining the character of the Bragg Creek community. The design of this alternative can incorporate landscaping elements that enhance the community and reinforce the Cowboy Trail identity of Highway 22. This option is more expensive than the other alternatives due to the increased cost of designing and constructing the non-traditional roundabout but the costs were considered acceptable due to the superior operational benefits, access retention, and positive community impact associated with this alternative.

It is therefore concluded that Alternative X provides an innovative, effective solution to the existing capacity deficiencies and safety concerns at the Highway 22/ Highway 758/ Burnside Drive and Highway 22/ Balsam Avenue intersections, and has the ability to accommodate the projected future travel demands of this area. It is further recommended that if funding for the intersection improvements is not expected to be available within a reasonable timeframe that implementation of Alternative F with a selection of recommendations described in the 2004 Safety Assessment Report be considered to address safety concerns.

Exhibit 3G: Alternative X – Oblong Roundabout & Roundabout



ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2018

Description	Budget Adjustment
HWY-758 and HWY-22 Improvements (Bragg Creek)	
EXPENDITURES:	
Engineering Services for HWY 758/HWY22 Intersection Improvements	180,000
TOTAL EXPENSE:	180,000
REVENUES:	
Municipal Tax Stabilization Fund	(45,000)
Project Cost Contribution from Alberta Transportation	(135,000)
TOTAL REVENUE:	(180,000)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION: Opportunity to Cost Share with Alberta Transportation for Intersection Improvements Change to Scope of Work: - Completion of a engineering assessment and creation of a construction cost estimate - 25% (County) / 75% (Province) Cost Sharing Arrangement in Place	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>County Manager: _____ Rick McDonald</p> <p>Exec Dir, Corp Services _____ Kent Robinson</p> <p>Manager: _____</p> </div> <div style="width: 45%;"> <p>Council Meeting Date: _____</p> <p>Council Motion Reference: _____</p> <p>Date: _____</p> </div> </div>	

Budget AJE No: _____

Posting Date: _____

OPERATIONS DIVISION

TO:	Council	
DATE:	December 11, 2018	DIVISION: 6
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Proposed Speed Limit Change on Highway 2A and Highway 72 from Highway 2 to Crossfield	

¹EXECUTIVE SUMMARY:

The purpose of this report is to seek direction from Council regarding County support of speed limit change being proposed by Alberta Transportation along its highway network of Highway 2A and Highway 72 from Highway 2 to Crossfield. Alberta Transportation is proposing the following speed limit change in response to safety concerns brought forth by Crossfield area motorists and recent modification work by Alberta Transportation to the interchange of Highway 2A/72 and Highway 2: reduce the speed limit from 100 km/h to 80 km/h along Highway 72 east of the interchange; reduce the speed limit from 100 km/h to 60 km/h along Highway 2A at the interchange overpass; reduce the speed limit from 100 km/h to 80 km/h west of the interchange through to the south corporate limit of Crossfield.

Alberta Transportation is prepared to endorse and implement the speed limit change provided that they have the support of both the Town of Crossfield and the County. All work and costs associated with the implementation of the speed limit change will be the responsibility of Alberta Transportation.

BACKGROUND:

In the last couple of years, Alberta Transportation has received calls from Crossfield area motorists to reduce the current speed limit of 100 km/h for the section of Highway 2A from Highway 2 to Town of Crossfield, citing safety concerns due to:

- 1) Increasing traffic;
- 2) Increasing turning traffic movements at the intersection of Dickson-Stevenson Trail;
- 3) Increasing turning traffic movements at the Crossfield gas plant access; and
- 4) The 90 degree curve between Highway 2 and Dickson-Stevenson Trail.

Also, as part of its recent modification work to the interchange of Highway 2A/72 and Highway 2, Alberta Transportation retained Eagle Engineering Corp. to conduct an intersection analysis to determine intersection type and posted speed limit. The analysis confirmed:

- 1) The need to reduce the speed limit from 100 km/h to 60 km/h along the east and west legs of the interchange overpass along Highway 2A and Highway 72 to address stopping and left turning sight distance issues approaching and on top of the overpass bridge structure;
- 2) The need for an 80 km/h transition speed limit zone along Highway 72 east of the interchange overpass;
- 3) The need for an 80 km/h transition speed limit zone along Highway 2A west of the interchange overpass. This makes the existing remaining 100 km/h speed limit zone along Highway 2A between the new 80 km/h speed limit zone west of Highway 2 and the existing 70 km/h speed limit zone through the Town of Crossfield much shorter. This change in speed from 80 km/h (west of the interchange) to 100 km/h (south of Town of Crossfield) to 70 km/h

¹ **Administration Resources:**
Armando Rizzo, Transportation Services



(at Town of Crossfield) will occur over a short distance and has the potential to create motorist confusion and frustration. Therefore, the new 80 km/h speed limit zone west of the interchange is proposed to be extended to the south corporate limit of Crossfield to better harmonize the new and existing speed limit zones and address the safety concerns brought forth by Crossfield area motorists.

A map of the existing and proposed speed limit zones is attached for clarification.

BUDGET IMPLICATION(S):

There are no budget implications at this time. All work and costs associated with the implementation of the speed limit change will be the responsibility of Alberta Transportation.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT Rocky View County Administration issue a letter of support regarding the proposed speed limit change. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Rick McDonald”

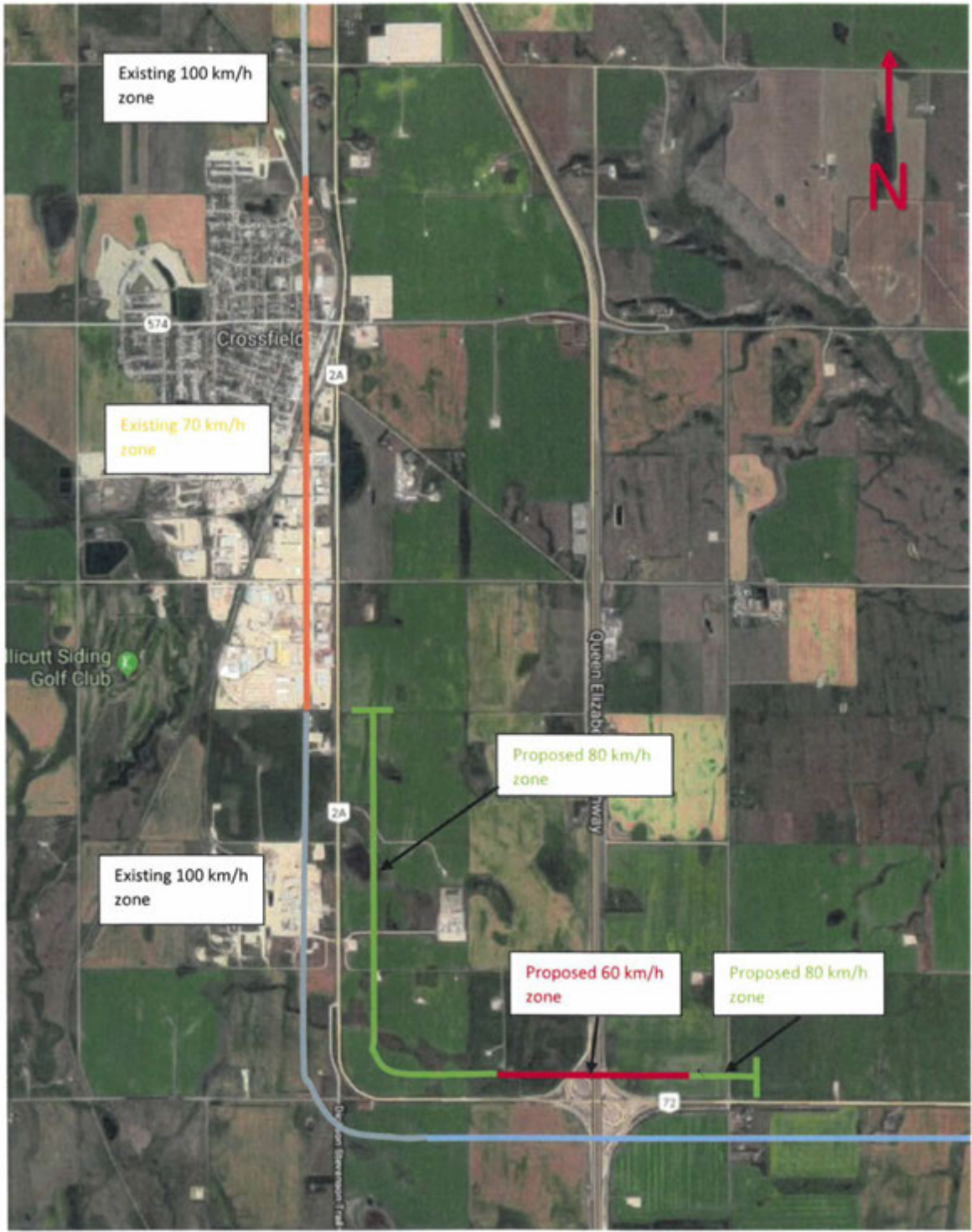
Executive Director – Operations Division

Interim Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Map of the existing and proposed speed limit zones.

ATTACHMENT 'A':



Speed Zone Amendments Highway 2A south of Crossfield

Notice of Motion: To be read in at the December 11, 2018 Council Meeting

To be debated at the January 8, 2019 Council Meeting

Title: Canada Post Mailing Address Changes

Presented By: Councillor Jerry Gautreau, Division 5

WHEREAS Canada Post is conducting reviews of addressing information within Rocky View County to implement the municipal addressing for a future date;

WHEREAS Using municipal addressing for all residents and businesses will provide more efficient mail delivery;

WHEREAS Canada Post has recently been making adjustments to several Rocky View County mailing addresses by changing them from the names of adjacent municipalities such as Calgary, Airdrie, etc. to Rocky View County in order to align addresses with their municipal address;

WHEREAS It is desirable to have a matching municipal and mailing address for all properties in Rocky View County in order to facilitate delivery of mail and emergency services;

THEREFORE, BE IT RESOLVED THAT Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within the Rocky View County be replaced with municipal addresses;

AND THAT Canada Post gives priority to replacing mailing addresses of all Rocky View County Residents;

AND THAT this resolution be sent to the Honourable Martin Shields, Member of Parliament for Bow River, the Honourable Blake Richards, Member of Parliament for Banff-Airdrie, and the Honourable John Barlow, Member of Parliament for Foothills.

Notice of Motion: **To be read in at the December 11, 2018 Council Meeting**

To be debated at the January 8, 2019 Council Meeting

Title: **High-Speed Internet Servicing for all Rocky View County Residents**

Presented By: **Councillor Samanntha Wright, Division 8**
Councillor Kevin Hanson, Division 3

WHEREAS Internet access serves as more than just a convenience: it is an essential means by which citizens, businesses, and institutions access information, offer services, and create opportunities that could otherwise be out of reach;

AND WHEREAS 2 million Canadians cannot access a reliable internet connection;

AND WHEREAS 13% of rural households with Internet cannot even access 5 Mbps download speeds;

AND WHEREAS 39% of rural communities report no access to download speeds between 25-50 Mbps;

AND WHEREAS 78% of households cannot access 50 Mbps downloads – the Canadian Radio-Television and Telecommunications Commission's (CRTC) basic service objective;

AND WHEREAS The Federal Government has pledged \$500 million by 2021 through its Connect to Innovate program to ensure that rural and remote communities across Canada are well positioned to take advantage of the opportunities afforded by the digital age;

AND WHEREAS the CRTC has created a \$750 million Broadband Fund to support projects to build or upgrade infrastructure to provide fixed and mobile wireless broadband Internet service to underserved Canadians;

AND WHEREAS Some Rocky View residents may be viewed as non-rural due to their proximity to the city and through a flawed CRTC analysis and boundary design;

THEREFORE, BE IT RESOLVED THAT Rocky View County seek to provide all County residents with access to high-speed internet servicing of 50 Mbps or greater for downloads by 2021;

AND THAT Rocky View County engage in detailed analysis of County residents' internet servicing and explore all available funding streams to provide Rocky View with best available internet servicing;

AND THAT Rocky View County ensure that broadband connectivity is supplied into Area Structure Plans with the same vital consideration given to electricity, storm water, potable water, and sewage infrastructure;

AND THAT Rocky View County explore options that eliminate the gap for last-mile connectivity;

AND THAT Rocky View County establish itself as a recognized leader of rural communities in internet service provision.

BACKGROUND:

Two million Canadians cannot access a reliable fixed or mobile internet connection. In rural, remote and northern communities, households cannot connect with the rest of the country and businesses face barriers to growth.

Alberta's SuperNet was completed in 2005. SuperNet is a fibre optic high-speed Internet network that connects municipalities throughout the province.

Public infrastructure, such as schools, government offices and medical facilities, in rural communities received a boost. However, the network's last mile was never extended. Final connection to reach residents or businesses was left in the hands of private Internet service providers to step in. This was not done. As such, there is a major gap for last mile connectivity throughout rural Alberta.

Access to the internet is not equal. Many remote communities still rely on dial-up and have spotty mobile connections. It is not uncommon for many Rocky View households to have download speeds lower than 5 Mbps.

In Budget 2016, the Government of Canada put forward a vision to build Canada as a global centre of innovation—one that focuses on strengthening the middle class by creating jobs, driving growth across all industries and improving the lives of all Canadians. The Connect to Innovate program helps realize the Innovation Agenda's vision

The funding for Connect to Innovate is directed to new backbone infrastructure in rural and remote communities across Canada. Building this infrastructure is the modern equivalent of building roads or railway spurs into rural and remote areas, connecting them to the global economy. This backbone infrastructure is often fibre optic-based, but can be comprised of a range of technologies including microwave and satellite service.

The Connect to Innovate program supports new and upgraded backbone and last-mile infrastructure projects in rural and remote communities across Canada to ensure that our country is drawing on the strengths of all Canadians to drive innovation, growth, and the creation of new jobs.

In 2016, the CRTC declared that broadband Internet access and mobile wireless service are basic telecommunications services that should be available to all Canadians. The Broadband Fund is designed to complement existing and future private investments and public funding. The Broadband Fund will help close the gap in connectivity between rural and urban areas. The CRTC set a target that Canadians should have access to speeds of at least 50 Mbps for downloads and 10 Mbps for uploads, as well as access to mobile wireless services including on major transportation roads.

The CRTC is committed to working together with all levels of government. The CRTC recognizes the need for a collective effort to achieve the goal of providing fixed and mobile wireless broadband Internet service to underserved Canadians. However, there are areas within Rocky View that are designated as "non-rural" by the CRTC. Furthermore, this is not viewed equally by internet providers. This creates problems for those residents and the CRTC's rural mandate.

Rocky View County residents should have a choice about what internet service they want and right now there is no choice, in many areas there is no more than one provider and the service levels that provider can offer are not sufficient.

To achieve Rocky View's strategic goals for financial health, a capable broad band connectivity into all current Area Structure Plans is required to support a competitive environment for attracting new high-value business with healthy business-related tax assessment base.

In many cases, high-speed internet servicing is available within metres of existing County dwellings. Initiatives must be established to allow County residents the ability to tie into these networks should they so desire. The County must start working immediately with varying levels of government to establish funding options for high speed internet. It must also work with telecommunication companies to promote servicing strategies that provide better internet servicing to our communities and work with these providers to enable last mile connectivity.



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision Authority
DATE: December 11, 2018
FILE: 08902003
SUBJECT: Subdivision Item - First Parcel Out

DIVISION: 9
APPLICATION: PL20180067

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and was found to be compliant:

- The application is consistent with the County Plan;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

The purpose of this application is to create an ± 8.09 hectare (± 20.0 acre) parcel (Lot 1) with a ± 56.66 hectare (± 140 acre) remainder parcel.

This type of application, a First Parcel Out, is typically approved Administratively per Section 4.1 of the Subdivision Authority Bylaw (Bylaw C-7546-2015). As a letter of opposition to the proposed subdivision was received, Administration elected to apply Section 4.4, which provides for the referral of any subdivision application to Council to render a decision. As per the *Municipal Government Act* (MGA 623) and the *Subdivision Authority Bylaw* (C-7456-2015), Council has been selected as the Subdivision Authority for this application.

The subject lands consist of a 64.75 hectare (160.00 acre) parcel, which is accessed from Township Road 280. The existing parcel contains a water well pump house. While no house is currently proposed for the new parcel (proposed Lot 1), any future dwelling would be serviced by private well and through the use of a private sewage system.

Administration determined that the application meets policy.

PROPOSAL: To create an ± 8.09 hectare (± 20.0 acre) parcel (Lot 1) with a ± 56.66 hectare (± 140 acre) remainder parcel.	GENERAL LOCATION: Located 12.7 km northwest of the hamlet of Cochrane Lake at the northwest Junction of Township Road 280 and Range Road 51.
LEGAL DESCRIPTION: SE-02-28-05 W5M	GROSS AREA: 64.75 hectares (160.00 acres)
APPLICANT: Blackstone Geomatics Inc (Pat Moloney) OWNER: W.A. Ranches Ltd.	RESERVE STATUS: Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act.

¹ **Administration Resources**

Oksana Newman, Planning & Development Services
Narveen Haq, Planning & Development Services



LAND USE DESIGNATION: Ranch and Farm District	LEVIES INFORMATION: The lands are exempt from payment of Transportation Off-Site Levy.
DATE APPLICATION RECEIVED: June 12, 2018 DATE DEEMED COMPLETE: June 19, 2018	APPEAL BOARD: Municipal Government Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level I Model Process (D&S Enterprises, September 5, 2018) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (Bylaw C-7280-2013)

PUBLIC & AGENCY SUBMISSIONS:

One letter in opposition to the application was received out of eight landowners notified (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

The site has not undergone any subdivision or land use changes and remains an unsubdivided quarter section. This application would be the first subdivision of the site.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The site is largely flat, though a treed hill exists in the middle of the site. More than half of the site is composed of grasses and is used for cattle grazing. There are scattered wetlands across the parcel on both the proposed Lot 1 and the remainder.

Conditions: None

b) The site's soil characteristics

The site contains Class 5 and 6 soils with limitations due to temperature and excessive wetness/poor drainage.

Conditions: None

c) Stormwater collection and disposal

Stormwater is not of significant importance to this application, as no impact is perceived based on the application. As such, there are no stormwater requirements. There are no further concerns.

Conditions: None

d) Any potential for flooding, subsidence or erosion of the land

There are no issues related to flooding, subsidence or erosion of the land that limit or constrain the proposed subdivision.

Conditions: None



e) Accessibility to a road

The proposed parcel has an existing paved approach from Township Road 280, and the remainder has an existing gravel approach from Range Road 51.

As Township Road 280 is part of the Long Range Transportation Network B, the County would require 30 m of Road Right-of-Way. The current right-of-way is 24.75 m. The Owner would therefore be required to dedicate, by Plan of Survey, a ± 5.25 m strip of land as road right-of-way along the entire southerly boundary of the subject lands.

Conditions: 2

Transportation Offsite Levy

The subject lands are exempt from the payment of the Transportation Offsite Levy in (Bylaw C-7356-2014) as the application submitted is for the subdivision of the first parcel out of a previously unsubdivided quarter section.

Conditions: None

f) Water supply, sewage and solid waste disposal

There is no dwelling located on the subject lands, though there is an existing water well and associated pump house that is used for the cattle grazing. The Applicant provided a Level 1 variation assessment for Lot 1, which was accepted by the County. No further water supply, sewage, or solid waste disposal requirements are needed.

Conditions: None

g) The use of the land in the vicinity of the site

The area is primarily agricultural, with large parcels and many unsubdivided quarter sections adjacent and nearby. There are some ten to twenty acre parcels that exist, though unsubdivided quarter sections are common. Cattle grazing is a common land use.

Conditions: None

h) Other matters

Municipal Reserves – Municipal Reserve are not required as per Section 663 of the *Municipal Government Act*. There are no other matters to consider.

Conditions: None

POLICY CONSIDERATIONS:

Interim Growth Plan

The proposed subdivision is not in conflict with any policies pertaining to the Interim Growth Plan.

Intermunicipal Development Plan

The site is not located within an Intermunicipal Development Plan area.

County Plan

The subdivision complies with Policy 8.17, First Parcel Out, as it meets the definition, has direct access to a developed public roadway, has no physical constraints to subdivision, minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines, and the balance of the unsubdivided quarter section is maintained as an agricultural use.



Land Use Bylaw

The subject lands hold Ranch and Farm land use designation, which is the appropriate land use for a first parcel out application.

Area Structure Plan

The site is not located within an Area Structure Plan.

Conceptual Scheme

The site is not located within a Conceptual Scheme area.

CONCLUSION:

The subject lands are consistent with First Parcel Out requirements in the County Plan and hold the appropriate land use designation for the intended parcel sizes. There are no constraints or technical limitations. As such, the proposed project meets applicable policies.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180067 be approved with the conditions noted in Appendix A
- Option #2: THAT Subdivision Application PL20180067 be refused per the reasons noted.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

ON/rp

APPENDICES:

- APPENDIX ‘A’: Approval Conditions
APPENDIX ‘B’: Application Referrals
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner comments



APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 8.09 hectare (± 20.0 acre) parcel with a 56.66 hectare (± 140.00 acre) remainder parcel from within SE-1/4-02-28-5-W05M has been evaluated in terms of Section 653 and 654 of the *Municipal Government Act* and Sections 4,5, and 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the County Plan;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and there are no technical limitations to the proposal.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a ± 5.25 m wide portion of land for road widening along the southern boundary of the entire southerly boundary of the site.

Payments and Levies

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

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

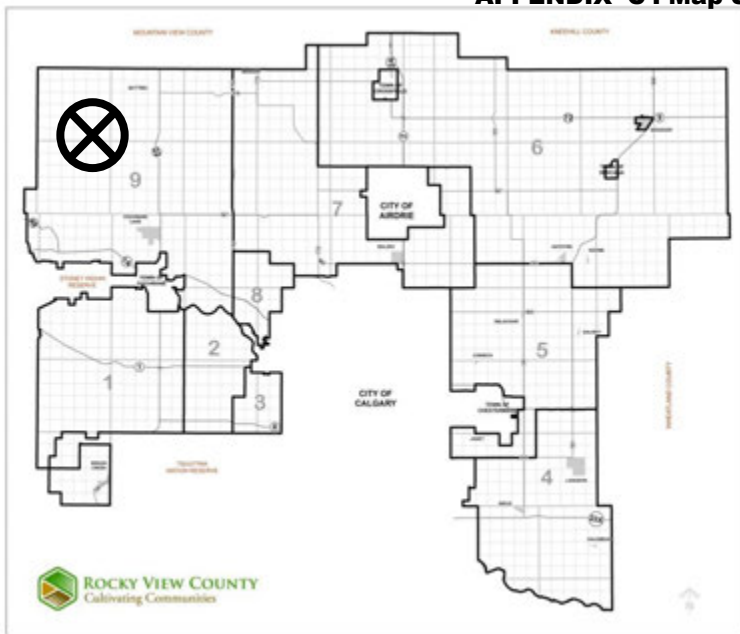
AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Resources Conservation Board	No response.
Alberta Health Services	At this time we do not have any concerns with the information as provided. Please contact me if the application is changed significantly, or you have any questions or concerns.
<i>Public Utility</i>	
ATCO Gas	No objection, as it does not fall within our franchise area.
ATCO Pipelines	No objection.
AltaLink	No response.
FortisAlberta	Please be advised that FortisAlberta has no objections to the

AGENCY	COMMENTS
	<p>proposal and no easements are required at this time, please proceed accordingly.</p> <p>The approving municipality is to ensure the applying developer receives a copy of the attached approval form with applicable FortisAlberta contact information regarding the installation of new electrical services. No hard copy will be sent unless specifically requested.</p> <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	No concerns.
Direct Energy	Not circulated.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
<i>Adjacent Municipality</i>	
The City of Calgary	No response.
Tsuut'ina Nation	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Enmax	No response.
<i>Rocky View County Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural	Not circulated.

AGENCY	COMMENTS
Fieldmen	
Ranch Lands Recreation Board	Given that Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act, the Ranch Lands Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Legal and Land Administration	No concerns.
Development Authority	No objections or comments.
GeoGraphics	No response.
Bylaw and Municipal Enforcement	No comments
Fire Services	No comments.
Planning & Development Services - Engineering	<p data-bbox="618 1062 730 1092">General</p> <ul data-bbox="618 1113 1446 1314" style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • The Applicant is looking to subdivide 8.09 hectares (20.0 acres). As the remainder parcel is greater than 30 acres in size, there are no further servicing requirements <p data-bbox="618 1335 1195 1365">Geotechnical - Section 300.0 requirements:</p> <ul data-bbox="618 1386 1146 1415" style="list-style-type: none"> • ES has no requirements at this time. <p data-bbox="618 1436 1218 1465">Transportation - Section 400.0 requirements:</p> <ul data-bbox="618 1486 1446 1929" style="list-style-type: none"> • The subject lands shall be exempt from the payment of the Transportation Off-site Levy as the application submitted is for the subdivision of the first parcel out of a previously un-subdivided quarter section; • The proposed parcel has an existing paved approach from Township Road 280; • The remainder has an existing gravel approach from Range Road 51; • Township Road 280 is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way varies between 24.75 m and 25.2 m. At the time of Subdivision, the Owner will be required to dedicate, by Plan of Survey a +/- 5.25 m strip of

AGENCY	COMMENTS
	<p>land as road ROW along entire southerly boundary of subject</p> <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The applicant confirmed that there is not septic system on either parcels; • Prior to subdivision hearing, the applicant is to submit Level I PSTS assessment for the small parcel to ensure suitability for future PSTS installation. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The applicant has indicated that there is a well in the proposed parcel, which is used as drinking water supply for grazing cattle only; • The remainder is not required to prove servicing at this stage per County Policy 411, due to its Ranch and Farm designation. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • The Alberta Merged Wetland Inventory indicates that wetlands exist on both parcels. The applicant will be responsible for obtaining all Alberta Environment (AESRD) approvals and permits if working in and/or near wetlands.
Transportation	No response.
Capital Project Management	No response.
Utility Services	No concerns.

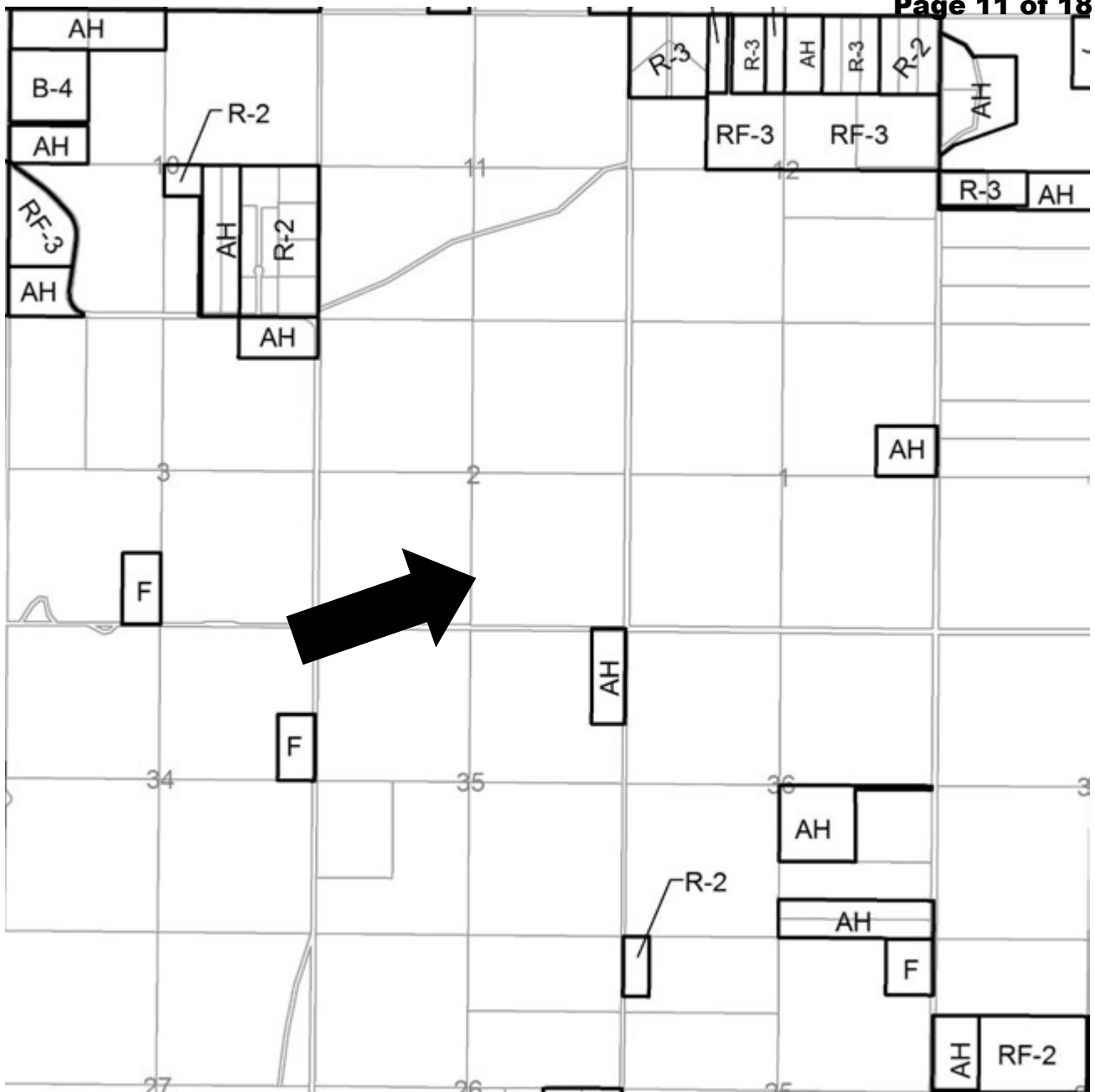
Circulation Period: June 25, 2018 to July 17, 2018



LOCATION PLAN

SE-02-28-05-W05M



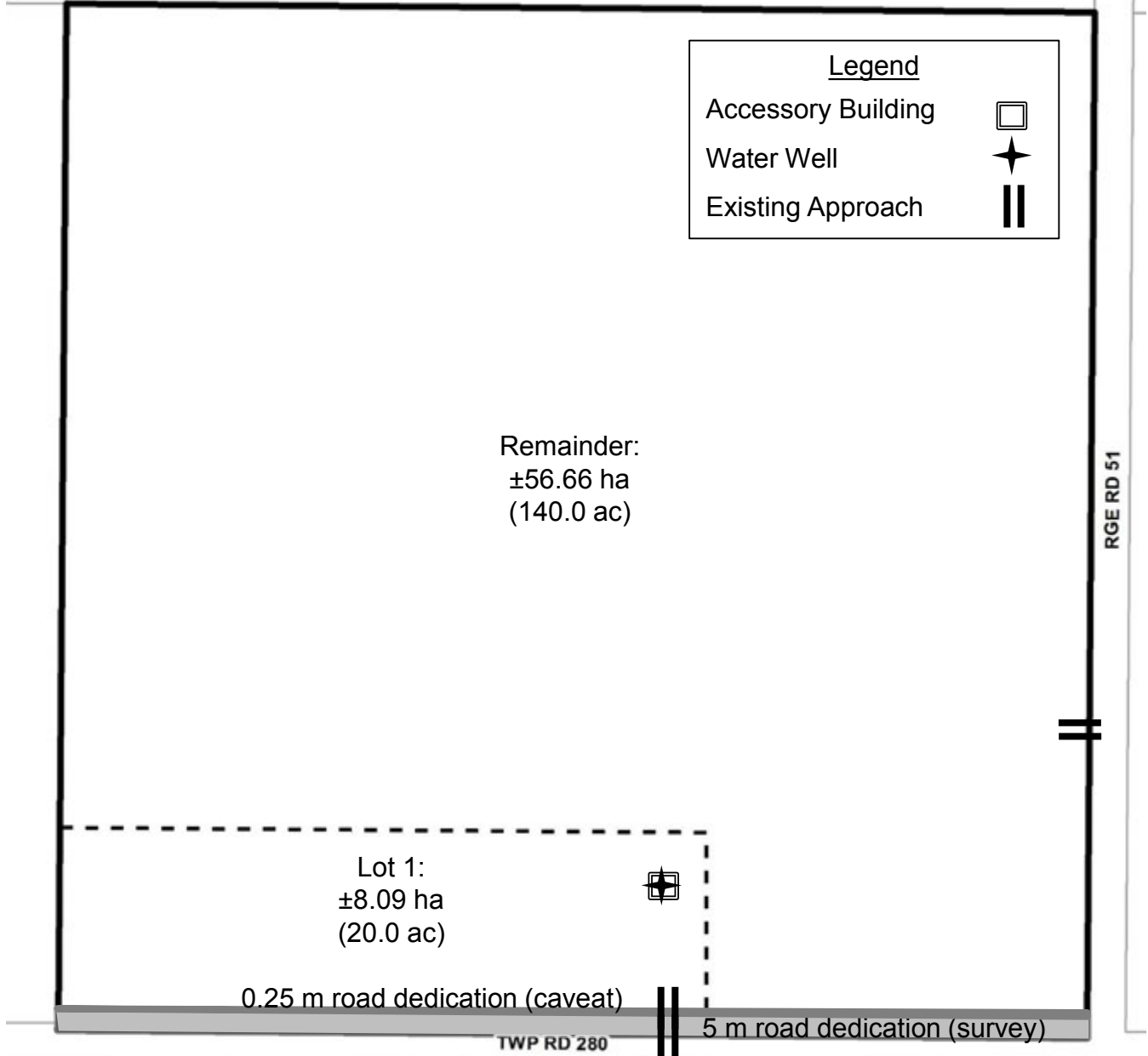


RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial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

LAND USE MAP

SE-02-28-05-W05M

PROPOSAL: To create a ± 8.09 hectare (20.0 acre) parcel with a ± 56.66 hectare (140.0 acre) remainder.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

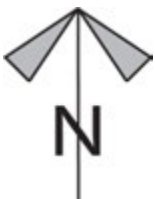
SE-02-28-05-W05M



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

TOPOGRAPHY

Contour Interval 2 M



SE-02-28-05-W05M



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

AIR PHOTO

Spring 2016

SE-02-28-05-W05M

Date: June 21, 2018

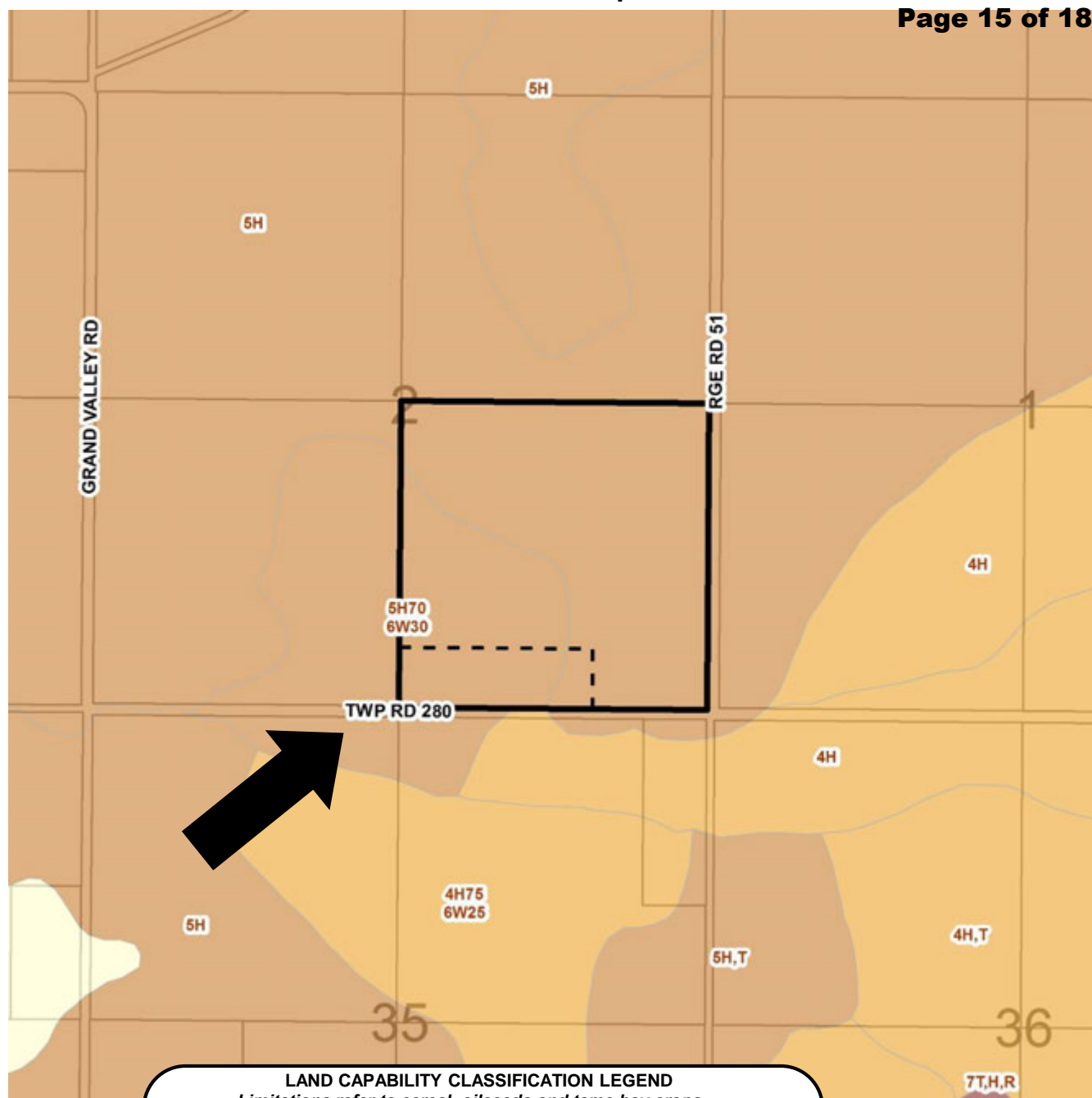
Division # 9

File: 08902003

AGENDA

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

CLI Class

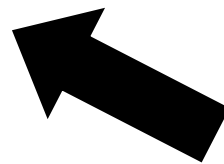
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

SE-02-28-05-W05M

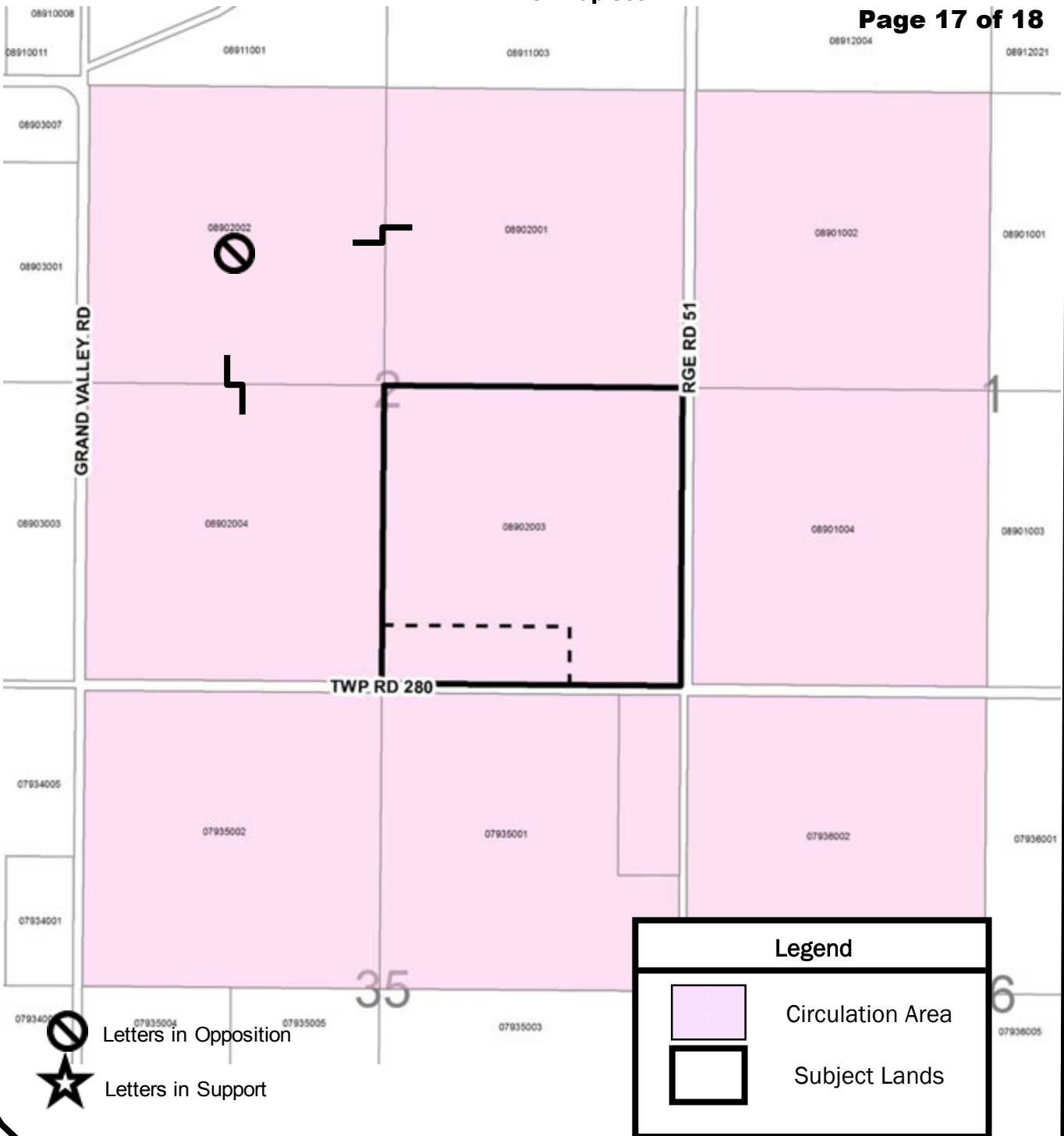


- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

SE-02-28-05-W05M

AGENDA

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SIMPSON RANCHING LIMITED

#100 5720 4th Street S.E., Calgary, Alberta T2H 1K7

PHONES

RANCH
OFFICE
FAX

www.simpsonranching.ca

June 28, 2018

Via email: onewmen@rockyview.ca

Municipal District of Rockyview No. 44
911 – 32 Avenue N.E.
Calgary, Alberta
T2E 6X6

Attention: Oksana Newmen

File: 08902003**Applicant: Blackstone Geomatic Inc. (Pat Moloney)**

Pursuant to your June 25, 2018 letter Simpson Ranching Limited reiterates its objection to this application.

Simpson Ranching operates a large agricultural operation in the Grand Valley, and intends to do so for many years to come. We are opposed to further subdivision in the area as it increases the vehicular traffic, intensifies the number of people interfering with our agricultural operations and trespassing on our lands.

While this may be a sub division for a single parcel, we have seen in past instances that this single sub division leads to further sub division of the parcel without any consideration to a master plan for the original lot, which would take into consideration a single access point, storm water management and servicing for the parcel and any subsequent subdivisions. Until such a plan is provided and committed to by the land owner, Simpson Ranching Limited cannot provide our support for the application.

There is also no indication as to what the zoning of this land will become, so we request to ask further information as to if there will be a subsequent rezoning of this land and to what designation?

Respectfully submitted,

SIMPSON RANCHING LIMITED

J Luke Simpson
Vice President

PLANNING & DEVELOPMENT SERVICES

TO:	Subdivision Authority	DIVISION:	3
DATE:	December 11, 2018	APPLICATION:	PL20180049
FILE:	04711031		
SUBJECT:	Subdivision Item - Residential One District		

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the policies found within the Central Springbank Area Structure Plan (CSASP), and the Grand View Estates Conceptual Scheme and was found to be compliant:

- The application is consistent with the Central Springbank Area Structure Plan (CSASP);
- The proposal is consistent with the Grand View Estates Conceptual Scheme;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ±0.82 hectare (2.02 acre) parcel (Lot 1), with a ±1.37 hectare (3.39 acre) remainder (Lot 2).

The subject lands consist of a 5.54 acre parcel that currently accesses Range Road 32 via an existing access easement agreement with the adjacent lot to the north. The parcel currently contains a dwelling, which is located within the boundaries of proposed Lot 2. Servicing to the existing dwelling is provided via private sewage treatment system (PSTS) and water connection to Westridge Utilities. Lot 1 is proposed to be serviced by the same means. Proposed Lot 1 has panhandle access to Grandview Rise, which would require construction of an approach. The subject lands hold the Residential One District land use designation, which allows for the creation of a 2.00 acre parcel.

The applicant prepared a slope stability assessment in consideration of the steep slopes located on the southern portion of the parcel, which was used by both the Level 3 PSTS Assessment and Conceptual Stormwater Management Plan to provide guidance on setbacks for septic (15 m) and structure (10m) from the crest of the slope, and the recommendations were accepted and included as conditions of approval as appropriate.

The applicant would also be required to join the existing Homeowner's Association for proposed Lot 1. Lot 2 would not be required to join the Homeowner's Association, as access to the parcel is separate. The Applicant would be required to update the existing access easement for Lot 2 with the adjacent landowner, stating that only Lot 2 shall use the access.

Administration determined that the application meets policy.

PROPOSAL To create a ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 ha (± 3.39 acre) remainder parcel. (Lot 2)

GENERAL LOCATION Located 6.3 kilometers (3.9 miles) west of the city of Calgary, approximately 1.3 km (4/5 mile) west of Range

¹ Administration Resources

Oksana Newmen, Planning & Development Services
Erika Bancila, Planning & Development Services



	Road 31, and approximately 1.6 kilometers (1 mile) south of Lower Springbank Road.
LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M	GROSS AREA: ±2.24 hectares (5.54 acres)
APPLICANT: Kevin Peterson OWNER: Kevin and Jolene Peterson	RESERVE STATUS: Municipal Reserves were provided on the panhandle of proposed Lot 1 (Plan 0611508); they are owing on the balance of the lands in question.
LAND USE DESIGNATION: Residential One District	LEVIES INFORMATION: Transportation Off-Site Levy is applicable in this case
DATE APPLICATION RECEIVED: May 9, 2018 DATE DEEMED COMPLETE: May 17, 2018	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability (Sedulous Engineering, May 2018) • Conceptual Level Site-Specific Storm Water management Plan Report Private Site (Sedulous Engineering, May 1, 2018) • Slope Stability Assessment – Revision 1 (E2K Engineering Ltd., March 19, 2018) • Slope Stability Assessment – Revision 2 (E2K Engineering Ltd., April 26, 2018) • Slope Stability Assessment – Revision 3 (E2K Engineering Ltd., September 19, 2018) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Central Springbank Area Structure Plan (Bylaw C- C-5354-2001) • County Plan (C-7280-2013)

PUBLIC & AGENCY SUBMISSIONS:

Five letters in opposition to the application were received out of 106 landowners notified (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

May 8, 2018	Redesignation from Residential Two to Residential One District (PL20170186)
May 5, 2006	Plan 0611520 was registered, consolidating a portion of plan 0611508 (road panhandle) with Lot 4, Block 1, Plan 9510791 (subject lands)
March 31, 1995	Building Permit 1995-BP-4528 was issued for a single family dwelling.
March 29, 1995	Plan 9510791 was registered, creating a 1.62 ha parcel and a 2.03 ha (subject lands) parcel.

TECHNICAL CONSIDERATIONS:

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



a) The site's topography

The topography of the lands contain a relatively flat portion, as well as a portion of steep terrain. The flat portion, generally around 3% slope, is located at the top of a slope that extends downwards to Springbank Creek. The existing home is located on the flat portion, and the proposed building area for Lot 1 is also located in the flat area. The sloped area varies from 15% to 30% slope, and is covered in trees and associated undergrowth. The slope area is not developed, and remains unused and undisturbed. Furthermore, the sloped area located on the southern portion of the property is under a restrictive covenant. Restrictions require that the lands not be developed or used for anything other than single family residential purposes, and that no buildings or structure except a deck or patio shall be constructed within the designated area.

Conditions: None

b) The site's soil characteristics

Discussions with County Engineering staff yielded that the area is prone to impacts by underground springs. The applicant submitted two geotechnical reports by E2K Engineering that reference a February 2018 Geotechnical investigation completed by Lone Pine Geotechnical Ltd. The Level III PSTS Analysis also notes that the soil structure is of medium texture and has good structure, which is moderately well drained and has good to moderate permeability.

In summary, the reports found that using a 10 m setback from the slope would “meet or exceed the required industry standard stability safety factors”, and that the proposed residence on Lot 1 can be constructed with a minimum setback of 10m from the crest of the slope. The report goes on to note that if a smaller setback was required for the proposed development, additional options such as retaining walls, slope reinforcement, or deep foundation could be explored. The report also noted that “both the current and proposed conditions were modeled to show that the addition of a home at this location would not affect the overall stability of the slope.”

The report noted that no additional fill should be added to the property within 10 m of the crest of the slope, that drainage should be maintained so that no ponding of water could occur near the top of the slope, that septic fields should be kept away from the crest of the slope by a minimum of 15 m, that any re-configuration of the topography of the land should be verified prior to modification, and that any changes to the loading conditions from either the house or additional grade supported elements in the yard should be reviewed by a professional geotechnical expert.

Based on review of the submitted reports, Administration has determined that soil characteristics are not an issue with either the proposed subdivision or the subsequent construction of a single family residence on the site when abiding by the recommendations in the geotechnical studies.

Conditions: None

c) Stormwater collection and disposal

The Conceptual Level Site-Specific Storm Water Management Plan Report prepared for the site indicates that the proposed Lot 1 is suitable for the intended purposes of the subdivision from a stormwater perspective. It concludes that no formal stormwater pond or other stormwater infrastructure is required for the development.

Condition: 8



d) Any potential for flooding, subsidence, or erosion of the land

As discussed above, steep slopes exist on the southern portion of the subject property. Guidelines regarding development of the site include setbacks from the slope. The presence of an existing restrictive covenant also adds security to slope impacts from development.

The slope stability assessment also noted that since historical slope movement has somewhat stabilized, as evidenced by many years of stable conditions, and with improved drainage, movement that occurred in the past is not expected to occur outside of a significant precipitation event.

The Level III PSTS Assessment noted that the site appears to be well drained with no evidence of standing water, and that the Elbow River is approximately 280 m to the southwest. In consideration of these points, the report concluded that the lands are not identified as being in a floodway, flood fringe, or overland flow flood fringe as per the AEP Flood Hazard Mapping, and that the lands did not flood during recent heavy precipitation events (i.e. 2005, 2007, or 2013 as per information received from the landowner).

The Landowner/Applicant also stated a willingness to plant willow stakes along the steep southern slope in an effort to support slope stability.

Condition: None

e) Accessibility to a road

The subject lands consist of a 5.54 acre parcel that currently accesses Range Road 32 via an existing access easement agreement with the adjacent lot to the north.

Proposed Lot 1 has panhandle access to Grandview Rise, which would require construction of an approach.

Transportation Offsite Levy

Payment of the Transportation Offsite Levy is required for the total gross acreage of the lands proposed to be subdivided and is required to be provided through the conditions of subdivision approval, in accordance with Bylaw C-7356-2014:

- Base Levy = \$4,595/ac x 5.54 ac = \$25,456
- Special Area 4 Levy = \$11,380/ac x 5.54 ac = \$63,045

Estimated TOL payment = \$25,456 + \$63,045 = \$88,501

Conditions: 4, 5, 10

f) Water supply, sewage and solid waste disposal

The Applicant has entered into a Water Supply Agreement with Doran Consulting Services Ltd. for supply of water from the Westridge Utility System. Westridge has committed to the provision of potable water to the future lot development. The existing home is also provided water service by Westridge.

A Level 3 Private Sewage Treatment System Assessment was submitted, which indicates that the proposed new parcel is suitable for a PSTS. Specifically, the report recommends the use of a packaged sewage treatment system for the new lot due to the relatively high density in the surrounding area, and in order to adhere to County Policy. The Central Springbank ASP also states that parcels greater than 2 acres in size having suitable site conditions may employ a private sewage system. (Section 2.8.3)

The Level 3 Assessment notes that the existing septic field for the existing house may need to be relocated in order to meet the recommended setbacks from the property line. The Applicant



agreed to relocate it should it be necessary and indicated that the existing septic system is in good working order.

The proposed septic system (and potential relocation of the existing one) must also observe a 15 m setback from the crest of the slope.

The Applicant currently transports their own solid waste off-site to their business site for disposal. The applicant indicated that the HOA does not currently include solid waste as part of the servicing, as multiple waste pickup services are in operation through private contracts with homeowners in the subdivision.

The Applicant is in discussions with the Grand View Estates Home Owner's Association regarding membership, and based on feedback from the Applicant, both sides have a preliminary understanding regarding the scope of the agreement terms. The County would require that the new parcel join the HOA, and that the existing home-site parcel would continue to gain access through the access agreement with the parcel to the north, not through Grand View Estates.

Conditions: 3, 6, 12

g) The use of the land in the vicinity of the site

The subject site is located within the Grand View Estates Conceptual Scheme, which is residential and is consistent with the Central Springbank Area Structure Plan. To the north is the entirety of the Grand View Estates residential area, to the east and south is a large residential parcel with adjacent ranch and farm use, and to the west is agricultural use.

Residential parcels in Grand View Estates are designated Residential One District, with minimum parcel sizes of 1.98 acres. Therefore, as this site is of the same land use designation, the proposed parcels at 2.02 and 3.39 acres are consistent with land use and parcel sizes in the area.

As the site is included in "Area B" of the Grand View Estates Conceptual Scheme (Bylaw C-5936-2004), the proposed subdivision and subsequent anticipated residential development of Lot 1 is consistent with land use in the area.

Conditions: None

h) Other matters

While Municipal Reserve was provided for the panhandle portion of Lot 1 (0.156 hectares) when the subject lands were originally subdivided, the reserve calculations did not include the remainder of the subject parcel. Municipal Reserves were calculated based on Area 'A' of the Grand View Estates subdivision, and did not include Area 'B'. As such, Municipal Reserves are required for the subject parcel, excluding the panhandle.

- Lot 2: 3.39 acres X 10% = 0.339 acres owing to be provided by cash in lieu (approximate calculation \$61,773.33, final amount to be determined by plan of survey), in accordance with the Appraisal Report prepared by R Home Appraisals, file 1816047, dated October 17, 2018, in the amount of \$182,222.22 per acre.
- Lot 1 (excluding panhandle of 0.39 acres) = [2.02 - 0.39 = 1.63]: 1.63 acres X 10% = 0.163 acres owing to be provided by cash in lieu (approximate calculation \$29,702.22, final amount to be determined by plan of survey), in accordance with the Appraisal Report prepared by R Home Appraisals, file 1816047, dated October 17, 2018, in the amount of \$182,222.22 per acre.

Condition: 9



POLICY CONSIDERATIONS:

Interim Growth Plan

The lands are within the Central Springbank Area Structure Plan, which is contemplated in the Interim Growth Plan. As such, this application is consistent.

Intermunicipal Development Plan

The lands are within the Policy Area of the Rocky View County/City of Calgary Intermunicipal Development Plan, and in accordance with the policies of that document, the City of Calgary was notified of the application. The City has no concerns with the proposal.

County Plan

The lands are located in an area designated as Country Residential, which requires development to proceed in accordance with the Central Springbank Area Structure Plan. As this proposed subdivision is in conformance, the site is consistent with the County Plan.

Land Use Bylaw

The Residential One District land use designation allows for parcels a minimum of 0.80 hectares (1.98 acres) in size and is intended for primarily residential purposes. The proposed parcel meets the minimum size provision, and the proposal is in alignment with the provisions of the Land Use Bylaw.

Central Springbank Area Structure Plan

The Central Springbank ASP identifies the subject lands as “New Residential Areas.” Section 2.9.2 of the Central Springbank ASP identifies the general residential development policies and requires a conceptual scheme for this area; the Grand View Estates Conceptual Scheme (GVECS) was adopted in 2005 and is applicable to the subject lands.

Section 2.9.4 of the Central Springbank ASP provides guidance on development in the New Residential Areas. Policies 2.9.4(e) and 2.9.4(f) of the ASP are the most relevant to this development proposal. Policy 2.9.4(e) requires a minimum parcel size of 0.8 hectares (2.0 acres), and policy 2.9.4(f) requires a maximum of 64 lots per quarter section. This application proposes lots that are greater than 2 acres in size, and given that the subject lands span across two quarter sections, the proposal does not exceed the maximum requirement of 64 lots per quarter. Therefore, the application is consistent with the Central Springbank ASP.

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

Grand View Estates Conceptual Scheme

The proposed subdivision would result in parcels of 0.82 hectares (2.02 acres) and 1.37 hectares (3.39 acres). The Conceptual Scheme requires a minimum parcel size of 0.8 hectares (1.98 acres), and requires the maximum number of residential parcels on a quarter section to be 64. The proposed subdivision aligns with these requirements.

The GVECS requires that redesignation and subdivision proposals that seek to create more than two lots be supported by an Outline Plan. As the application only seeks the ultimate creation of two lots (one new lot), and given that the proposed parcel sizes do not allow for further subdivision, an Outline Plan is not required.

The Applicant provided a subdivision design that is consistent with the relevant plans and existing development and addresses all technical concerns in accordance with these policies.

The existing development in Grand View Estates (Area A) is part of a Homeowners' Association (HOA),



which is responsible for maintenance of the trail system, among other community benefits. In collaboration with the existing HOA, Lot 1 would be required to join the existing HOA immediately, while Lot 2 would be required to use the existing access through the adjacent parcel to the north.

The proposed subdivision is compliant with the relevant Conceptual Scheme policies in terms of parcel size and servicing, and the remainder would be required to comply with as appropriate.

Grand View Estates Outline Plan

The Grand View Estates Conceptual Scheme includes an Appendix that pertains specifically to the subject site, and the Grand View Estates Subdivision. Section 1.2 notes that only Area A is subject to the rules of the Outline Plan, and Area B (which includes the subject property) would be required to complete their own background and site analysis prior to redesignation and subdivision. Policy 1.2.1 states that, as part of the redesignation and subdivision process, Area B shall be required to demonstrate that any further subdivision is feasible and consistent with the GVECS and the Central Springbank ASP. The proposed subdivision complies with this policy.

The Outline Plan also calls out the panhandle proposed for access of the subject parcel to “ultimately provide access and to integrate the two existing residential parcels into Grand View Estates”, and to be used for water, sanitary sewer, and private utilities. This was already accomplished, and Municipal Reserve was paid on this portion.

CONCLUSION:

The application meets the spirit and intent of the Central Springbank ASP, and the subject lands hold the appropriate land use designation for the intended parcel sizes. It appears as though a suitable building envelope is provided on proposed Lot 1. The most significant technical issue with the application pertains to stormwater management and placement of the septic system. Necessary setbacks from the steep slope for septic and structures would be provided as outlined in the technical and geotechnical studies, and as such, these technical issues are appropriately addressed through the conditions of approval.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180049 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20180049 be refused per the reasons noted.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

ON/rp

APPENDICES:

- APPENDIX ‘A’: Approval Conditions
APPENDIX ‘B’: Application Referrals
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner comments

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create an ± 0.82 hectare (± 2.02 acre) parcel (Lot 1) with a ± 1.37 hectare (± 3.39 acre) remainder (Lot 2) from Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Central Springbank Area Structure Plan;
 2. The subject lands hold the appropriate land use designation; and,
 3. The technical aspects of the subdivision proposal were considered, and there are no technical limitations to the proposal.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 2, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2009.

Development Agreement – Site Improvements/Services Agreement

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall:
 - a) Be in accordance with the Level 3 Private Sewage Treatment Systems (PSTS) Assessment of Site Suitability of Lot 1, Block 1, Plan 0611520 prepared by Sedulous Engineering for the construction of a packaged Private Sewage Treatment System; and
 - b) Be in accordance with the Slope Stability Assessment (Revision 3) prepared by e2K Engineering Ltd.

Transportation and Access

- 4) The Owner shall construct a new paved approach on Grandview Rise in order to provide access to Lot 1. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required, with those lots using the access route, and then be required to join the Homeowner's Association.
- 5) The Applicant/Owner shall enter into an Access Easement Agreement with the adjacent landowner at Lot 3, Block 1, Plan 9510791, within SW-14-24-3-W5M to provide access to Lot 2 only, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan.

Water Servicing

- 6) The Owner is to provide confirmation of tie-in for connection to the Westridge Utility System, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing the following information:
 - o Documentation proving that water supply has been purchased for proposed Lot 1;
 - o Documentation proving that all necessary water infrastructure is installed.

Erosion and Sediment Control Plan

- 7) The Owner is to provide a Sediment Control Plan.

Stormwater Conditions

- 8) The Owner is to provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the Springbank Master Drainage Plan.:
 - a) Should the (Site Specific) Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

Municipal Reserves

- 9) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal², pursuant to Section 666(3) of the *Municipal Government Act*:

Payments and Levies

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 11) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

² R Home Appraisals, File 18106047 dated October 25, 2018



Homeowners Association

- 12) The Owner shall legally amend the existing Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created (Lot 1), requiring that each individual Lot Owner is a member of the Home Owners' or Lot Owners' Association:
 - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for on-site pathways and community landscaping, residential solid waste collection at minimum.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Resources Conservation Board	No response.
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 subdivide the subject lands to create a 2.02 acre parcel with 3.39 remaining. We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The application indicates that potable water will be supplied by Westridge Utilities. AHS recommends that it is confirmed that the existing water system will be able to meet any increased water demand resulting from this proposed 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

AGENCY	COMMENTS
	<p>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>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>
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No concerns.
AltaLink	No response.
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>

AGENCY	COMMENTS
Telus Communications	No response.
Direct Energy	Not circulated.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
<i>Adjacent Municipality</i>	
The City of Calgary	No objection.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Enmax	No response.
<i>Rocky View County Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural Fieldman	Not required for circulation.
Rocky View West Recreation Board	Cash in lieu.
<i>Internal Departments</i>	
Legal and Land Administration	This location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development; therefore, the Municipal Lands office recommends the taking cash in lieu of land dedication for any outstanding reserves owing associated with lands subject to this application.
Development Authority	No objections or comments.
GeoGraphics	No response.

AGENCY	COMMENTS
Bylaw and Municipal Enforcement	No comments.
Fire Services	<p>Having reviewed the circulation, The Fire Service has only one comment which is to ensure that the grade of the driveway does not exceed the grade required in the RVC Servicing Standards or the Alberta Building Code.</p> <p>No further comments at this time.</p>
Planning & Development Services - Engineering	<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. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Due to steep slopes present on the property, the Applicant has been required to prepare a Slope Stability Assessment. <ul style="list-style-type: none"> A slope stability Assessment dated March 19, 2018 has been prepared by E2K and an updated report dated April 26. To assess the global stability of the site, two sections deemed representative worst-case scenarios were analyzed. The report demonstrated that the addition of a home positioned with a setback of 10 m from the crest of the slope, will not affect the stability of the slope. A safety factor of 1.6 was calculated, which is above the industry standard of 1.5. The area is known to have high groundwater levels and there were slope movements in the past (2005). Since then, it is expected the area has somewhat stabilized, now has improved drainage patterns and therefore the same movement is not expected to occur outside of a significant precipitation event (1:50 or 1:100). The Geotechnical Engineer's opinion is that the proposed development will not have a negative impact on the slopes and the slopes condition would be the same as under post-development. The subject lands have a restrictive covenant in place with the following stipulations: <ul style="list-style-type: none"> The lands shall not be developed or used other than for single family residential purposes; No buildings or structure except a deck or patio shall be constructed within the Area Required for Restrictive Covenant Purposes, Plan 9412692. The Applicant has demonstrated the new lot has over 1 acre

AGENCY	COMMENTS
	<p data-bbox="678 289 1425 352">developable area through Figure 4, prepared by Sedulous Engineering dated September 18, 2018.</p> <p data-bbox="621 422 1218 453">Transportation - Section 400.0 requirements:</p> <ul data-bbox="621 474 1461 1213" style="list-style-type: none"> <li data-bbox="621 474 1461 569">• The applicant currently has access to RGE RD 32 through a registered access easement agreement with the owner of the north adjacent lot (instrument 171 1489); <li data-bbox="621 579 1461 705">• As a condition of Subdivision endorsement, the applicant will be required to build a single paved road approach connecting to Grandview Rise Road, as per Rocky View County standards; <li data-bbox="621 716 1461 810">• Prior to the installation of the approaches, the developer shall make a road approach application with the Road Operations Department; <li data-bbox="621 821 1461 1062">• As a condition of Subdivision, if a mutual (shared) access is to be used benefitting the existing as well as new parcel, the applicant shall provide a Right-of-Way Plan and Access Easement Agreement to register on the title of each parcel. <ul data-bbox="678 968 1429 1062" style="list-style-type: none"> <li data-bbox="678 968 1429 1062">○ It is noted the panhandle does not meet current Rocky View County standards of 12.5 m due to the existing approximately 10 m ROW; <li data-bbox="621 1083 1461 1213">• The applicant has registered access easement agreement benefitting the owner of the south adjacent lot (Kestrel Farms) for RR 32 access (instrument 941 2691). It is noted this is the main/most used access to Kestrel Farms lands. <p data-bbox="621 1234 1461 1497">As a condition of Subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy (TOL) in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of 5.54 acres. The estimated levy payment owed at time of subdivision endorsement is \$88,501 (Base = \$4,595/ac x 5.54 ac = \$25,456; Special Area 4 = \$11,380/ac x 5.54 ac = \$63,045).</p> <p data-bbox="621 1518 1312 1549">Sanitary/Waste Water - Section 500.0 requirements:</p> <ul data-bbox="621 1570 1429 1919" style="list-style-type: none"> <li data-bbox="621 1570 1429 1833">• As a condition of Subdivision, the owner shall enter into a Site Improvements/ Services Agreement (SISA) with the County to ensure construction of a Packaged Sewage Treatment System to the satisfaction of the County; The SISA will also ensure recommendations of the April 26th 2018 Slope Stability Assessment Report prepared by E2K Engineering are followed at future Development Permit/Building Permit stage. <ul data-bbox="678 1854 1429 1919" style="list-style-type: none"> <li data-bbox="678 1854 1429 1919">○ As per Policy 449, for residential developments relying on PSTS, where lot sizes are equal to, or greater than,

AGENCY	COMMENTS
	<p>1.98 acres but less than 3.95 acres the County requires the use of Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (NBQ) standards for treatment and the requirements set out in Procedure 449;</p> <ul style="list-style-type: none"> ○ Septic fields should be kept away from the crest of the slope by a minimum 15 m setback. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant/ Owner had entered into a Water Supply Agreement with Doran Consulting Services for the Supply of Water from the Westridge Utility System. A confirmation letter dated January 2, 2018 has been provided that the water supply is available for the proposed Lot 2 and 3; • As a condition of subdivision, the Owner is to provide confirmation of the tie-in for connection to Westridge Utility. This includes providing the following information: <ul style="list-style-type: none"> ○ Documentation proving that water supply has been purchased for the newly created 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"> • As a condition of Subdivision, a site specific storm water management report (SSIP) report will be required in accordance with the Springbank Master Drainage Plan prepared 2016 MPE Engineering. The report has to demonstrate site drainage will not negatively impact the site slope stability. Should the SSIP indicate that improvements are required the Applicant/Owner shall enter into a Site Improvement/Services Agreement with the County for the implementation of specific improvements; • Any re-configuration of the topography of the land should be verified by E2K prior to modification, to ensure slope stability meets the required safety factor. <ul style="list-style-type: none"> ○ The applicant has submitted a conceptual level site specific storm water management report (SSIP) prepared by Sedulous Engineering, dated May 1, 2018. The report indicates the land that is proposed to be subdivided, is suitable for the purpose for which the subdivision is intended, from a storm water management perspective and no formal stormwater pond or other formal stormwater infrastructure is required for this

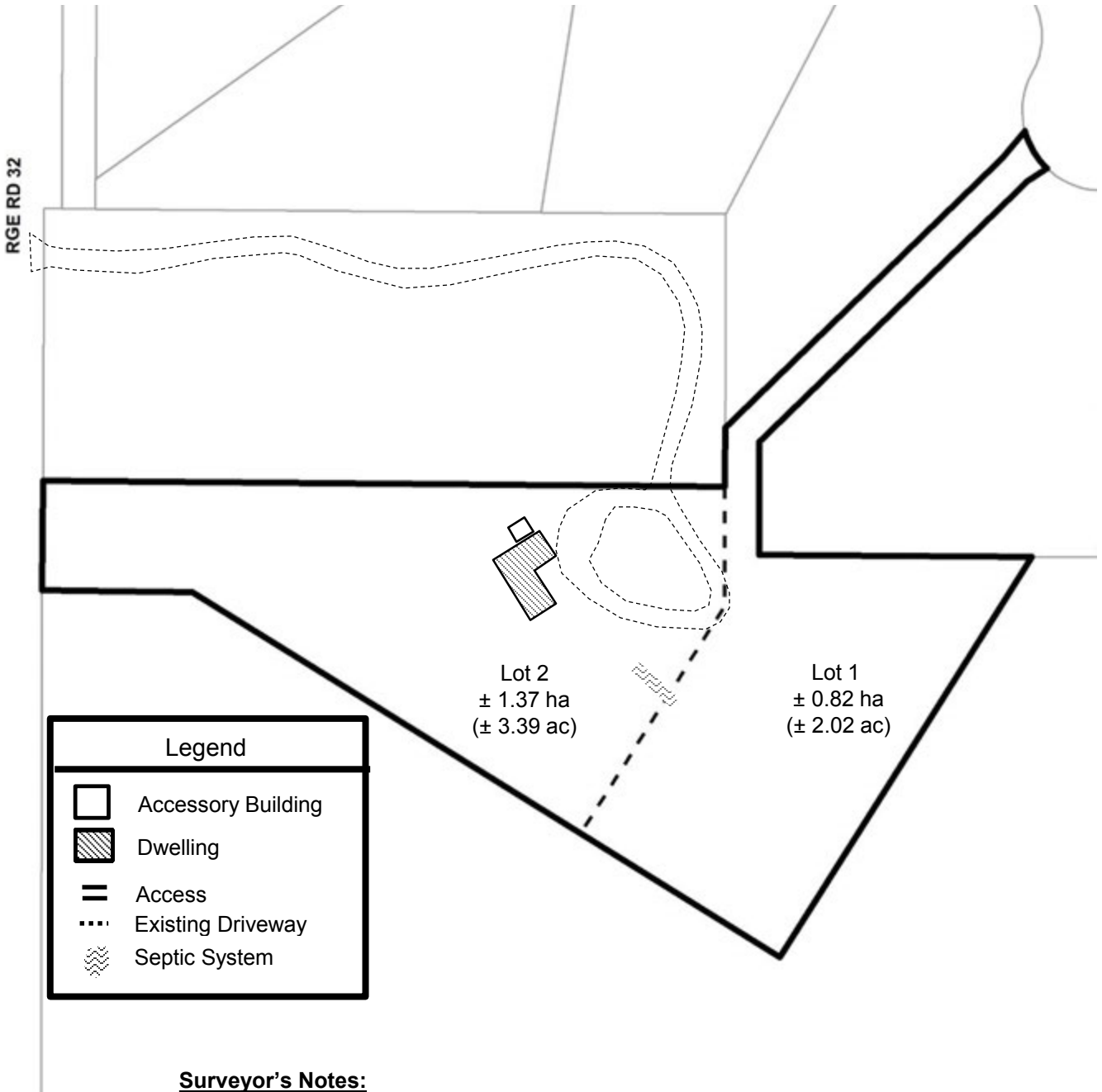
AGENCY	COMMENTS
	<p>development. Also, the site conforms to the MDP criteria.</p> <ul style="list-style-type: none"> ○ Drainage should be maintained so that no ponding water can occur near the top of the slope. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • As a condition of subdivision, an Erosion and Sediment Control plan will be required. ○ Approximately 3000 m³ of the southwest portion of the remainder parcel is labeled as riparian area in the Alberta Merged Wetland Inventory. A very small portion of the newly created lot falls in the riparian area category. These lands fall within Section 41 regulation of the current land use bylaw in effect (Bylaw C-4841-97) and also form part of the restrictive covenant area.
Transportation Services	<p>Property access must be from Grandview Rise and not from private driveway to the south.</p> <p>Application for approach off Grandview Rise has been approved.</p>
Capital Project Management	No concerns.
Utility Services	<p>Because this parcel falls within the Central Springbank ASP, (formerly) Agricultural Services has no concerns.</p>
Circulation Period: June 6, 2018 – July 9 2018	



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Subdivision Proposal:**Page 19 of 124**

To create a ± 0.82 hectare (± 2.02 acre) parcel with ± 1.37 hectare (± 3.39 acre) remainder.

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

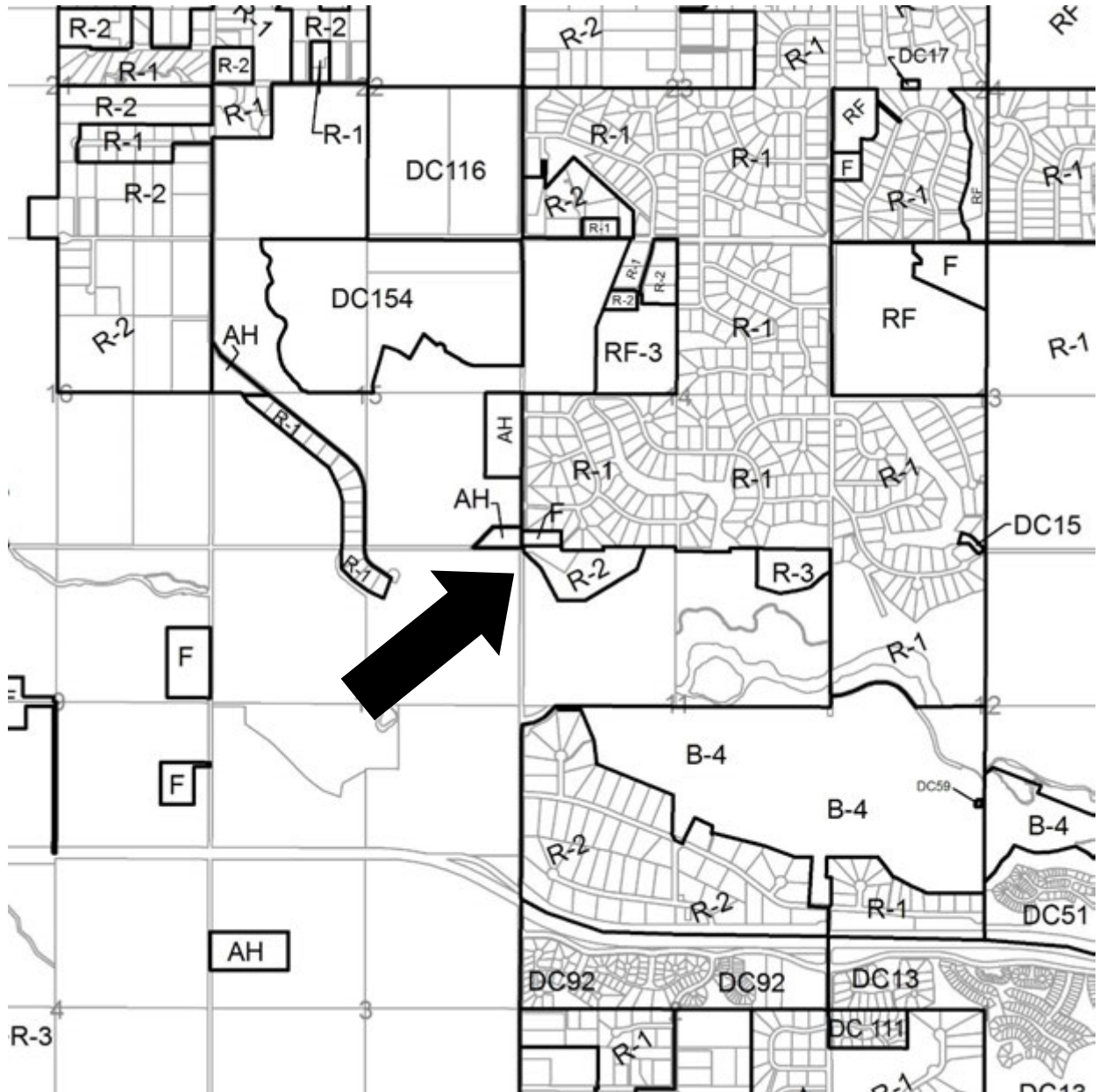
TENTATIVE PLAN

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

Date: May 23, 2018

Division # 3

File: 04711031**AGENDA****Page 633 of 778**



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

LAND USE MAP

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



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

TOPOGRAPHY

Contour Interval 2 M

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

Date: May 23, 2018

Division # 3

File: 04711031

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

Date: May 23, 2018

Division # 3

File: 04711031

AGENDA

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1



2



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



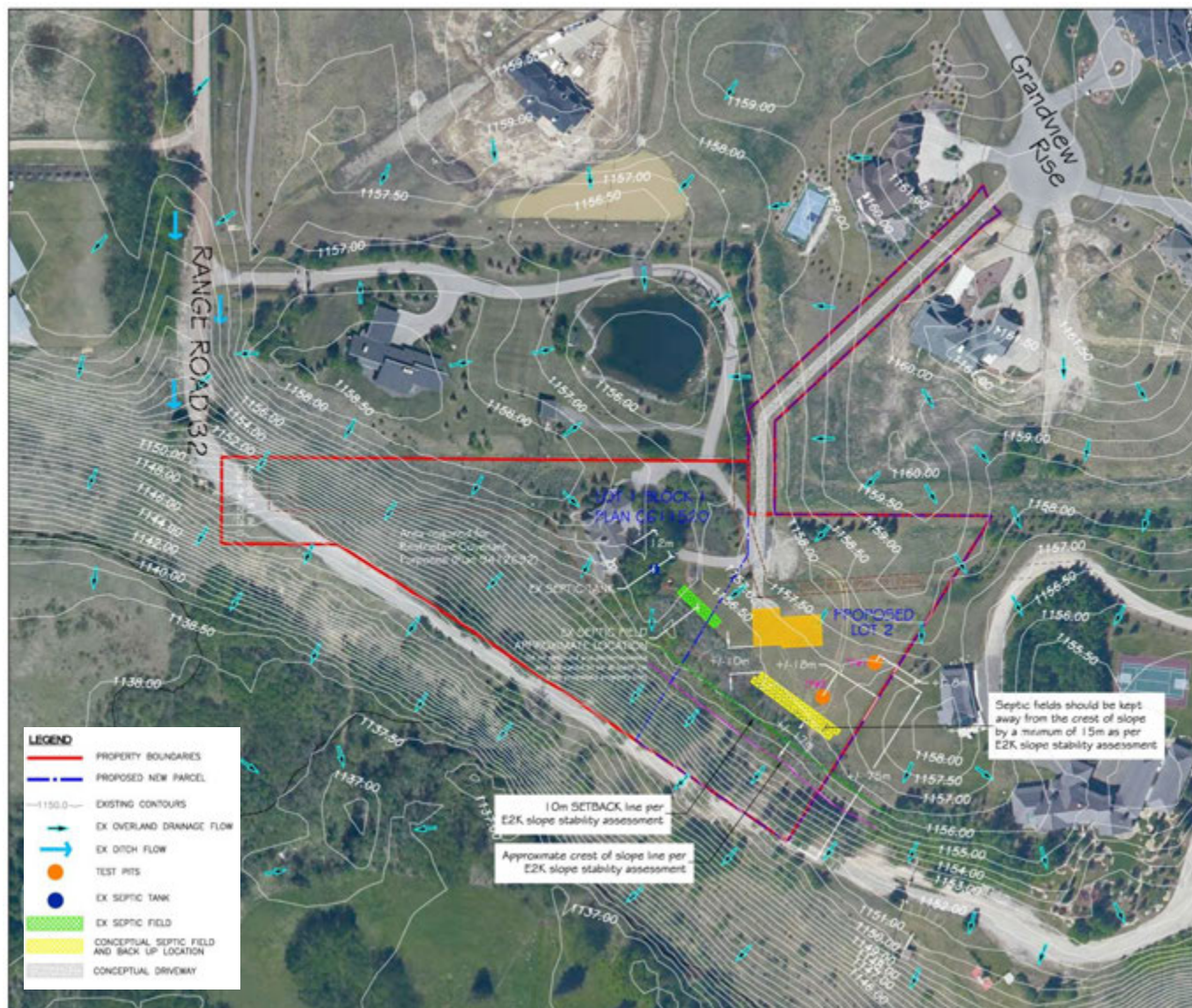


①

②



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



LEVEL 3 PSTS MAP

(By Sedulous Engineering)

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

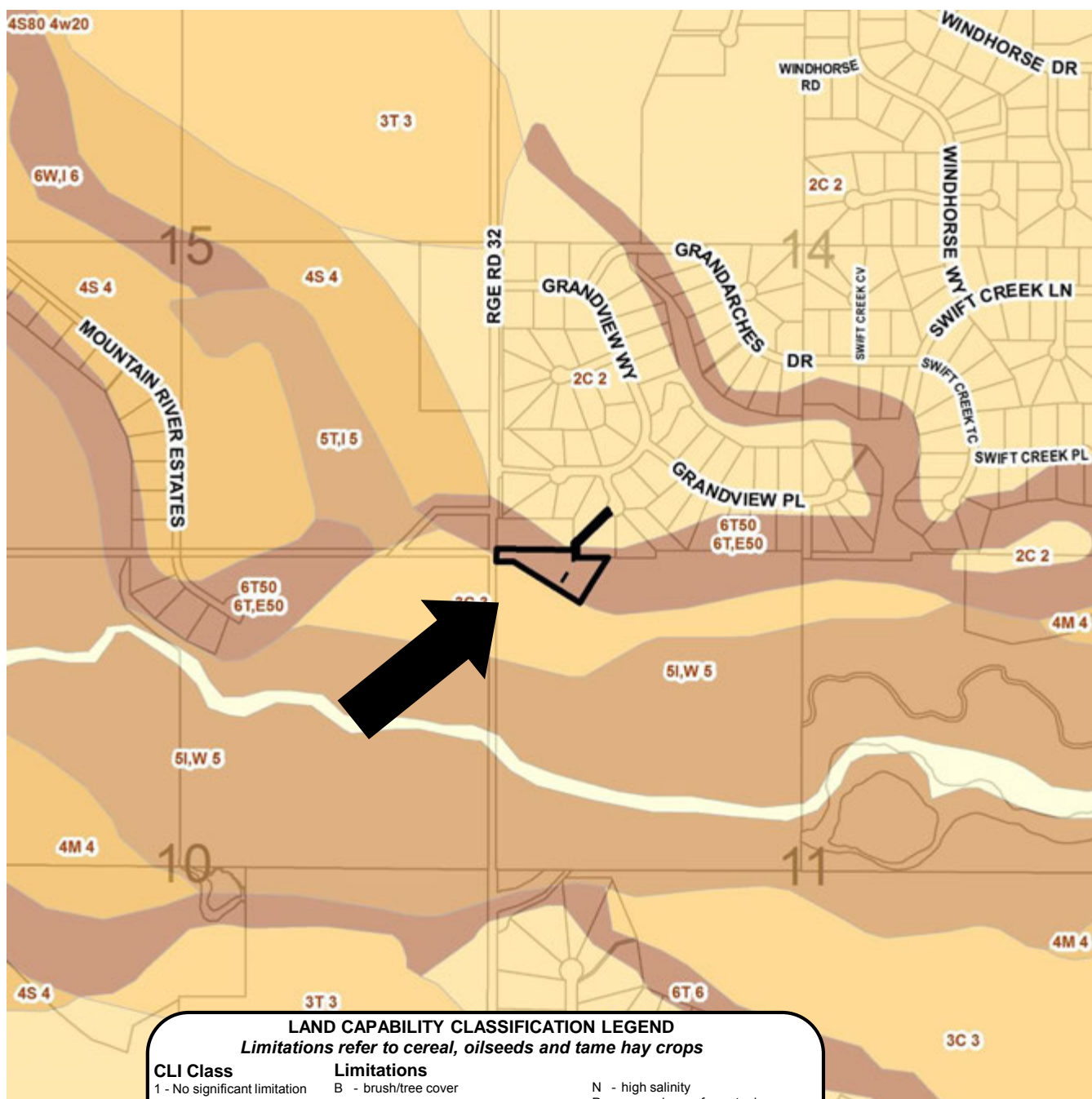
Date: May 23, 2018

Division # 3

File: 04711031

AGENDA

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SOIL MAP

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

Date: May 23, 2018

Division # 3

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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

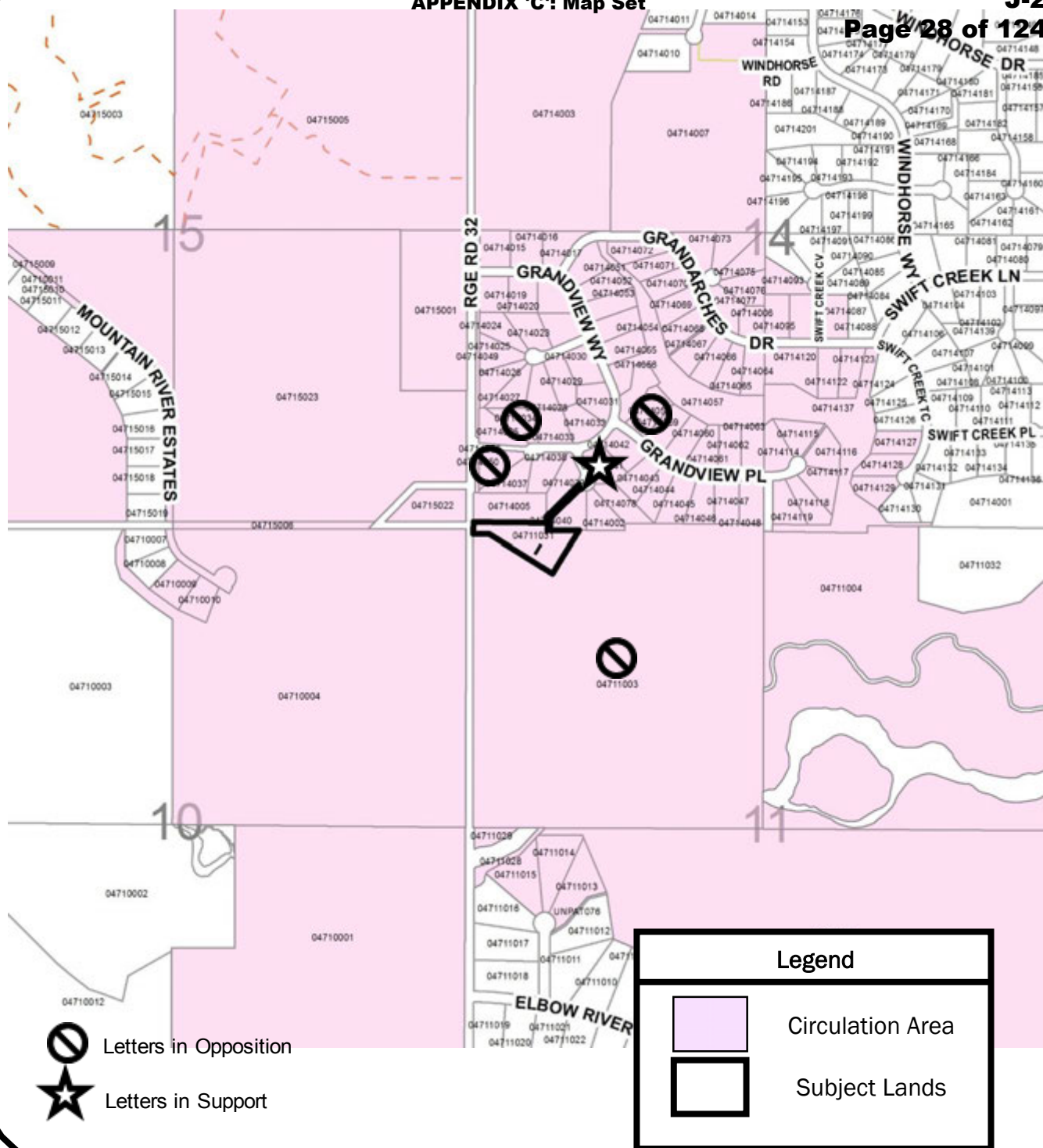
HISTORIC SUBDIVISION MAP

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

Date: May 23, 2018

Division # 3

File: 04711031**AGENDA****Page 641 of 778**



LANDOWNER CIRCULATION AREA

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

Date: May 23, 2018

Division # 3

File: 04711031

AGENDA

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Oksana Newmen

From: [REDACTED]
Sent: Thursday, June 21, 2018 10:42 PM
To: Oksana Newmen
Subject: File number: 04711031 / Application Number: PL20180049 Division 3

Attention to the Planning Services Department Rocky View County,

In response to a notice that I received in the mail from Rocky View County, I would like to forward my concerns on several issues that concern me. I am against the subdivision and these are the points that I feel are important for the planning department to consider when they make their decision.

I am the owner of Kestrel Ridge Farm, and we are adjacent to the property that Kevin Peterson is looking to subdivide. Our driveway, which is the only way in or out of the property is at south boundary of said property.

1. If I understand correctly, the lot is in total 5.54 acres. There is an existing residence on this property. How is it allowed that there would be 3 locations on 5.54 acres? I have understood that our area is zoned for properties no less than 2 acres.
2. The plan is for each new lot to have a septic field. Adding additional septic fields will add to additional ground water levels. These levels are already a serious concern. Rocky View County allowed the development of Grandview back in 2005. Since then Kestrel Ridge has experienced yearly flooding of Springbank creek. This has been costly for Kestrel with land erosion and road erosion and the loss of use of paddocks that are needed for horse turnout. Not only is their excess water run off from all of the impervious surfaces in Grandview, but there are 2 ponds, one in Grandview and one in the property that the Petersons are subdividing. Neither ponds are lined which further add to heightened ground water levels.
3. The south boundary of the Petersons property is sloughing away yearly. The boundary fence has slowly been pulling the cemented posts out of the ground and leaving gapping opening for dogs to get out. In a geotechnical Assessment Report that we did independently in the fall of 2006, it indicates that this instability will continue and any additional development could create slope instability. The concern here is that our drive way is right at the base of this property and the chances of it sloughing away are very real. In 2005, and 2006 and 2007 we had to rebuild our driveway due to the excess water and abnormally high ground water levels. This has been very expensive for Kestrel. We continue to have to do yearly maintenance in order for safe access for my family and my horse farm. A copy of this report was given to Byron Ryman for Rocky View County in 2006 to review and for their information.

Kestrel Ridge Farm has been in existence since 2000. We have experienced some severe problems due to the development of Grandview. Our only access to our property is constantly being compromised. We have had serious problems with trespassers who feel they have rights to go thru our land to access the river with free running dogs who leave their mark. Springbank Creek is a yearly spring threat of overland flooding. Any additional developments can only compromise the stability of the slope which in turn could be the loss of our road.

We ask that you please take into consideration my concerns when it comes to making your decisions.

I have the Geotechnical Report which you are welcome to make a copy of if the County archives do not have it. I will also include a couple of photos in the subsequent email.

I look forward to meeting with Oksana Friday, June 22, 2018.

Regards,

Julia Vysniauskas
Kestrel Ridge Farm (owner)





KESTREL RIDGE FARM
GEOTECHNICAL ASSESSMENT OF LANDSLIDES

Report
To
Kestrel Ridge Farm

C.H. MacKay & Associates Ltd.,
Calgary Alberta

Association of Professional Engineers,
Geologists and Geophysicists of
Alberta Permit to Practice P8435

September 4, 2006



Clive Mackay, P. Eng.
Senior Engineer

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STATEMENT OF GENERAL CONDITIONS

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- A. Figures
- B. Test Hole Logs
- C. Selected Photographs

1. INTRODUCTION

1.1 General

This report presents the results of a geotechnical assessment carried out by C.H. MacKay and Associates Ltd. for Kestrel Ridge Farm Ltd. The assessment involved an evaluation of landslides on three sections of river valley slope within the Kestrel Ridge Farm property and adjacent statutory right of way.

The work was carried out in general accordance with the scope of work outlined in my letter of proposal provided to Ms. Julia Vysniauskas on November 21, 2005. Authorization to proceed was provided by Mr. Tony Vysniauskas. The site was initially visited on November 16, 2005 to inspect the slides and discuss the scope of work.

The use of this report is subject to the Statement of General Conditions, which is included at the end of the text. The reader's attention is specifically drawn to these conditions as it is considered essential that they be followed for proper use and interpretation for this report.

1.2 Scope of Work

The purpose of the study was to conduct a geotechnical investigation on the stability of the three existing slides and identify alternative measures for improving the stability of the slopes and reducing the potential for future instability at these locations.

The following activities were included in the scope of services:

1. Review available site plans, air photos and geological or geotechnical reports for the area.
2. Conduct a limited geotechnical investigation, to gain a better understanding of the site geology and ground water conditions using a combination of bore holes and test pits. A topographic survey was completed of the three slide areas.

3. Develop recommendations for slope remediation based on an evaluation of slide conditions.
4. Prepare a letter providing an assessment of the stability condition of the slide closest to Range Road 32. Include recommendations for additional work to ensure long term stability of the slide and adjacent access road.

Assessment of environmental issues, including soil contamination and permitting issues related to possible work in Spring Bank Creek was not within the scope of work of this investigation,

2. METHOD OF INVESTIGATION

2.1 Investigation Program

A field investigation program was conducted between December 2 and 16, 2005. Four test pits, TP05-1 to TP05-4 were excavated on the main body of the slide above the barns (the East slide) with a John Deere 590 excavator on December 02. Three test holes, TH05-1 to TH05-3 were drilled from the access road along the top of the slides with a truck mounted solid stem auger drill rig on December 15 and 16.

The soil from all test pits and test holes was visually logged, noting material type and thickness as well as zones of seepage and sloughing ground conditions. Standard Penetration Tests were taken in all test holes to assess the in-situ density and consistency of the soil. Representative samples were retained for laboratory testing.

A standpipe piezometer consisting of a 25 mm PVC pipe with a 2 - 3 m slot zone was installed above the base of each test hole. The sand pack surrounding the slot zone for each hole was sealed with a 1 m bentonite plug. The remainder of each hole was backfilled to the ground surface with drill cuttings.

The survey of the site, including test pit and test hole locations was carried out by Tronnes Surveys. Test pits and test hole locations are shown on Figure 1, appendix A. Detailed logs for the test pits and test holes are contained in the Appendix B.

2.2 Laboratory Testing

Laboratory testing program included visual classification and natural moisture content determinations for all soil samples. Atterberg Limit tests were performed on two samples to test for the plasticity of the soil. The results of the laboratory tests are presented on the test pit and test hole logs.

3. BACKGROUND

3.1 Surface Conditions

Kestrel Ridge Farm is located in Lower Spring Bank, on the North West Quarter of Section 11, Township 24, Range 3, West of the 5th Meridian. The property is located within the valley of the Elbow River, encompassing the north valley slopes and flood plain. The farm operates as an equestrian centre with barns and paddocks on the flood plain north of the Elbow River. The Vysniauskas residence is located north of the valley crest. Access to the farm is via Range Road 32, where it connects with the northwest corner of the property. An access road runs eastward on a statutory easement from Range Road 32 along the valley crest to the Vysniauskas property.

3.2 Geotechnical

There are no known previous geotechnical investigations or studies of slope instability at the site. A geotechnical investigation was undertaken to assess foundation conditions for the Vysniauskas house in about 1999 / 2000; however, the information from this earlier investigation was not available for review.

3.3 Climatic Conditions

The spring of 2005 was one of the wettest on record for the Calgary area. The Environment Canada weather station at Spring Bank Airport located approximately 8 km northwest of the farm, recorded 379.4 mm of rainfall during June 2005. This was almost five times the average June rainfall of 79.8 mm for Calgary based on long term measurements at the Calgary International Airport. Similarly, over the three month period May, June and July, 2005, the Spring Bank Airport station

recorded a total of 418.4 mm rainfall, which amounts to about 2.1 times the long term average of 198.7 mm for the same period, based on measurements from the Calgary International Airport. In terms of extreme daily rainfall results the 128 mm recorded on June 17 at the Spring Bank Airport is about 1.6 times the extreme daily rainfall of 79.2 mm recorded at the Calgary International Airport. Long term statistics were not available for the Spring Bank Airport, requiring comparison of the 2005 events to long term records from the Calgary International Airport

3.4 Local development

Prior to the summer of 2005, the quarter section immediately north of Kestrel Ridge Farm, (Section 13, Township 24, Range 3, west of the fifth Meridian) was primarily used as farm land. Two homes are located immediately to the north of the slope crest, the west house adjacent to Range Road 32 is owned by Dick Shaw and the east house is reported to be owned by his daughter. During the summer of 2005, grading and utility installation started on the Grandview Park Subdivision consisting of about 60 small acreage lots, each approximately two acres in size. Engineering and planning studies including geotechnical reports prepared for the subdivision application have not been available for this review. Photo 14, Appendix C shows high water levels in what is reported to be a storm water storage pond located at the south end of the subdivision, immediately adjacent to the Shaw pond. It is believed that neither pond is lined.

4. SITE DESCRIPTION

4.1 Surficial Geology

The published surficial geology of the area, (Surficial Geology of the Calgary Urban Area, Moran, 1986) shows the site is underlain by deposits of sand, silt and clay of post glacial origin. Deep boreholes in the area referenced by Moran (1986) indicate a glacial till of the Lower Spy Hill Formation may be present below the glacial lacustrine sediments. Sandstone and shale bedrock of the Porcupine Hills Formation underlies the surficial deposits. Test pit and test hole logs (included in Appendix B) indicate the soils underlying the site are predominantly clays and silts of glacial lacustrine origin, with interbeds with glacial fluvial sands. The sand unit is expected to be variable over the site, which is consistent with the results of the investigation. The till unit was not encountered in any of the test holes or test pits.

Bedrock underlying the surficial deposits was inferred from drill refusal in the three test holes and excavator refusal in one of the test pits.

4.2 Subsurface Conditions

A generalized description of the soil conditions encountered during the investigation is given below. The test hole and test pit logs in the Appendix B should be referenced for the detailed stratigraphy at each location.

The soil sequence underlying the roadway at the top of the slope above the East slide, TH05-1, encountered interbedded sediments consisting of clayey silt and silty sand, from a depth of 0 to 7.5 m, overlying firm to stiff silty clay extending to a depth of 16.8 m. Auger refusal at 16.8 m was interpreted as top of bedrock.

Test hole, TH05-2 located north of the road at the western most slide site encountered interbeds of clayey silt and silty sand from 0 to 9.1 m and firm to stiff silty clay from 9.1 to 13.3 m. Auger refusal at 13.3 m was interpreted as top of bedrock.

Test hole, TH05-3 located on the south shoulder of the road near the back scarp of the centre slide encountered gravel fill from 0 to 2.2 m and firm to stiff silty clay from 2.2 to 7.5 m. Auger refusal at 7.5 m was interpreted as top of bedrock.

4.3 Surface Water and Groundwater Conditions

Groundwater levels at the site were inferred from surface observations and from seepage encountered in the test pits and test holes and water. Piezometers were installed in the test holes and two test pits to allow future measurement of ground water levels.

The area along the lower valley is an area of ground water discharge, with ground water levels expected to be at or close to the ground surface on a long term basis, resulting from ground water flow toward the valley from the north. Local variations in ground water levels along the valley slope are expected, resulting from a number of factors including local topography, bedrock surface elevations, and presence of more permeable sands interbedded within the silts and clays lacustrine deposits.

Springs along the base of the slope confirmed locations with ground water levels at surface. Surface ice was observed on the lower slopes of the three slide areas during the November and December site visits, resulting from ground water discharge.

The pond located on the Dick Shaw property, (located on the extreme SW corner of Section 13, Township 24, Range 3, west of the 5th Meridian), is approximately 50 m north of the valley slope crest. It is reported that the pond was developed some years ago at the location of a wetland. Water levels in the pond were very high during the spring of 2005. Normal operational levels of the pond are unknown.

The back scarps of the centre and west slides are from 110 to 120 m south of the Shaw pond. This pond and others on the uplands to the north of the valley provide evidence of naturally high ground water levels underlying the uplands to the north of the site.

It is reported that water seepage occurred in the basements of two residences in the spring of 2005; the Dick Shaw residence located northwest of the farm adjacent to Range Road 32 and the Vysniauskas residence. The basement of the Vysniauskas residence experienced further water inflows into sub-floor air plenum during the spring of 2006.

5. DESCRIPTION OF SLOPE INSTABILITY

5.1 General

Three separate failures occurred on the slope below the access road in the late spring of 2005. The slides shown on Figure 1 are described in this report as the East slide, the Centre slide and the West slide. The East slide is located directly north of the equestrian barns and south of the Vysniauskas residence.

The Centre and West slides are located on the slope below the access road. Back scarps for these two slides extend to the roadway and resulted in temporary closure of the road following the 2005 failure. The roadway was initially repaired in 2005. Additional maintenance work on the Centre slide in the spring of 2006

involved placement of import gravel to restore the road profile, following further downward movement of the slide.

5.2 East Slide

The East slide is the largest of the three slides, measuring approximately 90 m in length. The slide toe is coincident with the base of the slope at the north edge of the flood plain and is between 30 and 40 m wide, measured horizontally from the slope toe to the upper slide scarp. The back scarp of the slide is between 8 and 10 m above the floodplain and between 4 and 8 m below the access road to the north. The slide surface has a slope angle in the range of 20 to 25 degrees and is covered with grass. The slide has a well developed back scarp, with up to 2 m of vertical displacement and open tension cracks. Seepage was observed at several locations along the toe of the slide in late 2005. At the nearest point, the slide toe is approximately 2 m from the corner of the north barn. It is understood that a small pre-existing slide occupied the west portion of the current slide footprint at the time the property was purchased by the Vysniauskas in 1999. A buried gas line providing service to the barns was severed by the slide and relocated along the toe of the slide in November 2005. No discernable movement of the slide was reported during the spring of 2006.

5.3 Centre Slide

The Centre slide is located about 150 m west of the iron-gate entrance to the farm and 160 m east of where the west end of the access road joins Range Road 32. The slide has a length of about 40 m, along the access road, defined by a visible depression of the road profile. The slide extends from the access road down to Spring Bank Creek, over a height of about 7 to 8 m. The length of the slide at flood plain level is estimated to be about 80 m. A narrow trail traverses the edge of the flood plain and toe of slide. Spring Bank Creek flows along to the toe of the active slide.

The back scarp of the slide is estimated to have dropped approximately 1.2 m during 2005 and a further 300 mm between 2005 and mid 2006. Repair work in 2005 involved placement of granular fill to restore the road profile and installation of a new corrugated metal pipe culvert under the road. The centre portion of the

slide below the road is within a small grove of poplar trees, many that have toppled and rotated backward from the recent slope movement.

During December 2005, ice was visible where standing water had frozen in the ditch upslope of the road. Ice was also present along more or less continuous seeps at the base of the slide.

This slide below the road was active during the spring of 2006. The culvert installed in 2005 sustained vertical deflection of about 200 mm approximately along the mid point of the access road, resulting from downward movement of the active slide block relative the upslope section of road. A section of trail along the toe of the slope, about 15 m in length, was washed out by flow in Spring Bank Creek during the spring of 2006. This location was previously occupied by a beaver dam, and the loss of the beaver dam may have contributed to the loss of the adjacent bank and trail.

A slight bulging of the slope is visible immediately upslope of the access road in the Centre slide. This section of slope is below the Shaw daughter's residence and the two ponds, the one on Dick Shaw's property and the new pond on Grand View Developments. The separation between the back scarp of the lower slide and the bulging slope toe along the fence line is in the order of 8 to 10 m. Ground water levels are believed to be high within the section of slope between the fence line and the slope crest, with standing water in the ditch along the upslope edge of the road and the water in the adjacent ponds.

5.4 West Slide

The West slide is the closest to the Range Road 32, with the mid point of the slide back scarp about 80 m east of the south end of Range Road 32. As with the Centre slide, failure of the slope at this location included the roadway. The slide is estimated to be about 50 m in length and ranges from 7 to 8 m in height. The surface of the slide is devoid of vegetation, resulting from surface restoration work completed in the summer of 2005. Seepage from a small spring located about 4 m above the slope toe at about the mid point of the slide had formed surface ice at the time of the December site investigation.

It is reported that during periods of heavy rainfall in June 2005, surface runoff originating from the ditches of Range Road 32 collected and ponded in a shallow ditch immediately upslope of the West slide. The ponding is reported to have occurred prior to the slide event. Repairs to this slide were completed by the Municipal District of Rocky View. Repairs consisted of placement of granular fill, regarding the slope, restoring the roadway surface. It is reported that portions of the slope failed as a flow slide, with free flowing ground water discharging from the slide. Significant effort with equipment and material was required to stabilize the slope. A culvert was installed under the road by the contractors working for the Municipal District, to provide positive drainage the low lying upslope ditch. The culvert presently discharges onto an unprotected section of slope. The remedial work did not correct surface drainage flowing within the east ditch of Range Road 32 onto the access road leading to the Vysniauskas property.

Open tension cracks along the down slope edge of the access indicate the slide has a low factor of safety. No further movements of the slope or access road were noted during the spring of 2006.

6. STABILITY ANALYSIS

Analysis of the stability of the east slide was performed using Geo-Slope Slope/W slope stability software package. Slope/W uses two dimensional limit equilibrium theory to compute the factor of safety for soil and rock slopes. The stability analysis provides the means for evaluating the range of soil strength and ground water conditions that account for the present stability of the slopes as well as evaluating the impact of a variety of measures for improving the stability of the slopes. All analyses were conducted using Bishop, Ordinary, Janbu and Morgenstern – Price analysis methods.

One slope profile was selected for analysis, representing the section of the East slide above the horse barns, representing the maximum height difference between the base of the slide and the upper slide scarp.

Data obtained from site observations and survey, drill holes, test pits and laboratory testing was used to estimate critical landslide geometries and to predict soil shear strength parameters. Soil parameters used in the analysis are

summarized in Table 1. Soil shear strengths for the soils were obtained through empirical correlation with laboratory data. For purposes of the analysis, cohesion was not used in the stability calculations. It is likely a small amount of cohesion is present in the clayey silts and silty clays; however, it is not considered significant for the present analysis. The underlying bedrock has considerably higher strength than the overlying soils. Critical slip surfaces calculated in the stability analysis indicated the base of sliding was well within the basal clay unit.

TABLE 1: SOIL PARAMETERS USED IN STABILITY ANALYSIS		
Soil Type	Total Unit Weight(kN/m ³)	Friction Angle (degrees)
Sandy Silt	18	27
Clay	19	23
Bedrock	23	45

The initial stability analysis or back analysis, assumed the existing slopes were in a marginally stable condition. The assumed ground water conditions within the slope were based on observations from test holes, test pits and groundwater discharge to surface. The analysis of the east slide provided a reasonable match between assumed soil strength and ground water conditions for the existing condition of marginal stability. The results of the back analysis are used as the 'calibrated' slope stability model. The calibrated model was used to evaluate the effectiveness of potential slope stabilization options.

7. GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

7.1 General

The present study has involved a preliminary assessment of stability conditions of three slides within the property of the Kestrel Ridge Farm and the statutory right of way leading to the farm. The study focused on the slides active during the spring of 2005. The investigation included limited fieldwork and subsurface investigation.

Natural ground water levels underlying the uplands to the north of the farm are high, as demonstrated by the water levels in the pond adjacent to the top of slope and periodic seepage into the Shaw and Vysniauskas basements. The lower

sections of the valley slopes are natural ground water discharge zones, with ground water levels at or close to the ground surface.

The area underlying the slopes within the study area is expected to be geologically similar, consisting of deposits of silt and clays, with interbeds of sand overlying bedrock. The degree of geological variability is not known, including the location and extent of sand lenses and the depth to the underlying bedrock surface.

It is suspected that the slopes within the entire study area, from the east end of the East slide to the west end of the West slide are marginally stable, with the present failures representing the most critical locations.

The potential for further slope movements is considered high, if mitigative measures are not implemented. Further movements have the potential to include lateral or northward expansion of the existing slides or movement in areas currently stable.

The potential for upslope expansion of the Centre slide is a particular concern. This assessment has not included an evaluation of a potential upper slide on this section of slope.

Prior to development of the pond on the Shaw property, natural ground water levels on the adjacent slope would vary in response to climatic cycles including periods of dry conditions with lower ground water levels and wetter periods with high ground water levels. Ponding of water in close proximity to the slope crest, first from the pond on the Shaw property and now with the new pond on the Grand View Development property, has introduced a changed groundwater recharge condition. It is suspected that this change has resulted in higher steady state ground water levels within the section of slope below the ponds. Increased ground water levels within a section of slope already unstable or marginally stable, increases the potential for the slide to increase in size and for rates of movement to increase.

Drainage and or slope geometry modification are the most effective measures to improve the stability of the slides. Typical drainage measures for landslide stabilization include gravel-filled trenches, "French" drains, or drilled horizontal

drains fitted with a slotted drainpipe. Slope geometry modification includes regrading the slope to a lower overall angle and / or construction of berms along the base of the slope.

Soft wet ground conditions exist on all of the slides. Test pits excavated on body of the East showed test pit sidewalls are prone to collapse. These conditions will require further evaluation to confirm feasibility of construction measures required for safe and effective installation of trench drains. Gravel filled trench drains more robust than drilled horizontal drains, as they can continue to provide drainage with ongoing movement of a slide. Horizontal drains fitted with slotted pipe are susceptible to shearing and blockage from localized slide movements. All drainage measures may require maintenance or replacement in time, particularly if slope movements continue.

The following sections of the report provide a discussion on measures for stabilizing each of the three slides. Recommended measures have been adapted to the specific constraints and ground conditions of each slide.

7.2 East Slide

The 2005 event resulted in enlargement and eastward spread of a small pre-existing slide. The East slide is the largest of the three slides, measuring approximately 90 m long by 30 to 40 m wide. The toe of the slope is coincident with the toe of the slide. Sections of the slope toe are within 2 m of the north barn. Reactivation of the slide is likely during periods of wet weather. There is little room along the base of the slide for additional slope movement. Further movement of the East slide could result in damage to the barn from movement at the slide toe, or regression of the slide scarp to the north, affecting the access road along the crest of the slope.

Active drainage measures are required to increase the stability of the slope. Recommended measures include:

1. Construction of gravel filled trench drains installed perpendicular to the slope. Drains would extend across the full width of the failed slope to a depth of 3 to 4 m. Typical drain spacing would be about 6 m. Drains are to

be backfilled with a free draining well-graded granular pit run sand and gravel to a depth of about 1 m from the base of the drain. The remainder of the drain should be backfilled with native material from the trench. Where possible, a perforated 150 mm filter fabric wrapped slotted drainpipe should be installed at the base of the granular drain material. Initially construct a trial section to assess the difficulty in installing trench drains on this slide and develop a safe and effective working method. Trench stability concerns require that no personnel be allowed to enter an open trench.

2. Drilled horizontal drains may be required, should wet conditions preclude the safe installation of trench drains. Drains would be drilled from the slope toe, perpendicular to the slope and extend through the slide mass, with a length of approximately 30 m for each drain and spacing between drains of between 3 and 5 m. Drains may be drilled in a fan orientation from the base of the slide, allowing installation in close proximity to adjacent structures.
3. Following completion of drainage activities, ensure the surface of the slide is planted with grasses and / or woody phreatophyte plant species. Possible species include poplar, dogwood or willow.

7.3 Centre Slide

The centre slide is the most active of the three slides. Erosion of material from the toe of the slope by the Spring Bank creek was responsible for loss of a section of access trail in the spring of 2006. The main body of the slide below the road contains toppled trees, resulting largely from the recent movement. Curved tree trunks on the lower slide suggest this slide has been active for a number of years. The fence line along the base of the slide has bulged from movement of the slide toe. Ground water is present at the surface of the slide, both at the road as well as at the toe of the slide. Substantial volumes of winter ice form along the toe of the slide. The slide has been active since the spring of 2005, with movement rates appearing to increase during periods of wet weather. This slide has the potential to move suddenly.

The slide is located directly downslope of the two ponds adjacent to the slope crest. An inspection in June 2006 identified slight bulging on the slope above the back scarp of the Centre slide. Upslope regression of the Centre slide, joining with

a low stability zone on the upper slope, has the potential to create a single failure from the slope toe to the crest. This event would not only make access to the farm difficult to maintain, it would also potentially create a back scarp close to the house adjacent to the slope crest.

There is insufficient information available to develop detailed recommendations for this slide. Additional work is required, to both understand better the nature of slide movements and develop solutions for mitigating the slide hazards at this location.

The following are a preliminary list of measures for mitigating the slope hazards at this location and are subject to revision from additional studies:

1. Drilled horizontal drains are the recommended measures for the intercepting and draining water from both the lower zone of this slide as well as the section of slope above the road. Drains would need to extend to a depth of 10 to 15 m. Drain spacing should be in the range of 3 to 5 m. Replacement of the trail along the base of the slope is required to allow construction access. Installation of horizontal drains from mid way on the slope is feasible, as discussed on site with Mid West Foundations. Good access exists for installation of drains above the access road. Because of ongoing slope movement, drilled horizontal drains may sustain damage or loss, requiring periodic maintenance or replacement. French drains are not feasible at this location given the difficulties experienced in apparent similar conditions on the West slide.
2. The proximity of Spring Bank Creek to the base of the Centre slide must be considered in developing drainage measures for this slide. The narrow trail along the base of the slope has been lost along a section of this slide. Restoration of the trail along the base of the slope is required to provide construction access and provide additional support for the toe of the slide. Work within the creek and on the banks immediately adjacent to the creek requires permits from both Alberta Environment and the Federal Department of Fisheries and Oceans.
3. Relocation of the creek and construction of a granular toe berm along the base of the slope is a possible means for increasing the stability of the lower section of the slide.
4. Replacement of the culvert installed in 2005 with a heavy walled steel pipe will be required to ensure continued drainage of the upslope ditch. The new

culvert should be installed at a lower the elevation to improve drainage of the upslope ditch. A gravel filled sub drain could be installed directly under the culvert at the time of culvert replacement. Local stability conditions will limit the safe depth for sub drain construction.

7.4 West Slide

Movement of the West slide occurred during the period of high ground water and surface water runoff in the spring of 2005. The details of the extent of the initial failure and repairs are not available. The access road was closed at the time of failure. A contractor working for the Municipal District conducted repairs. It is understood that the initial repair efforts resulted in further failure by a flow slide, accompanied by free water discharging onto the slope. Reports indicate the repairs included placement of a significant volume of imported granular fill.

The centre of the West slide appears at a prominent spring below the road. The spring is evidence of high ground water levels within the slope. The current slope angle is in the range of 33 degrees, which is very steep for a slope in a near saturated condition. The road across the top of the slide appears to be stable; however, tension cracks are present along the outer edge of the roadway. The tension cracks are believed to be an indication of a low factor of safety. Recommended measures for this site are as follows:

1. Avoid excavation into this slope, given the reported problems with flowing ground during the repairs in 2005.
2. The overall slope angle should be reduced to an overall slope angle of 2.5 H:1 V. Import granular fill should be used to form the bottom three metres of the fill to ensure adequate drainage for seepage discharging from the slope.
3. The Municipal District should be requested to install a culvert under RR 32 maintain surface runoff within the public easement occupied by the public Right of Way. Redirection of surface water flow is required to limit the amount of water flowing to the ditch above the slide.
4. Install a flume below the new culvert to carry water discharging from the culvert to the base of the slide and prevent erosion from water discharging directly on the slope and reduce potential for transportation of silt to the nearby Spring Bank Creek.

5. Restore vegetation on the slope with woody phreatophyte plant species following completion of grading work. The slope was vegetated prior to the failure and initial restoration work.

7.5 Impact of Ponds

The function of the new pond located at the south end of the Grandview Park Subdivision is believed to be for use as a storm water retention pond. Depending on the mode of operation, as unlined structures, this pond and the Shaw pond have the potential to alter the ground water levels in the area, including the adjacent slopes.

The change in land use from farm to residential will potentially have an impact on the surface and subsurface drainage of the site. The design and operating plan for managing surface and subsurface water for the subdivision should be reviewed to determine if there is a potential that seepage from the new plus existing ponds will have a negative impact on the stability of the adjacent slopes. This review has not been undertaken and is beyond the scope of this study.

7.6 Further Work

The present study has identified measures to increase the stability of the three slides. Additional work is required in several areas:

1. Confirm constructability of trench drains for the East slide.
2. Conduct additional studies on the Centre slide and adjacent area, including an assessment of slope above the existing slide, the impact of the ponds on the stability of adjacent slopes and permitting issues associated with Spring Bank Creek. The scope of this work is to be developed.
3. A monitoring program to evaluate ground water levels and surface movements is recommended for all three slide areas.
4. Monitoring and construction activities must be conducted under the direction and supervision of a geotechnical engineer.

STATEMENT OF GENERAL CONDITIONS**1. STANDARD OF CARE**

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, express or implied, is made.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF REPORT

The Report has been prepared for the specific site, development, design objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions or opinions expressed in the document are only valid to the extent that there have been no material alteration to or a variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4. USE OF REPORT

The information and opinions expressed in the Report, or any document following the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remained our copyright property and we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. Client and Approved Users may not give, lend, sell or otherwise make the Report or any portion thereof available to any party without our written permission. Any uses which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorized use of the Report.

5. INTREPRETATION OF REPORT

- a. Nature and Exactness of Descriptions: Classification and identification of soils, rocks, and geological units, contaminant materials, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of those factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sample points at the time of sampling. Were special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purpose of the Report.

- b. Reliance on provided information: the evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatements or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons providing information.

6. RISK LIMITATION

Geotechnical engineering consulting projects all have the potential to encounter pollutants are hazardous substances and the potential to cause an accidental release of those substances. In consideration of the provision of the services by us, and which are for the Clients benefit, the Client agrees to hold harmless and to indemnify and defend us and our directors, officers, servants, agents, employees, workmen and contractors (hereinafter referred to as the "Company") from and against any and all claims, losses, damages, demands, and disputes, liability and legal investigative costs of defence, whether for personal injury including death, or any other loss whatsoever, regardless of any action or omission on the part of the Company, that result from an accidental release of pollutants or hazardous substances occurring as a result of carrying out this Project. This indemnification shall extend to all claims brought or threatened against the Company under any federal or provincial statute as a result of conducting work on this project. In addition to the above indemnification, the Client further agrees not to bring any claims against the Company in connection with any of the aforementioned causes.

7. LIMITATION OF LIABILITY

Notwithstanding anything to the contrary, the aggregate liability of CH Mackay and Associates, its directors, officers and employees, including liability for negligence, negligent misrepresentation and breach of contract, shall be limited to the amount of Professional Liability Insurance available to CH Mackay and Associates at the time any claim is made.

Client's failure to accept the professional recommendations and advice of CH Mackay and Associates with respect geotechnical conditions at the Project shall relieve CH Mackay and Associates from any and all legal liability, whether in contract, or tort, to Client for all manner of loss and damage, which arise out of the CH Mackay and Associates services.

CH Mackay Associates liability in contract, or tort shall be limited to two years from the date of completion of the Project.

8. SERVICES OF SUB CONSULTANTS AND CONTRACTORS

The conduct of engineering studies frequently requires hiring the services of individuals and companies with special expertise and/or services which we do not provide. We may arrange the hiring of these services as a convenience to our Clients. As these services are for Clients' benefit, the Client agrees to hold the Company harmless and to indemnify and defend us from and against all claims arising through such hirings to the extent that the Client would incur had he hired those services directly. This includes responsibility for payment for services rendered and pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. In particular, these conditions apply to the use of drilling, excavation and laboratory testing services.

9. CONTROL OF WORK AND JOB SITE SAFETY

We are responsible only for the activities of our employees on the jobsite. The presence of our personnel on the site shall not be construed in any way to relieve the Client or any contractors on site from their responsibilities for site safety. The Client acknowledges that he, his representatives, contractors or others retain control of the site and that we never occupy a position of control of the site. The Client undertakes to inform us of all hazardous conditions, or other relevant conditions of which the Client is aware. The Client also recognizes that our activities may uncover previously unknown hazardous conditions or materials and that such a discovery may result in a necessity to undertake emergency procedures to protect our employees as well as the public at large and the environment in general. These procedures may well involve additional costs outside any budgets previously agreed to. The Client agrees to pay us for any expenses incurred as a result of such discoveries and to compensate us through payment of additional fees and expenses for time spent by us to deal with the consequences of such discoveries. The Client also acknowledges that in some cases the discovery of the hazardous conditions

and materials will require that certain regulatory bodies be informed and the Client agrees that notification of such bodies by us will not be a cause of action or dispute.

10. INDEPENDENT JUDGEMENT OF CLIENT

The information, interpretations and conclusions in the Report are based on our interpretation of conditions revealed through limited investigation conducted within a defined scope of services. We cannot accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes decisions made to either purchase or sell land.

List of References

1.0 Moran, S.R., 1986. Surficial Geology of the Calgary Urban Area, Alberta
Research Council Bulletin No. 53.

APPENDIX A

FIGURES



THIS FIGURE IS PART OF A C.H. MACKAY AND ASSOCIATES LTD 'REPORT' AND ITS USE IS SUBJECT TO C.H. MACKAY & ASSOCIATES LTD. STATEMENT OF GENERAL CONDITIONS

NOTES:	
1.	TEST PIT LOCATIONS AS PROVIDED BY TRONNES SURVEYS
2.	DIGITAL BASE PLAN PROVIDED BY THE ORTHO SHOP

LEGEND:	
	TH-05-01 TEST HOLE LOCATION
	TH-05-01 TEST PIT LOCATION

KESTREL RIDGE FARM
TEST HOLE AND TEST PIT LOCATION PLAN

C.H. MACKAY & ASSOCIATES LTD. CALGARY, ALBERTA PH. 403-243-4222	
DESIGN BY: CHM DATE: APRIL 12, 2006	DRAWN BY: GT
SCALE 1:1000 (full size drawing) SCALE 1:2000 (11x17)	FIGURE 1

APPENDIX B

TEST HOLE LOGS

LOG OF TEST HOLE: TH05-01
CH MacKay & Associates Ltd.

PROJECT: Kestrel Ridge Farm

SHEET: 1 of 2

LOCATION: Top of east slide, on edge of access road

DATUM: Grnd Surface

DRILLING CO.: Beck

BORING DATE: 15-Dec-05

METHOD: Solid Stem Auger

INSPECTOR: CHM

Depth (m)		Soil Profile	Samples			Standard Penetration Test		Water Content (%)							
		Description	No.	Type	Depth	Blows	N - Value	20	40	60	80				
1		SAND, stity, fine grained, moist, brown SM	1	GB	0.00 - 0.76										
		CLAY, silty, brown, CI-CL (WC=27.6%)	2	GB	0.76 - 1.52				x						
2		(WC=28.5%)	3	SS	1.52 - 1.98	3-5-7	12		x						
		(WC=27.8%)	4	GB	2.13 - 2.44				x						
3															
		fine sand interbeds (WC=20.8%)	5	SS	3.05 - 3.51	8-7-6	13		x						
4		(WC=22.2%)	6	GB	3.66 - 4.27				x						
		fine sand interbeds													
5		(WC=29.1%)	7	SS	4.57 - 5.03	5-4-8	12		x						
		fine sand interbeds													
6		SAND, silty, wet with sandy silt interbeds (WC=27.2%)	8	GB	5.18 - 5.79				x						
7		CLAY, grey, trace sand & gravel CI Firm to stiff	9	SS	6.1 - 6.55	2-2-3	5			x					
8		(WC=27.6%)	10	GB	7.01 - 7.32				x						
		(WC=25.2%)	11	GB	7.3 - 7.62				x						
9		(WC=29.7%)	12	SS	7.62 - 8.08	2-3-3	6		x						
		(WC=29.5%)	13	GB	8.23 - 8.53				x						
10		(WC=24.3%)	14	BG	8.53 - 8.84				x						
		(WC=26.2%)	15	SS	9.14 - 9.60	2-3-3	6		x						
		(WC=19.8%)	16	GB	9.75-10.06				x						

LOG OF TEST HOLE: TH05-01
CH MacKay & Associates Ltd.

PROJECT: Kestrel Ridge Farm

SHEET: 2 of 2

LOCATION: Top of east slide, on edge of access road

DATUM: Grnd Surface

DRILLING CO.: Beck

BORING DATE: 15-Dec-05

METHOD: Solid Stem Auger

INSPECTOR: CHM

Depth (m)	Soil Profile		Samples			Standard		Water Content (%)				
	Description		No.	Type	Depth	Blows	N - Value	20	40	60	80	
-	SILT, sandy with clay interbeds, grey CI, (WC=30.5%)		17	GB	10.06-10.36				x			
- 11	CLAY, grey, firm to stiff CI (WC=24.4%)		18	SS	10.67-11.13	4-5-7	12		x			
- 12	pebbles, (WC=24.4%)		19	GB	11.58-11.73				x			
- 13	(WC=24.5%)		20	SS	12.19-12.65	4-5-9	14		x			
- 14	(WC=25.6%)		21	GB	13.11-13.26							
- 15	(WC=23.6%)		22	SS	13.72-14.17	3-4-7	11		x			
- 16	(WC=28.9%)		23	GB	14.33-14.63				x			
- 17	(WC=19.6%)		24	SS	15.24-15.70	3-4-8	12					
- 18	(WC=17.0%)		25	GB	15.85-16.00				x			
- 19	Auger refusal at 16.90, assumed bedrock (WC=12.4%) End of hole 10.07m		26	SS	16.76-17.07	15-30/4"			x			
- 20												

LOG OF TEST HOLE: TH05-02 CH MacKay & Associates Ltd.											
PROJECT:		Kestrel Ridge Farm					SHEET: 1 of 2				
LOCATION:		North ditch line adjacent to west slide					DATUM: Grnd Surface				
DRILLING CO.:		Beck					BORING DATE: 15-Dec-06				
METHOD:		Solid Stem Auger					INSPECTOR: CHM				
Depth (m)	Soil Profile		Samples			Standard Penetration Test		Water Content (%)			
	Description		No.	Type	Depth	Blows	N - Value	20	40	60	80
1	CLAY, tr silt, brown, moist to wet, CL firm (WC=33.0%)		1	GB	0.91-1.07				x		
2	(WC=21.4%)		2	SS	1.52-1.98	4-4-8	12				
3	(WC=20.5%)		3	GB	2.44-2.59						
4	SILT, some clay, lt brown, damp, ML firm (WC=20.2%)		4	SS	3.05-3.20	3-4-5	9				
5	CLAY, silty, tr sand, lt brown, moist, CL firm to stiff (WC=24.3%)		5	GB	3.66-3.96						
6	tr oxides (WC=22.6%)		6	SS	4.57-5.03	6-4-4	10				
7	(WC=28.6%)		7	GB	5.49-5.79						
8	(WC=22.9%)		8	SS	6.10-6.55	1-2-4	6				
9	CLAY, some silt, grey, moist, CL firm to stiff (WC=25.7%)		9	GB	7.01-7.32						
10	(WC=33.3%)		10	SS	7.76-8.08	5-6-6	12				
11	(WC=25.4%)		11	GB	8.23-8.84						
12	(WC=24.5%)		12	SS	9.14-9.60	4-6-7	13				

LOG OF TEST HOLE: TH05-02
CH MacKay & Associates Ltd.

PROJECT: Kestrel Ridge Farm

SHEET: 1 of 2

LOCATION: North ditch line adjacent to west slide

DATUM: Grnd Surface

DRILLING CO.: Beck

BORING DATE: 15-Dec-06

METHOD: Solid Stem Auger

INSPECTOR: CHM

Depth (m)	Soil Profile		Samples			Standard Penetration Test		Water Content (%)				
	Description		No.	Type	Depth	Blows	N - Value	20	40	60	80	
1	CLAY, tr silt, brown, moist to wet, CI firm (WC=33.0%)		1	GB	0.91-1.07				x			
2	(WC=21.4%)		2	SS	1.52-1.98	4-4-8	12					
3	(WC=20.5%)		3	GB	2.44-2.59							
4	SILT, some clay, lt brown, damp, ML firm (WC=20.2%)		4	SS	3.05-3.20	3-4-5	9					
5	CLAY, silty, tr sand, lt brown, moist, CL firm to stiff (WC=24.3%)		5	GB	3.66-3.96							
6	tr oxides (WC=22.6%)		6	SS	4.57-5.03	6-4-4	10					
7	(WC=28.6%)		7	GB	5.49-5.79							
8	(WC=22.9%)		8	SS	6.10-6.55	1-2-4	6					
9	CLAY, some silt, grey, moist, CL firm to stiff (WC=25.7%)		9	GB	7.01-7.32							
10	(WC=33.3%)		10	SS	7.76-8.08	5-6-6	12					
11	(WC=25.4%)		11	GB	8.23-8.84							
12	(WC=24.5%)		12	SS	9.14-9.60	4-6-7	13					

LOG OF TEST HOLE: TH05-03
CH MacKay & Associates Ltd.

PROJECT: Kestrel Ridge Farm
LOCATION: South side of road, centre slide
DRILLING CO.: Beck
METHOD: Solid Stem Auger

SHEET: 1 of 1
DATUM: Grnd Surface
BORING DATE: 16-Dec-05
INSPECTOR: CHM

Depth (m)	Soil Profile		Samples			Standard Penetration Test		Water Content (%)				
	Description		No.	Type	Depth	Blows	N - Value	20	40	60	80	
1	GRAVEL, sandy, (Fill), brown, moist (WC=3.8%)		1	GB	0.91-1.52			x				
2												
3	CLAY, some sand, tr gravel, lt brown moist (WC=19.8%)		2	GB	2.44-2.74			x				
4	tr sand, gravel & organics (WC=23.5%)		3	SS	3.05-3.51	2-4-4	8		x			
5	tr sand, (WC=23.8%)		4	GB	3.66-4.27				x			
6	tr organics, (WC=22.8%)		5	SS	4.57-5.03	0-1-3	4		x			
7	tr sand, (WC=31.1%)		6	GB	5.49-5.79					x		
8	tr sand, (WC=33.1%)		7	SS	6.10-6.55	4-5-6	11			x		
9	tr sand, (WC=22.6%)		8	GB	7.01-7.32				x			
10	Auger refusal at 7.62 m, assumed bedrock, sandstone chips in SPT barrel tip.											

AGENDA
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[illegible]

AGENDA
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APPENDIX C

SELECT PHOTOGRAPHS



Photo 1: View looking west over east slide, showing narrow gap between base of slope and barn and slide scarp on below bushes on upper slope, (Nov 05).



Photo 2: Ground water discharge forming ice sheet at base of east slide, (Nov 05).



Photo 3: View of east slide, showing upper slide scarp, (Nov 05).



Photo 4: Test pit through silty clay on lower part of east slide, (Dec 05).



Photo 5: backfilling test pit on east slide, (Dec 05).



Photo 6: View west across centre slide after resurfacing roadway, (June 06).



Photo 7: View of drill set up on TH3, centre slide. Note approximately 1 m high roadway fill over down dropped slide block, (Dec 05) .



Photo: 8: Standing water at culvert inlet on centre slide, (Dec 05).



Photo 9: View of ice formed by heavy ground water discharge along toe of centre slide. Note tilted fence posts from slide movement, (Dec 05).



Photo 10: Looking east along top of west slide. Open tension crack visible along edge of roadway, (Nov 05).



Photo 11: View west along access road over west slide area. Ditch to right collects surface drainage flowing along east side of Range Road 32. Note new culvert installed by MD in summer 2005, (Nov 05).



Photo 12: Surface ice formed at ground water discharge on west slide, (Dec 05).



Photo 13: View of artificial pond on Dick Shaw Property. (Dec 05).



Photo 14: View looking west at storm water drainage ditch at south end of Grandview Park Subdivision. (Dec 05)

Oksana Newmen

From: KATHY HILL [REDACTED]
Sent: Tuesday, June 26, 2018 9:52 AM
To: Oksana Newmen
Subject: File # 04711031, Application # PL20180049

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

In regards to the above noted application I would like to make comment as we are in the close vicinity and have received notice.

My only concern with this application is access. This property does not belong to Grandview Park which is a private community that is maintained through a strata. That being said the access to the property being proposed would be through our community of Grandview Park. I would like to not allow access through our community due to the fact that we have children, dogs and families on these roads daily and extra construction traffic could be dangerous and an inconvenience for a property that does not belong to Grandview park. Secondly the cost of road repair and maintenance falls on our community strata therefore extra construction vehicles through our community for a non community parcel should not be accepted. Finally this proposed parcel has perfect access from RR 32 so why isn't access there instead of through a residential community??

Thank you for considering.

Kathy Hill
[REDACTED]

Oksana Newmen

From: Glenda Johnston [REDACTED]
Sent: Wednesday, June 27, 2018 11:29 PM
To: Oksana Newmen
Subject: Comments on Subdivision Proposal

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

File # 04711031
 Appl # PL20180049

Regarding the above File and Application, as residents of Grandview Park Development in Springbank, I wish to provide the following comments:

At the hearing for the re-zoning approval for the properties in question, I believe there was considerable confusion on several issues, and I would like to try to provide some clarity.

1. At the recent Hearing for re-designation by this applicant, there was considerable confusion around whether or not the subject properties are a part of the Development of Grandview Park. At the inception of the Grandview Home Owner's Association, all of the lots in Grandview were deemed to be sold – either to a future home owner or to a Builder that would continue to offer the lot for sale. All lot owners, including Builders still looking to sell lots, were expected to, and have paid, annual fees to the Home Owner's Board and these fees are used to maintain and upgrade the appearance of the common areas of the Development. To date, each Home or Lot Owner has paid a total of \$8,250.
2. The HOA Board was not aware that the two properties that border the Development to the South, are considered to be a part of Grandview. The original owners of these properties were resident before Grandview began to develop. They have never paid fees to Grandview, they have never been included in activities or meetings of the Home Owners Association nor have they been considered governed or **connected in any way** to Grandview. These properties have recently changed ownership and the Residents of Grandview Park are faced with weighing in on two residences that were not considered to be a part of the neighbourhood and that intend to impact the existing community in a negative manner.
3. The possibility of having one additional residence on the property that is south of the “deemed” border of Grandview, in my opinion, would not affect the community in any significant way provided that sightlines and reasonable architectural standards are observed, **however**, developing a roadway through an established cul-de-sac that would be extremely intrusive to the Homeowners on either side of this roadway and all residents of the cul-de-sac, **does not seem safe or reasonable**.
4. The Homeowner of the lot that directly borders Grandview has an access road to RR32 and is agreeable to allowing the residents of the home on Lot 2 to continue to use this road. The Homeowner of Lot 2 is proposing to subdivide and build a second home on his property (Lot 1). The residents of this new build would **not** be allowed to use the same access to RR32 and the builder and owner of the subject property is proposing to build an access through the existing cul-de-sac in Grandview Rise.
5. There is another **existing** road that is used by the residents of Kestral Farms to access RR32. This road borders Lot 2 and Lot 1. It would be simple, logical, more direct and totally unobtrusive for both Lots 1 & 2 to use the Kestral Farms road to access RR32.
6. With respect to the residents of the new Build becoming a part of Grandview Park officially, I would recommend that it be required that the house be constructed according to the original Grandview Park Guidelines and that fees for past development and improvements be required from the new owners as well as ongoing fees for future improvements in the same amount as current residents of Grandview pay. If this is not amenable to the Builder (and owner of Lot 2), I propose that a legal separation in title be considered for the 3 properties that border the “recognized” boundary of Grandview Park so that these issues will not arise in the future.

Glenda Johnston

Oksana Newmen

From: martin teitz [REDACTED]
Sent: Wednesday, June 27, 2018 7:32 PM
To: Oksana Newmen
Subject: Comments for PL20180049
Attachments: Grandview Design_Guidelines_2006.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

File# 04711031
Appl # PL20180049
Div # 03

This is Martin Teitz , I reside at 24 Grandview Rise and I am also the current President of the Grandview Park HOA.

I personally am not opposed to the 2 acre development now that re-designation has been approved.

I currently have two main recommendations:

- 1) The panhandle driveway from the 2 acre lot to Grandview Rise is to be used to access the newly created 2 acre lot exclusively. The two homes built prior to the Grandview development and adjacent to the panhandle driveway are to use existing access from RR32.
- 2) The 2 acre parcel in question should become part of the Grandview Park community and be subject to the architectural guidelines and homeowner fees that all lot and homeowners must accept.

I have attached the guidelines for your use and information. The current annual HOA fees are \$1,000, payable January 1.

The fees are used by the HOA to maintain and enhance the following: west entrance water fall feature, community pathways and green spaces, mail box kiosk, east entrance rock feature, ice skating pond, fishing pond, and Christmas light display.

Thank you

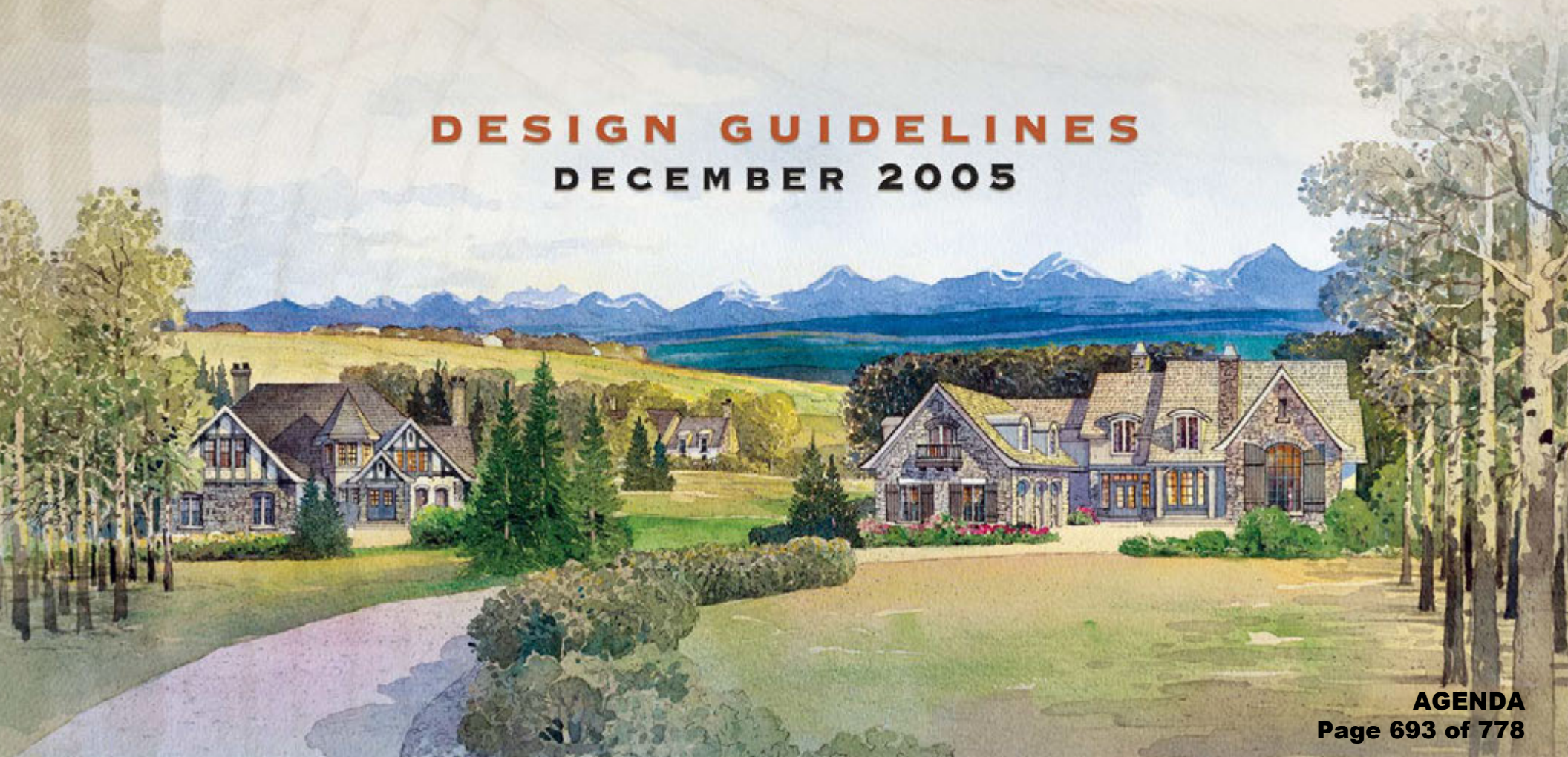
Martin Teitz
President Granview Park Homeowners Association



Nature's Hidden Splendour

DESIGN GUIDELINES

DECEMBER 2005





Nature's Hidden Splendour

DESIGN GUIDELINES

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INTRODUCTION

SETTING

Grandview Park is found in a peaceful park-like setting overlooking and bordering the scenic Elbow River Valley. The gently rolling uplands of the site encompass both lush meadows and thriving groves of poplar and aspen. A small herd of grazing deer may often be observed in the natural coulee that runs through the land and many soaring birds make this their home. Extraordinary views of the Rocky Mountains and the beautiful rolling terrain create an abundance of home and site development opportunities for the new residents of Grandview Park.

VISION

The Grandview Park development philosophy is infused with a sense of respect for the integrity of the land. With this respect for the natural surroundings and the thoughtful creation of beautiful homes of old world quality, a community of uncompromising quality will emerge. Ample opportunity for individuality of design is offered through these Design Guidelines with home styles true to the 1920's theme. Through the preservation, restoration and enhancement of natural areas, the environmental integrity of Grandview Park and the surrounding area will be improved, further enhancing the quality of life. Traditional architecture, classic finishing, quality materials, and thoughtful landscape design will culminate to create a joyful harmony in the community. Life's simple pleasures – beauty, vitality, comfort, and enrichment are all in the “grand” design.

HISTORICAL ROOTS

Grandview Park already has roots within our community. Archeological studies have shown the land to have numerous prehistoric campsites, as well as a bison kill site within its boundaries. Some of the buried archeological finds have dated back to over 6,800 years ago. Through the study and preservation of these sites Grandview Park looks to the future, with significant ties to the past.



RECENT HISTORY

In more recent times the oldest known title to the lands of Grandview Park shows the ownership to the property was granted to Thomas Michael and Ruth Michael in May of 1906. The property was sold to Robert Wellington Robinson in April of 1910 and later willed to his son David Lawrence Robinson in 1933. The property was later sold to Richard Griffith Reese and was sold from his wife's estate in 1993 to Springshire Developments Ltd. In 2001, Grand Development Corp. purchased the land from Springshire Developments Ltd. and commenced an application with the MD of Rocky View. Subdivision approval was received on May 24, 2005.

DESIGN PRINCIPLES

HOUSE BEAUTIFUL MOVEMENT

The Grandview Park Design Guidelines embrace the architecture of the House-Beautiful Movement of North America. The House-Beautiful Movement came about between 1900-1920 during an unprecedented burst in home building. It was a time when finally each family could not only own a home, but have some choice in its site and style. The movement strove for unity of design, humanization of labour and quality for everyone. The ornamentation of houses made them more saleable, as purchasers found styled houses more attractive and preferable to unadorned ones. A home built during this period had three basic qualities:

- Security (Home as a refuge)
- Roots in the Past (A sense of history)
- Virtue (Family stability)

People fundamentally believed that design could change people's lives, that the design of objects mattered and that the built up environment mattered. In terms of housing it was believed that people living in these houses, having these objects and raising their children in these houses would result in a wholesome life, upstanding citizens and a peaceful and prosperous country.



**VICTORIAN
(QUEEN ANNE)**



PRAIRIE



**ARTS AND CRAFTS
(SHINGLE STYLE)**



TUDOR



CRAFTSMAN



FRENCH COUNTRY

1920's REVIVAL STYLES

What are now termed the 1920's revival styles are typical of the House-Beautiful Movement. These styles include:

TUDOR

An eclectic style, Tudor encompasses Elizabethan and Jacobean architecture. The half timbering often found on this style can be real or applied, but should be designed to look structural, like the bones of the building, and not applied to be fanciful or pretentious.

DEFINING CHARACTERISTICS

- Steeply pitched roofs
- Multiple front gables
- Prominent chimneys
- Grouped casement windows
- Stucco or masonry cladding



CRAFTSMAN

The qualities of hand craftsmanship are the basis for the Craftsman Style of architecture. Influenced through the mastery of Gustave Stickley and the Greene brothers the style persisted throughout the 1920's. The style is characterized by the extensive use of natural, often rustic materials, broad overhangs with exposed rafter tails and even extensive use of pergolas and trellises over the always appropriate front porches.

DEFINING CHARACTERISTICS

- Cross gable roofs
- Side gables
- Bracketed eaves with broad overhangs
- Battered bases
- Extensive trim work
- Grouped transom windows



FRENCH COUNTRY

Care and restraint come into play when designing within this style of architecture. French Country or French Rural architecture is subtle and refined in its detailing and should not be confused with the overly embellished stylings of the neo-french eclectic architecture often found throughout the suburbs. The works of Mellor, Meigs & Howe displays some of the most elegant work within this style from the 1920's. This style of architecture is characterized by steeply pitched roofs that flare ever-so subtly at the eaves, circular stair towers and substantial, uncoursed stonework

DEFINING CHARACTERISTICS

- Steeply pitched roofs
- Subtly flared curves at eaves
- Towered roof lines
- Casement windows
- Extensive uncoursed stone work



VICTORIAN (QUEEN ANNE)

This style evolved in England as an outgrowth of the House Beautiful and Arts and Crafts Movements. The English interpretation of this style differs widely from the American version. English Queen Anne houses were built of brick with detailing often taking place within the stone work itself. Varied shingle patterns and wall surfaces and wrap-around porches characterized this style. The use of mass produced "Victorian" details should be used with restraint as the emphasis, as with the other styles mentioned here, is on the hand-crafted feel of the architecture.

DEFINING CHARACTERISTICS

- Towered roof lines
- Half timbering
- Assertive chimneys
- Varied surface patterns
- Use of knees braces, brackets and spindles
- Generous front porches



PRAIRIE

The Prairie style is one of the only truly regional styles listed here. Developed by Frank Lloyd Wright the Prairie school invented new decorative motifs and rejected all details that derived from European precedent. Open planning, strong horizontal emphasis and bands of casement windows define the style. Stucco boxes with low sloped roofs are not enough to characterize this style and careful attention to detailing needs to be undertaken when working to re-create a Prairie style home.

DEFINING CHARACTERISTICS

- Shallow pitched roofs
- Generous overhangs with dentilled fascia
- Strong geometric shapes
- Parapeted railings
- Extensive coursed stone or brick work



ARTS AND CRAFTS (SHINGLE STYLE)

This style is drawn from the Queen Anne , the vernacular colonial styles, and the Colonial Revival styles to create something new and fresh. This style is organic with a very open and fluid feel. Often the lower courses, even the entire main floor were of masonry construction and the upper courses of shingles were left to weather. The style is casual but still ordered, disciplined and comfortable and evokes a sense of casual dignity.

DEFINING CHARACTERISTICS

- Steeply pitched roofs
- Double hung sash windows
- Wrap-around porches
- Extensive use of shingles
- Lower courses of masonry



BUILDING FORMS

Building forms should be appropriate to the style they embody. Different roof pitches, material placements and detailing all vary based on the style you chose. Styles should maintain a consistency of theme and architectural authenticity. French style turrets have no place on a Prairie style home, while deep overhangs with heavy eave brackets don't belong on a Victorian.

Minimum sizes of homes vary based on the following type:**Bungalows**

minimum 2000 square feet on the main floor.

Two-storey and Split-levels

Minimum 2800 square feet total, with at least 1500 square feet of the total being on the main floor.

One and One Half Storeys

Minimum 1800 square feet on the main floor.

The intent of these minimums is to maintain a feeling of consistency throughout the community, and preventing one home from being dominated by all the others.

When two storeys are desired on a walk-out lot, the upper floor must be set back to be incorporated into the roof structure. All homes are subject to a 7.0m (23') eave height, measured from grade on all sides. As well, a maximum overall height of 10.0m (32.8') will be allowed, calculated as the average of the heights on all elevations. All lots will be subject to a maximum impervious coverage of 20% of the total lot area.

An individual development permit for an over height roof line can be applied for from the MD of Rocky View and will be approved provided the roof height does not exceed 10.67m (35') and upon the review of the architectural build package of the home. Over height applications for shallow pitch roof styles such as the Prairie will not be approved. Allow a minimum of an additional 8 weeks to the building permit process.

VARIETY

Each house will be assessed based on its surroundings and home styles should be complementary to other homes that may already be present. No plan will be allowed to be duplicated in Grandview Park without major revisions to the exterior elevations. Homes should have their own individual identity and repetition will not be permitted.

DESIGN GUIDELINES

BUILDING FORM

When beginning the design of a new home, certain principles will dictate the overall form the house will take. The process should begin with an examination of what the specific site has to offer. Sun patterns, prevailing wind, view lines and the relationship of each room to not only the site, but to each other within the interior space. The shape of the lot should be considered. Is it deep or wide and where do the location of outdoor amenity spaces make the most sense? Are there sheltered areas and how will the natural slope of the land affect things? As a three dimensional image begins, consideration should be given to the roof. How does it relate to not only the style of your home, but to the land forms and vegetation particular to your site.

The objective is to make the new home fit naturally into its setting. A house should take its place in the community complementing the landscape, as if it had always existed there.

PROPORTION

Proportion is perhaps the single most important aspect in designing a good home. Developing good proportion in a design demands that a house should not only relate to its site, but also to itself. Its order and elements should all relate to one another. This requires a skilled designer who will refine and adjust details along the way to achieve the correct result. A well balanced home should have no dominating elements and it should be in scale to its surroundings.



ROOF SHAPES

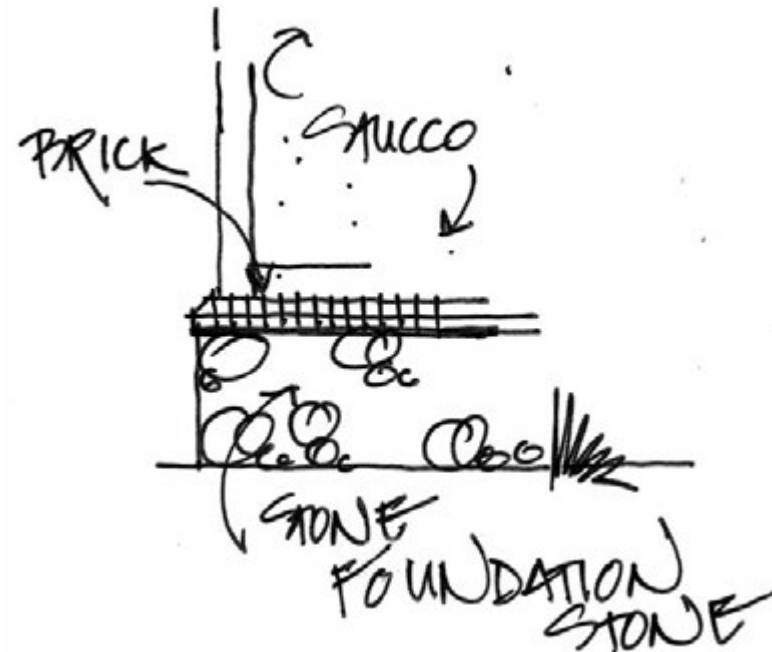
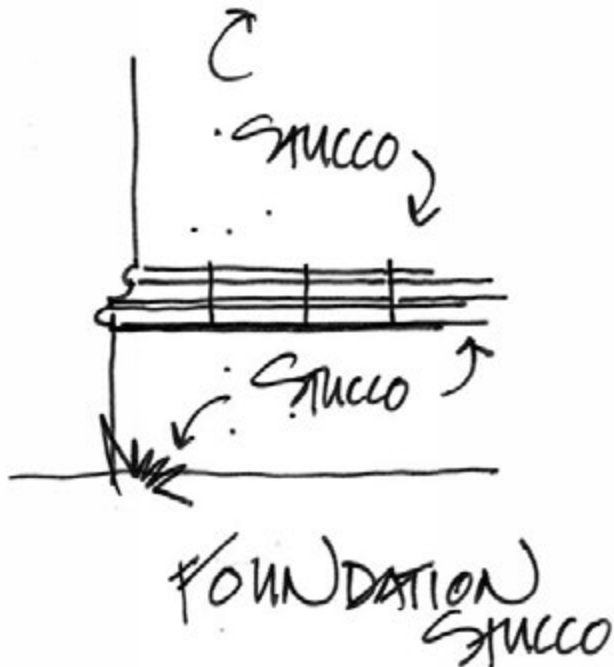
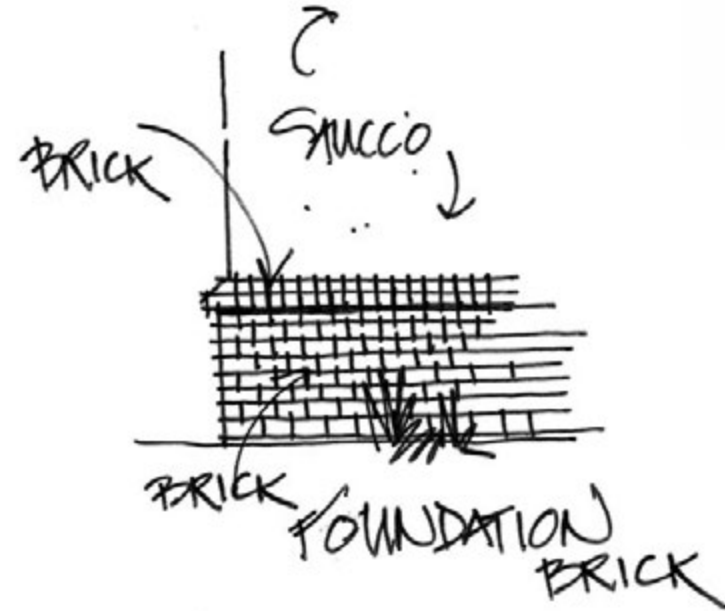
Roof design shall be reviewed based upon its appropriateness to the style of the home. A roof slope of 5/12 minimum can be used, but would be much more appropriate to the Craftsman and Prairie styles, where 12/12 is more applicable to Tudor, French and Arts & Crafts styles. In all cases, restraint should be employed when designing the roof. Focus should be placed upon important elements, and roof lines should not compete for attention. Dormers, overhangs and chimneys are encouraged as design features when incorporated into the design as a whole. None of these elements should be subordinate to the home and should never give the impression they have been “tacked-on”.

Skylights will be discouraged but will be considered when designed into the roof line and not visible from the road or front of the home. No bubble skylights will be allowed.



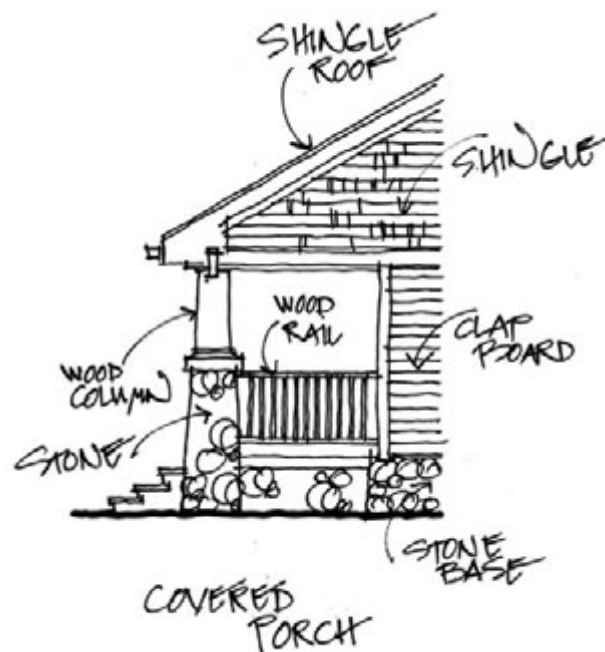
FOUNDATIONS

Homes in Grandview Park should all maintain an anchored feeling to their surroundings. To accomplish this all homes will be required to have a base detail. Bases can be built-out stucco (2" minimum projection), shingle flare, or masonry. Wing walls, stairs and planters may be considered as a means of providing a transition from house to grade where appropriate.



PORCHES AND OUTDOOR ROOMS

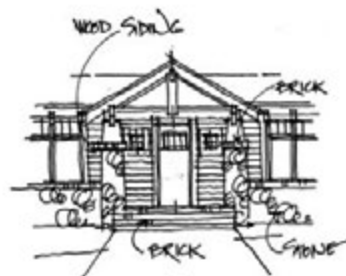
Due to the nature of the weather around Calgary, outdoor spaces are encouraged to take advantage of the many hours of sunshine received here. Areas such as screened porches, pergolas and courtyards are best planned during the preliminary stages of design. These elements can add a lot of charm to a house and should be designed as integral elements of the home and not appear as obtrusive add-ons. Details should be consistent with those of the main body of the home and finished to the same standard. Pre-fab sunroom kits will not be allowed in Grandview Park.



ENTRANCES

Entrances need to be well articulated on the front of the home and clearly identifiable. Sheltering overhangs should be provided, and where appropriate porches and patios are strongly encouraged. Front porches are proven in facilitating casual socializing and aiding in building a strong sense of community, very much in keeping with the intent of Grandview Park.

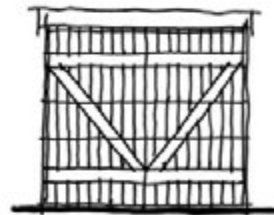
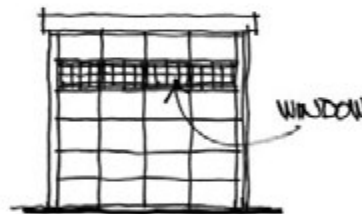
Entries need to be proportioned to the scale of the front door. No two storey entries will be allowed. Soffits over entries and porches are to be of wood. Front doors are to be of wood or wood composite materials with no standard steel doors being permitted. A minimum width of 3'-6" will be required for the front entrance for a single door, and 5'-0" minimum for a set of double doors.



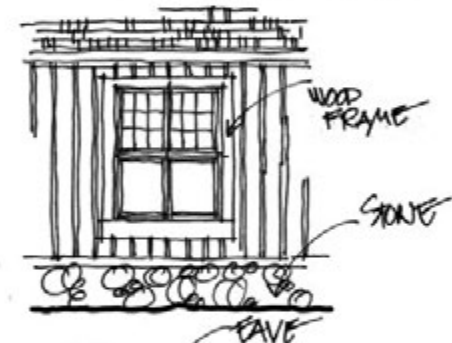
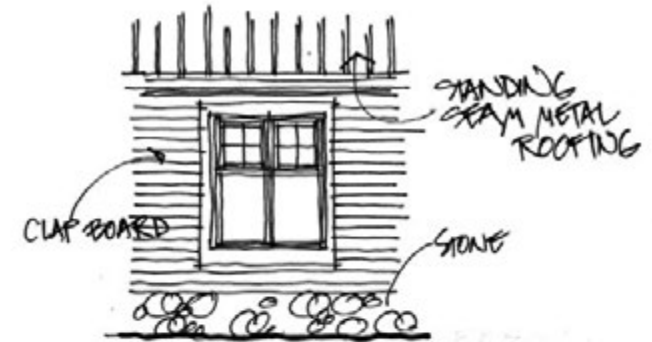
WINDOWS AND DOORS

Special care and attention must be paid in the placement and number of openings on a house. They should be designed with visual interest and rhythm in mind. When placing windows, a designer should consider the function of interior and exterior spaces, as well as the principles of classical ordering and the centrelines of roofs, gables, dormers, entrances and other exterior elements.

Windows in Grandview Park should portray traditional detailing and authenticity. Where grilles are to be used, they are to be simulated divided lights with a minimum 3/4" width. No plastic, brass or pewter grilles will be allowed. Windows are to maintain a minimum 3" trim. Where no additional trim is provided a 2" brick mould in combination with a 1" sash detail will be deemed acceptable. Stucco battens will not be permitted as brick mould detail.



WOOD
GARAGE DOORS



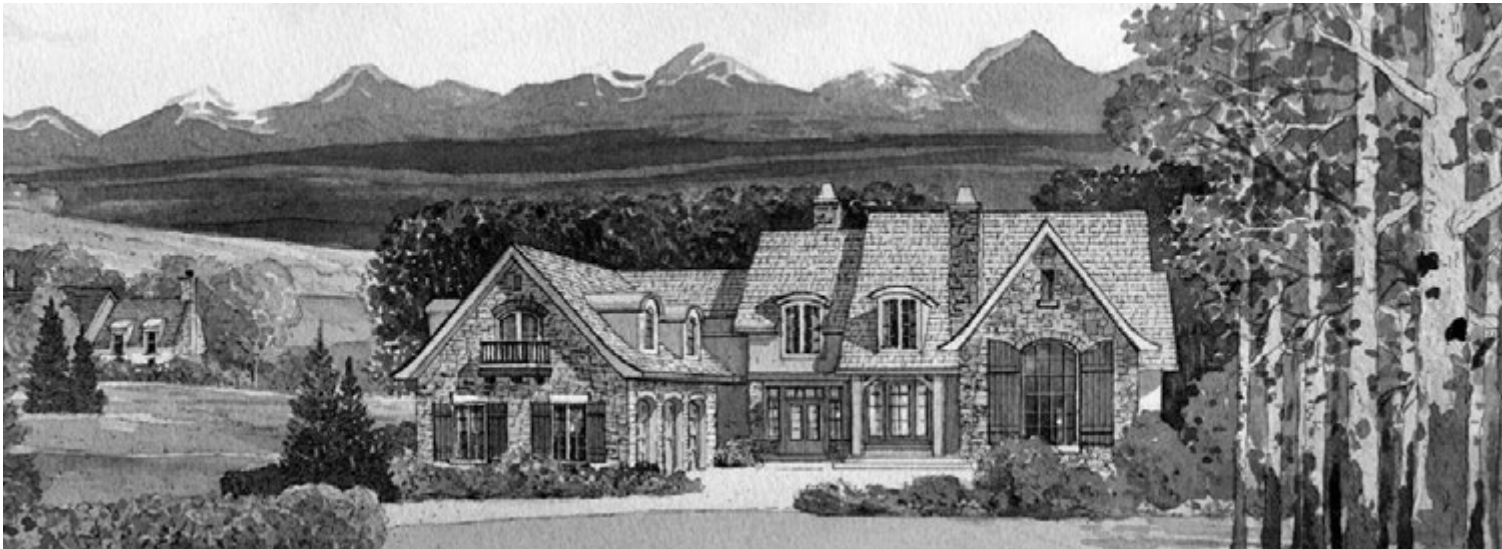
GARAGES AND DRIVEWAYS

Placement of garages should be done so to minimize visual impact from the street. Garages placed at the front of the house and that dominate the front elevation will not be allowed. Garages should never detract from the front entrance, and they should be placed to the side of the home and set back of the front facade whenever possible. If three separate doors are required for the garage, no more than two doors may be on the same plane. Architectural details should be consistent with the style of the house, and doors should be clad to match the detailing of the house proper. If windows are to be used within the garage door, they should be compatible to the house style. Garage doors are to be of wood or wood composite materials and no standard steel doors will be allowed.

Triple garages are the minimum allowed, but where additional parking is required, creative alternatives to a multi-doored attached garage are encouraged. Coach Houses and drive-under parking in the basements of houses are preferred alternatives to multiple garage doors.

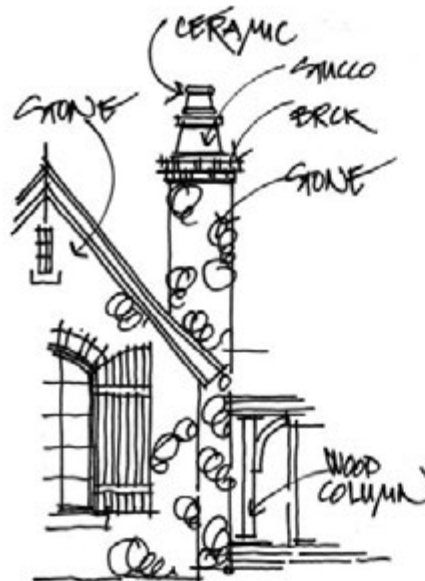
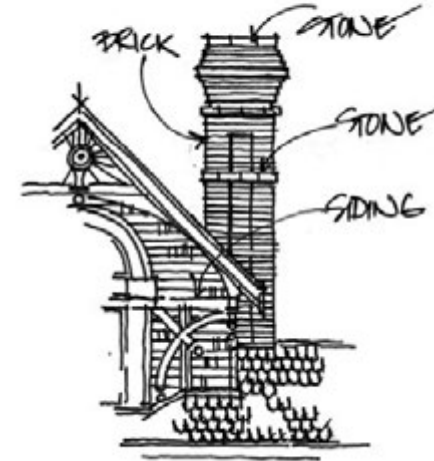
Driveways are to be tapered between the entry approach and the garage area to a narrower width. Asphalt driveways with a stamped asphalt border on both sides are the minimum allowed. Stamped concrete and aggregate driveways are encouraged.

Where RV doors are necessary, they should be placed in such a way as to keep the tops of all overhead doors consistent. This may be accomplished through stepping the grade down to drop the perceived height of the door.



CHIMNEYS

The hearth has traditionally played a very important part in the family home, and the chimney, as an extension of the hearth needs to be detailed with this in mind. Chimneys should be of substantial proportion and should appear strong and stable. Chimneys should extend fully to grade, and windows above or below a chase will not be considered. Masonry, stucco, siding and shingles are all appropriate finishes for the chimney. Creative shapes are encouraged as long as the overall theme is kept in mind. Exposed metal flues without a chase will not be allowed. Direct vent fireplaces must be non-obtrusive to the street and will be required to be screened and painted to match the house finish.

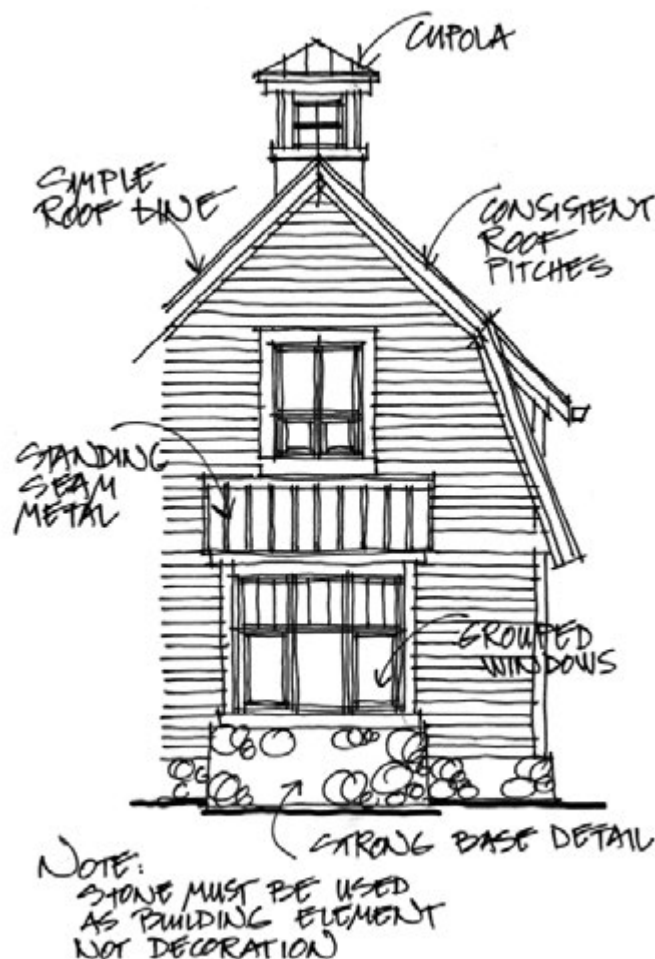


MATERIALS AND DETAILS

When selecting the outside finishes for new homes, the intention should be to create a sense of belonging within Grandview Park. Locally available, natural materials are strongly encouraged.

The use of masonry is strongly encouraged to provide a feeling of strength and stability. Sandstone, Riverstone, Rundle Rock and Limestone are all readily available around Calgary and have traditionally been used on many of the heritage homes in the area. Stonework patterns and styles vary and their use should suit the theme of the home. Cut stone in coursed patterns evoke a more formal appeal, while split-faced stone in random patterns is much more casual. Brick should be used in colours common to Calgary, red/brown earth-tones would be appropriate, while pinks and greys would not. Stone & brick combinations are applicable to many of the 1920's styles and can be quite dramatic if used properly. When using masonry on your home, placing a base of stone on solely the front elevation will not be allowed. As such, masonry when used, should be used on key elements and will be required to be on all elevations. If masonry is not employed, more detailing and more materials variation will be required. Cultured stone and manufactured concrete tile products are not permitted.

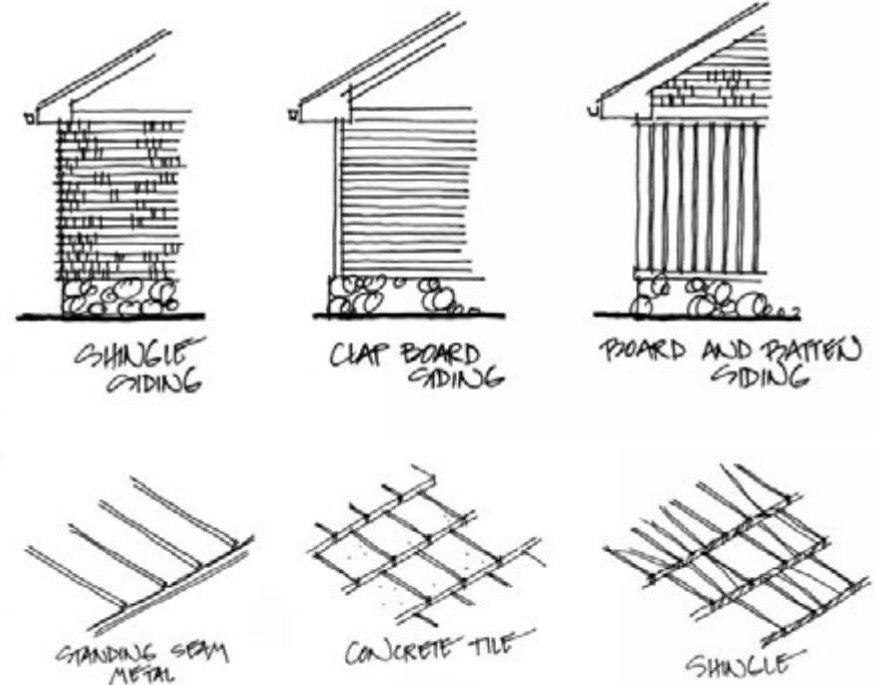
Acrylic and rock dash Stucco are acceptable when their use is appropriate to the style of the home. Cementitious standard stucco in washed-out colours will not be allowed nor will troweled patterns and glass-dash.



Wood siding, wall shingles, board & batten and timber trims are all encouraged. Wood can be used horizontally or vertically, rough or smooth. Composite low-maintenance wood products are a nice alternative that still maintain a natural appearance. Vinyl or aluminum versions, however, are not appropriate. All exposed fascias are to be of wood or composite material, but aluminum will be permitted where eaves trough is installed.

Roofing materials should be chosen to enhance the architecture of the home. Slate, or flat concrete tiles, taper-sawn cedar shakes and architectural asphalt are all acceptable. Wavy ceramic or clay tiles, pine shakes and metal tiles will not be allowed. Three tab standard shingles will not be considered and all asphalt products are to be 25 year minimum. Standing seam metal roofing may be used as a feature, but must be an earth-tone. Primary colours will not be permitted.

Details should be used to provide visual interest to each home. As such, the materials used should be employed in such a way as to be true to the nature of the material itself. Stone has a substantial quality and should be used with this in mind. Stone should never appear to rest upon a roof structure, and when used properly should give the appearance of solid masonry construction. Wood is much more versatile and can be used in numerous applications but should be made to appear hand-crafted as if by traditional methods. Built-out stucco trim and manufactured concrete products will not be permitted.



COLOUR

Colour is the final consideration in creating that sense of belonging for a new home in its surroundings. Colours should be chosen from the natural landscape with the use of earth-tones. Contrast should be provided between the body of the house and its trim, and accent colour used judiciously to enhance architectural details. Primary colours will not be permitted as colours should be more muted in tone. Deep earth-tones are encouraged and washed-out colours will not be allowed. Exact duplication of house colours will not be permitted.

SITING GUIDELINES

BUILDING HEIGHT

Building height will be measured as follows. A height of 7.0m (23') to the eaves from grade on all sides and an overall building height of 10.0m (32.8') as the average heights of all elevations. Also, any two storey home on a walk-out lot requires that the upper floor be set into the roof structure, no three storey elements will be permitted.

An individual development permit for an over height roof line can be applied for from the MD of Rocky View and will be approved provided the roof height does not exceed 10.67m (35') and upon the review of the architectural build package of the home. Over height applications for shallow pitch roof styles such as the Prairie will not be approved. Allow a minimum of an additional 8 weeks to the building permit process.

VIEW CORRIDORS

One of the main benefits of Grandview Park are the panoramic views, and view corridors have been designed to allow all residents to benefit from these views. View corridors ensure that all homes have vistas from many of their rooms and that no one home will block the view of another. To ensure this, any development that may impact the view corridor of another lot will be subject to tighter restrictions and further scrutiny by the design review committee. Proposed development within these areas will be reviewed on a site specific/design specific basis.



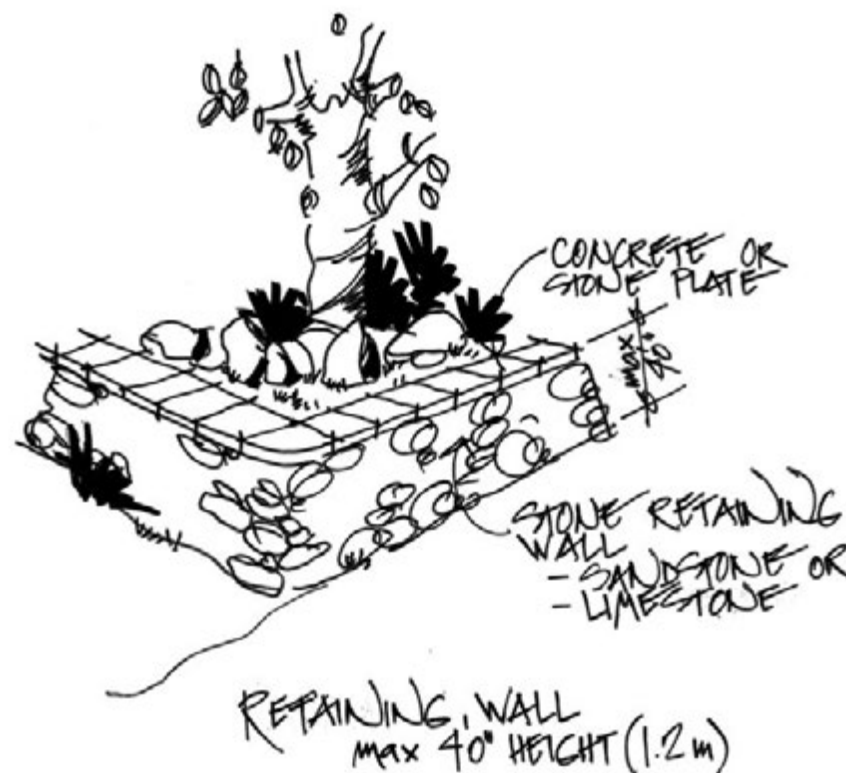
RETAINING WALLS

To maintain an overall sense of continuity and community theme, any proposed retaining must be of one of the approved materials. Natural Sandstone, Rundle Rock, Riverstone or Limestone will be used for all the Community landscaping and any retaining on the home sites must be the same. Use of other materials may be considered at the design committee's discretion. Retaining walls should step with the grade and no walls should be more than 1.2m (4') in height.

SITE FIXTURES AND FEATURES

There is an abundance of opportunities to take full advantage of the site features each home site has to offer. Courtyards, Terraces, Decks, Pergolas and Barbecue areas can really enhance the home. Privacy walls, fences, arbours and trellises should be designed as an integral part of the whole and should appear as natural features that have grown out of the site. Terraces and Patios are favoured, but decks are permitted and when used, structural support of decks should be substantial in size and not appear spindly.

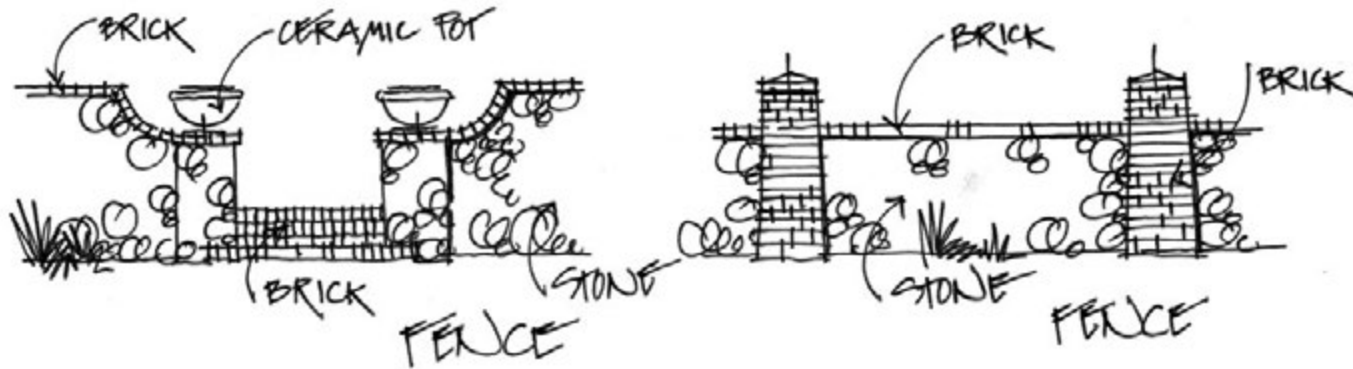
* See landscaping section for more information



If fencing is desired for privacy, keep in mind that creative plantings oftentimes are even more effective to this end. Where fences are used, they should appear natural and architecturally compatible with the house proper. Fence heights are restricted to 1.6m (5'-6") maximum with privacy fencing in the rear yard only. Dog runs need to be incorporated into the overall design and must not be visible from the street. Chainlink is not allowed, but other alternatives will be reviewed. Fencing along property lines to define land is not permitted, and fenced area is not to exceed the footprint of the house.

GRADING AND DRAINAGE

Care needs to be taken to maintain, wherever possible, natural drainage patterns and minimize disturbance to the natural landscape. Wholesale grading of lots to provide flat yards will not be allowed. Floor plans, decks and terraces should step with the natural grade. Any retaining walls and drainage swales should be designed to tie smoothly into the existing land. All grading must be in accordance with the storm water plan for the community, and the applicant must supply a grading/drainage plan at the time of their application.



LIGHTING

Lighting must be designed to have low impact to both the street and neighbouring properties. Lighting should be subtle and non-glare, used to enhance architectural features. Bright illumination and flood lights will not be allowed. Provision of power for each entrance feature is the owner's responsibility.

Satellite dishes are to be located in such a way as to be unobtrusive from both the street and neighbouring properties.

GARBAGE STORAGE

All garbage is to be stored inside the home except for on the day of pick-up, commencing 12 hours prior.

PANELS AND METERS

All panels and meters must be clearly identified on the plans and should be located in an enclosed space. Where they cannot be enclosed, they must be recessed and screened.

Smaller Solar Panels with the latest solar panel technology will only be considered in design review.

Geothermal Heating Systems shall be allowed depending on the home site design and construction methods. Perpendicular directional drilling is permitted however parallel trenching will only be considered on certain home sites.



ARCHITECTURAL APPROVALS

PROCESS

Architectural approvals will be done on a committee basis, with submissions being reviewed once a week. Plans will be reviewed at three different stages of the design process to ensure everyone involved is keeping the direction of the community in mind.

Concept Design Review

At this stage preliminary drawings should be submitted for review to give the Committee a sense of the direction your new home will take. Hand drawn sketches will be allowed at this stage, provided they are to scale and legible. A Concept Design Review submission consists of three sets of the following:

- Completed Concept Design Review Form
- Conceptual site/landscape plan with the information listed on the application form
- Proposed grading with drainage plan and top of sub floor elevation
- Conceptual floor plans of all levels
- Conceptual elevations of all four sides
- Perspective sketch

Once your conceptual drawings have been approved, you may move on to the final design stage. Take time to refine your drawings, taking into account the comments from the Design Review Committee.

Final Design Review

This stage drawings should be thought out in detail. CADD drawings are required for this stage of the process and hard-copies will not be received. A Final Design Review submission consists of the following:

- Completed Final Design Review Form
- Finalized site plan with the information listed on the application form
- Landscaping plan
- Floor plans of all levels including the basement
- Detailed elevations of all four sides
- Revised perspective sketch

Submissions for both conceptual and final design stages that need to be reviewed more than three times at any design stage will be subject to further fees due to extensive review time and failure to comply with these guidelines.

Working Drawings Review

With the Design Review Committee's approval of the final design of your home, the design process is now complete. Now your designer will provide construction documents (working drawings) and specifications to build your home. Once this is complete, these documents must be submitted to ensure no changes have been made to the design of your home. Once this has been verified, a grade slip can be issued to get the construction for your home underway. Required information for the Working Drawings Review includes four copies of the following:

- Completed Working Drawings Review Form
- \$15,000.00 construction compliance deposit
- \$5,000.00 landscape compliance deposit
- The Builder's Certificate of Insurance
- Updated Site Plan including the information listed on the application form, and showing building corner points and proposed tops of footings and joists.
- Construction Drawings
- Completed Proposed Exterior Colours and Materials Form

Grade Slip / Building Permit

Once Working Drawings have been reviewed and approved a grade slip is issued to your builder. You may now submit your completed drawings to the municipality for a Building Permit. Officials will check for compliance with the Alberta Building Code and all municipal regulations.

A Bearing Certificate is recommended for all home sites.

Final Inspection



FORMS**GRANDVIEW PARK
CONCEPT DESIGN REVIEW FORM**

Date:	Lot:	
<hr/>		
Owner:		
<hr/>		
Address:		Phone:
<hr/>		
Architect/Designer:		
<hr/>		
Address:		Phone:
<hr/>		
Builder:		
<hr/>		
Address:		Phone:
<hr/>		

For the Design Review Committee to fully review this application, all of the following must be included:

- Conceptual Site/Landscape Plan at 1:200 showing property lines, setbacks, all proposed buildings, driveway, walks, patios, decks, any proposed retaining and any outdoor features and existing vegetation. Site plan to include grades of lot four corner points, centre grade and contour of elevations.
- Proposed grading with drainage plan and top of sub floor elevation.
- Schematic Floor Plans for all levels min. scale 1/8"=1'-0" (3 copies).
- Schematic Elevations for all four sides min. scale 1/8"=1'-0" (3 copies).
- Perspective Sketch of the most prominent view.
- If requested by the Design Review Committee, additional perspective sketches may be required.

Plans should be submitted in the form of CADD Drawings.

Submittal Date:	Meeting Date:
<hr/>	
Submitted By:	
<hr/>	
Additional Comments:	
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**GRANDVIEW PARK
FINAL DESIGN REVIEW FORM**

Date: _____	Lot: _____
Owner: _____	
Address: _____	Phone: _____
Architect/Designer: _____	
Address: _____	Phone: _____
Builder: _____	
Address: _____	Phone: _____

For the Design Review Committee to fully review this application, all of the following must be included:

- Conceptual Site/Landscape Plan at 1:200 showing property lines, setbacks, contours, spot elevations with any proposed changes, all proposed buildings, driveway noting width and slopes, walks, patios, decks, any proposed retaining and any outdoor features and existing and proposed vegetation. Site plan to include grades of lot four corner points, centre grade and contour of elevations.
- Proposed grading with drainage plan and top of sub floor elevation.
- Schematic Floor Plans for all levels min. scale 1/4"=1'-0".
- Schematic Elevations for all four sides min. scale 1/4"=1'-0".
- Perspective Sketch of the most prominent view.
- If requested by the Design Review Committee, additional perspective sketches may be required.

Plans must be submitted in the form of CADD Drawings.

Submittal Date: _____	Meeting Date: _____
Submitted By: _____	
Additional Comments: _____	

**GRANDVIEW PARK
WORKING DRAWINGS REVIEW FORM**

Date: _____	Lot: _____
Owner: _____	
Address: _____	Phone: _____
Architect/Designer: _____	
Address: _____	Phone: _____
Builder: _____	
Address: _____	Phone: _____

For the Design Review Committee to fully review this application, all of the following must be included:

- Updated Site plan showing all final grading, spot elevations at building corner points proposed top of footing and top of joist elevations.
- Completed set of complete Construction Drawings complete with any Specifications.
- Plans should show any changes completed due to the first two stages of Design Review, all finish materials and height calculations on all four sides.
- \$15,000.00 construction compliance deposit.
- \$5,000.00 landscape compliance deposit.
- Builder's Certificate of Insurance.
- Completed Exterior Colours and Materials form.

**GRANDVIEW PARK
PROPOSED EXTERIOR COLOURS AND MATERIALS FORM**

Building Surface	Material	Manufacturer	Colour
Roof Surface			
Primary Wall Surface			
Secondary Wall Surface			
Foundation			
Trim			
Window Frames			
Window Trim			
Chimney			
Soffit			
Fascia			
Eaves Trough			
Rainwater Leaders			
Porch/Deck Surface			
Railings			
House Doors			
Garage Doors			
Driveways			

LANDSCAPE GUIDELINES



SITE FEATURES AND FIXTURES

Outdoor features enhance a residential property, creating a pleasant transition between indoor and outdoor spaces, and between natural and man-made environments. These features can also make the outdoors more enjoyable by enhancing views, catching the sun's warmth, or providing shelter from the wind. Site features may include:

- Courtyards, terraces and decks,
- Privacy walls and fencing
- Arbours and trellises
- Sports courts, swimming pools and spas
- Play structures
- Barbeque areas.

These elements should be considered at the preliminary design phase. When poorly handled, they can seriously detract from an otherwise attractive home and garden. To create the charm of traditional country homes, features and fixtures in Grandview Park should respond to landforms and

natural conditions, and must be integrated into the site design as a whole. When treated as an extension of the residence, they will appear to have grown together with the house and garden to become a natural feature.

Terraces should be of natural stone or brick, so they complement the house and enhance the landscape. Ground level terraces or patios are preferable to large, above-ground decks. Decks above grade should be kept to a minimum and should not appear to be tacked on as an afterthought. They must be framed with substantial timbers, stone, or brick columns so they don't look like add-ons. Retaining walls, if needed, must be of natural materials such as stone.

The design of courtyards can extend the living areas of the home and should be designed with the same attention to detail as the home itself. When fencing is desired materials such as stone, brick, or timbers should be used and must be architecturally compatible with the house proper. Fence heights are restricted to 1.6 m (5'6") maximum in the rear yard, and 1.1 m (3'6") high in the front yard. An entry gate to the front courtyard is allowed. The total fenced area is not to exceed the footprint of the house. Fencing along property lines to define the land is not permitted. Gates at driveway approaches and property lines are not allowed.

Dog runs need to be incorporated into the overall design and must not be visible from the street. Chain link is not allowed, but other alternatives will be reviewed and considered by the design committee.

VEGETATION AND LANDSCAPING

At Grandview Park, landscaping will enhance the area's natural beauty. Artificial hard landscaping materials such as concrete or asphalt paving should be minimized. Instead of concrete walks, for example, homeowners could design stone pathways, which have much more natural appeal.

Vegetation and plant material offer a rich array of colours and shapes to accent the property. Appropriate plant material enhances architecture, defines outdoor spaces, frames views and knits structures to the site. This should be kept in mind during the design phase, so advantage can be taken of existing trees and shrubs, and to ensure that new plantings complement the existing vegetation. Be sure to include "function" in the design process. For example, deciduous trees provide shade in summer, while letting sunshine in during the winter when the leaves are gone. Evergreen trees and shrubs screen undesirable views and provide excellent windbreaks.

Make the most of natural colour to highlight each season. Flowering shrubs and wildflowers bloom through the spring, bringing an otherwise pale earth to life. Many hues of green brighten the summer landscape, ending with a blaze of colour in the fall. Evergreens add a cheerful note in the winter.

Lots backing onto the natural ravine, in particular, should keep manicured lawns to a minimum, immediately adjacent to the residence. Make sure the manicured grass makes a natural transition to the natural vegetation at the back of the property. Native plant cover on site should be carefully

preserved. Lots on former agricultural lands, without native plant growth have more flexibility for creating ornamental and manicured settings. All home sites in Grandview Park will be required to have a minimum of 25% natural landscaping while home sites supporting existing native vegetation will be required to maintain a minimum of 33% up to 40% of natural landscaping. This percentage will be evaluated at the discretion of the review committee.

Selection and placement of new plant material will vary from property to property, but several key principles apply to all sites:

Place plants to enhance continuity between indoor and outdoor spaces by creating outdoor "rooms" or framing views, taking care not to block other homeowners' views.

Cluster plants in groupings, avoiding an individual planting or a straight row of plants. Avoid plants that contrast with existing vegetation. Native materials will look more natural.

Be sure the plant material is native to the Calgary area. In addition to helping to preserve the area's natural character, native species are hardy, and tend to need less care. Planting species that are not native to our prairie setting will be discouraged. Rehabilitating and re-establishing natural prairie grasses in open spaces and retained areas is an attractive option.

All plant material must be nursery grown and must conform to the standards of the Canadian Nursery Trades Association. A comprehensive list of appropriate plant species is included on the following page.

NATIVE TREES AND SHRUBS

	<i>Botanical Name</i>	<i>Common Name</i>
EVERGREEN TREES	<i>Picea glauca</i>	White Spruce
	<i>Picea pungens</i>	Colorado Spruce
	<i>Pinus contorta latifolia</i>	Lodgepole Pine
DECIDUOUS TREES	<i>Betula nigra</i>	River Birch
	<i>Betula papyrifera</i>	Paper Birch
	<i>Populus balsamifera</i>	Balsam Poplar
	<i>Populus x 'Brooks #6'</i>	Brooks #6 Poplar
	<i>Populus sargentii</i>	Plains Cottonwood
	<i>Populus tremuloides</i>	Trembling Aspen
	<i>Prunus pensylvanica</i>	Pin Cherry
	<i>Prunus virginiana melanocarpa</i>	Chokecherry
EVERGREEN SHRUBS	<i>Juniperus communis</i>	Common Juniper
	<i>Juniperus horizontalis</i>	Creeping Juniper
	<i>Juniperus sabina</i>	Savin Juniper
	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
	<i>Pinus mugo pumilo</i>	Dwarf Mugo Pine
	<i>Pinus mugo mugo</i>	Mugo Pine

NATIVE TREES AND SHRUBS

	<i>Botanical Name</i>	<i>Common Name</i>
DECIDUOUS SHRUBS	Amelanchier alnifolia	Saskatoon
	Arctostaphylos uva-ursi	Bearberry
	Cornus stolonifera	Red Osier Dogwood
	Elaeagnus commutata	Wolf Willow
	Ledum groenlandicum	Labrador tea
	Lonicera involucrata	Twinberry Honeysuckle
	Potentilla fruticosa	Shrubby cinquefoil
	Prunus pensylvanica	Pin Cherry
	Ribes alpinum	Alpine Currant
	Ribes hudsonianum	Wild Black Currant
	Ribes oxycanthoides	Wild Gooseberry
	Rosa acicularis	Prickly Rose
	Rosa woodsii	Common Wild Rose
	Rubus idaeus	Wild Red Raspberry
	Rubus pubescens	Dewberry
	Salix bebbiana	Beaked Willow
	Salix discolor	Pussy Willow
	Salix exigua	Sandbar Willow
	Salix glauca	Smooth Willow
	Shepherdia canadensis	Russet Buffaloberry
	Symphoricarpos albus	Snowberry
	Symphoricarpos occidentalis	Buckbrush

ORNAMENTAL TREES

For lots where a more ornamental and manicured character is appropriate, the following species of deciduous trees could be considered.

	<i>Botanical Name</i>	<i>Common Name</i>
ORNAMENTAL TREES	Acer negundo	Manitoba Maple
	Crateagus succulenta	Fleshy Hawthorne
	Fraxinus nigra “Fallgold’	Fallgold Black Ash
	Fraxinus pennsylvanica	Green Ash
	Malus x ‘Makamik’	Makamik Crabapple
	Maulus ‘Strathmore’	Strathmore Flowering Crabapple
	Prunus pensylvanica	Mayday Tree
	Prunus virginiana melanocarpa	Chokecherry



GRADING AND DRAINAGE

Grandview Park has been engineered to provide adequate drainage for each lot without the need for further grading. With careful design, all homes can be placed in such a way that the natural landscape can be maintained as much as possible.

Innovative planning and slope-adaptive design, such as stepping foundations, not only create dynamic interior spaces, but will limit disturbance of the site. This holds true for decks and patios too. Terraced outdoor spaces should step with the natural grade. Grading to create a flat building site on existing slopes will not be allowed.

Grading, where necessary, should be primarily limited to the Site Development Envelope and any grade outside this envelope should remain intact. Where grading is used, no slope should exceed 3:1. Where possible, grading should

divert runoff water to benefit existing vegetation and/or new plantings. Grading must be in accordance with the storm water plan. Applicants must supply a grading/drainage plan at the time of application.

Any and all retaining walls must be designed to tie into the character of the residence. Masonry retaining walls and landscape boulders are encouraged, and will help tie the home to the site. Bare concrete retaining walls will not be permitted; walls must be clad in masonry and should match the masonry of the home. If the home does not contain masonry elements, retaining walls must be finished with sandstone, riverstone, rundle rock, or limestone. Use of other materials may be considered at the design committee's discretion. Retaining walls should not exceed 1.20m in height, so any drop greater than that must be handled as a series of stepping walls.





42 ~ 118 Strathcona Road SW
Calgary • Alberta • T3H 1P3
Telephone: 403 240-3388
Facsimile: 403 240-3360

www.grandviewpark.ca

Oksana Newmen

From: Grant Christie [REDACTED]
Sent: Thursday, June 14, 2018 11:42 AM
To: Oksana Newmen
Subject: Application Number PL20180049

Oksana,

I received a notice in the mail for a subdivision and access way to Grandview Rise, Application Number PL20180049. I have several concerns over this application and have concerns over it moving forward. The concerns are:

1. The lot is currently being used to store numerous items of landscaping equipment, something that would not be permitted in Grandview Park. The bylaws of Grandview Park do not permit trailers or storage of heavy equipment on the lot
2. The owner of the Lot is running a landscape business from their premises, something also not permitted. With respect to this point, and the point above, Grandview Park is a residentially zoned area and as such it has been developed to look, feel, and provide a quiet residential area. Providing access to the lots in question, where they are clearly running a commercial business, storing excavation and landscaping equipment, and moving in and out heavy trucks and equipment daily, is not in keeping with the zoning of Grandview Park, and is not aligned with the requirements of all other residents of Grandview Park.
3. Considerable investment has been made in to developing Grandview Park by way of planting trees, gardens and building infrastructure such as paths and structures for the general benefit of the residence. This has been paid by the residents of the Grandview Park subdivision. Providing access to Grandview Park as proposed, gives benefits to the subdivided block through accessing an already developed residence to which they have not contributed. I believe this sets a troubling precedence for land development and land developers if the efforts of the primary developers can be openly taken advantage of without providing consideration for the infrastructure and investments that have been made to bring up the value of the area.
4. By virtue of the zoning of Grandview Parkway, it is a residential area. Currently the owner of the lot, by operating his landscaping business from this location, transports in and out heavy equipment everyday as already mentioned. This equipment being transported through our neighbourhood as a matter of daily access will devalue the neighbourhood and will pose a new and constant hazard to the residents.
5. There are no sidewalks on many of the roads in the neighbourhood. As such, residents often walk on the side of the road. With heavy equipment being routinely transported through the neighbourhood, this will pose considerably additional risk to the children, elderly, and numerous dog walkers who use the roads as sidewalks. As an absolute minimum, sidewalk paths would need to be provided, cross walks, and additional infrastructure will be required to ensure residents are kept out of harms way with the additional heavy traffic. There would be considerably protest in the neighbourhood if this infrastructure were to be required, not to mention the change in look and feel of the development.
6. The Lot in question already has an access way directly on to Range Road 32. As such, it is unclear to myself why this could not be utilized for the subdivision. This would provide the most direct round and minimum alteration to traffic patterns in the area. Furthermore, the access road is already in place. Should the subdivision share a driveway the heavy traffic would only impact one residence, the currently land owner of the lot in question. Providing access in to Grandview Park, will inconvenience 40+ residences with the additional traffic.

In summary, I do not support the subdivision gaining access in to Grandview Park. Given the current use of the land, this access will have material impacts on the residents of Grandview Park by way of reduced property value and increased

risk from heavy landscaping equipment being regularly transported through the neighbourhood. While infrastructure, such as paths and cross walks, could be added, this is counter to the look and feel of the development and is an expense that the residents of Grandview Park should not have to accommodate. Furthermore, the new subdivision should not be able to “piggy back” on the investments in to the Grandview Park without due consideration being made. Lastly, given there is already access to Range Road 32 from the current lot, I believe access to any such subdivision, would be best served by this driveway.

PLANNING & DEVELOPMENT SERVICES

TO:	Subdivision Authority		
DATE:	December 11, 2018	DIVISION:	9
FILE:	06801009	APPLICATION:	PL20180041
SUBJECT:	Subdivision Item – Residential Two District		

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the policies within the the Bearspaw Area Structure Plan (ASP), and the Rocky View County / Town of Cochrane Intermunicipal Development Plan (IDP) and was found to be compliant:

- The proposed subdivision meets the policies for *Residential Development* in the IDP;
- The application generally meets the intent of the ASP;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 4.66 hectare (11.51 acre) parcel with a ± 2.53 hectare (6.24 acre) remainder. The subject land is located immediately northeast of the town of Cochrane, and is currently undeveloped and not used for any agricultural purposes. The land is very steep, with grades exceeding 15% for most of the parcel, sloping down from north to south. Highway 1A is located along the southern boundary of the parcel.

The IDP provides objectives and policies for residential development compatibility with surrounding land uses, environment, infrastructure, and for minimizing interface conflicts. The proposed subdivision is in line with those regulations.

As per the Bearspaw ASP, the subject parcel is located in Development Priority Area 1, and is appropriate for infill development. Although the ASP recommends a Concept Plan, the subject parcel (and surrounding lands) has very little developable area due to topography. Therefore, Administration determined that a Concept Plan would provide little benefit in development of the subject parcel and surrounding area.

The ASP also discourages the use of panhandles for lot access, and Administration did not receive any information from the applicant that supports this design. The parcel is wide enough to be divided down the middle, eliminating the panhandle and achieving physical access; however, the Applicant was not amenable to that solution.

In conclusion, Administration determined that the application generally meets County policy.

¹ **Administration Resources**

Lindsey Ganczar, Planning & Development Services
 Erika Bancila, Planning & Development Services

PROPOSAL: To create a \pm 4.66 hectare (11.51 acre) parcel with a \pm 2.53 hectare (6.24 acre) remainder.	GENERAL LOCATION: Located adjacent to the northeast boundary of the town of Cochrane, approximately 1.4 km (0.87 miles) west of Range Road 40, on the south side of Big Hill Road.
LEGAL DESCRIPTION: Block 3, Plan 7711120, NW-01-26-04-W5M	GROSS AREA: \pm 7.18 hectares (\pm 17.75 acres)
APPLICANT: Larry Konschuk (Konschuk Consulting) OWNER: Mark Ratchinsky	RESERVE STATUS: Municipal Reserves were previously provided on Plan 240 LK.
LAND USE DESIGNATION: Residential Two District	LEVIES INFORMATION: Transportation Off-Site Levy (C-7356-2014)
DATE APPLICATION RECEIVED: April 30, 2018 DATE SUBDIVISION DEEMED COMPLETE: April 30, 2018	APPEAL BOARD: Subdivision & Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Slope Stability Report, Rangeland Conservation Services Ltd., August 9, 2017 Shallow Subsoil and Groundwater Site Investigation, Almor Testing Services Ltd., June 2017 Phase 1 Groundwater Supply Evaluation, Sedulous Engineering Ltd., April 2018 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (Bylaw C-7280-2013) RVC/Cochrane IDP (Bylaw C-5369-2001) Bearspaw ASP (Bylaw C-4129-93) Land Use Bylaw (Bylaw C-4841-97)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 51 adjacent landowners, and Administration did not receive any responses. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

1977 Plan 7711120 was registered on August 11, 1977 when Block 3 (subject parcel) and Block 4 were created.

TECHNICAL CONSIDERATIONS:

a) The site's topography:

The subject lot is steep with drainage flow to the south. The applicant submitted a Slope Stability Assessment, prepared by Rangeland Conservation Service Ltd. dated August 9, 2017, that divides the parcel into three zones (see Appendix C).

- Zone 1 (the northern half of the site) has no development restrictions with grades ranging from 0 to 12.5 degrees;
- Zone 1A is two pockets of land within Zone 1 with grades greater than 12.5 degrees, and requires minor regrading;



- Zone 1B (the southern half of the site) includes grades from 12.5 to 16.5 degrees and greater, and is not suitable for development.

The applicant demonstrated that both proposed parcels have a minimum 1-acre developable area, in accordance with Section 307 of the *County Servicing Standards*.

As a condition of subdivision, the applicant would be required to enter into a Site Improvement / Servicing Agreement for the recommendations in the Slope Stability Assessment.

There are no other significant features on the property.

Condition: 8

b) The site's soil characteristics:

The subject lands contain Class 3, 4, and 6 soils with limitations to cereal, oilseeds, and tame hay crop production.

- Class 3: Moderate limitations due to climate;
- Class 4: Severe limitations due to adverse topography;
- Class 6: Production is not feasible due to adverse topography and erosion damage.

Condition: None

c) Stormwater collection and disposal:

The applicant would be required to submit a Site Specific Stormwater Implementation Plan (SSIP), prepared by a qualified professional, in accordance with the *County Servicing Standards*, as a condition of subdivision. In the event the report concludes that formal stormwater infrastructure is required to support the proposed development, the Applicant/Owner would be required to enter into a Development Agreement/Site Improvements Servicing Agreement with the County for the construction of the required infrastructure.

Conditions: 4, 5, 7

d) Any potential for flooding, subsidence or erosion of the land:

The SSIP will address any possible negative effects of the proposed development on the slopes, including erosion and sediment control.

Condition: None

e) Accessibility to a road:

Access to the subject lands is proposed to be provided from a new mutual approach off Big Hill Road at the western property line. As conditions of subdivision, the new paved mutual access would be required to be built as per the proposed plan and in accordance with the County Servicing Standards, and the applicant would be required to provide a Right-of-Way Plan and Access Easement Agreement to be registered on the title of each new parcel.

As a condition of subdivision, the applicant would be required to complete site grading to achieve the maximum allowed slope of 8% for the future driveway. The access route must have a clear width of 6.0 m, and a change in gradient no more than 1 in 12.5 (8%) over a minimum distance of 15.0 m. The applicant would be required to submit the site grading plan as well as cut and fill plans as per Section 203.1 and 203.2 of the County Servicing Standards.

Condition #

Transportation Off-Site Levy

As a condition of subdivision, the applicant would be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total



gross acreage of the lands proposed to be subdivided. In accordance with Bylaw C-7356-2014 currently in effect, condition 5 e) i) applies for the 6.24 acre remainder and condition 5 e) ii) applies for the 11.51 acres parcel because this parcel cannot be further subdivided due to topographical constraints.

- In accordance with the current bylaw, the estimated levy payment owed at time of subdivision endorsement amounts to \$81,561.25 (Base= \$4,595/ac x 17.75 ac = \$81,561.25; Special Area Levy: \$0)

Conditions: 2, 3, 12

f) Water supply, sewage, and solid waste disposal:

Lots 1 and 2 are proposed to be serviced by water well. The applicant provided a Phase I Groundwater Evaluation report that concludes that there appears to be sufficient groundwater supply to support the proposed single lot subdivision application; however, it is possible that the County's minimum flow for water wells may not be achieved.

As a condition of subdivision, the Applicant would be required to submit a Phase 2 Groundwater Evaluation report for the wells drilled on each lot, with a Well Driller's report confirming flow of 4.5 L/min (1 igpm) or greater, as well as chemical and bacteriological water testing by a certified laboratory, in accordance with the current County Servicing Standards.

Lots 1 and 2 are proposed to be serviced private septic systems. The applicant also submitted a Shallow Subsoil and Groundwater Site Investigation and a Level II PSTS Assessment. The report concludes that the site is suitable for a PSTS and recommends Packaged Systems be placed to a maximum depth of 0.9 m below grade. As a condition of subdivision, the applicant would be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the reports.

As a condition of 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.

Conditions: 6, 7, 9

g) The use of the land in the vicinity of the site:

The surrounding land use is a mix of Residential Two and Residential One uses comprised of country residential parcels. There is little to no intensive agricultural activity in this area of the County.

Condition: None.

h) Other matters:

Geotechnical Requirements

A restrictive covenant is currently registered on title that prohibits residential land development beyond the northernmost 450 feet from the north property line. It was registered by the MD of Rocky View and the Calgary Regional Planning Commission (instrument 771 108 927) in 1977.

A Slope Stability Assessment was submitted with the application, which is a more accurate evaluation of the lands. Based on the findings of the report, Rocky View County has no objection to the applicant's request to discharge the existing covenant, as long as it is replaced with another that reflects the existing land situation.

As a condition of subdivision, the applicant would be required to discharge the existing restrictive covenant and register a new one that addresses the recommendations included in the Slope Stability Assessment.

Condition: 10



Municipal Reserves

Municipal Reserves were previously provided on Plan 240 LK.

Condition: None.

POLICY ANALYSIS:

Land Use Bylaw

The Residential Two District has a minimum parcel size of 1.60 hectares (3.95 acres), creating subdivision potential for four lots. This is not feasible because the topography on the subject lands does not provide for four separate developable areas according to the *County Servicing Standards* (2013).

Bearspaw Area Structure Plan

The subject land is located within the Bearspaw Area Structure Plan (BASP) Policy Area. Figures 3, 7 and 8 indicate that the land is located in an area that is suitable for residential development, and is classified as Development Area Priority 1, where a Concept Plan is recommended.

Although the ASP recommends a conceptual scheme, the subject parcel (and surrounding lands) have very little developable area due to topography. Portions of the subject parcel have slopes greater than 15% that greatly limit continuous developable area. Therefore, a Concept Plan would provide little benefit for the development of the area.

Finally, Section 8.1.22 of the ASP states that the municipality may consider panhandle designs for parcel access only where topographical conditions preclude other design solutions. The grades do not appear to prevent a 50/50 lot split, and the proposed tentative plan could be amended to show an even lot split.

Rocky View County / Town of Cochrane Intermunicipal Development Plan

The subject lands are located immediately adjacent to the town of Cochrane boundary, and fall under the *Residential Development* regulations of the IDP. These objectives and policies ensure that proposals are compatible with surrounding land uses, the environment, infrastructure requirements, and that they minimizing interface conflicts with other uses. The IDP also recognizes the impact of urban development on adjacent rural lands and helps to preserve both residential lifestyles. The proposed subdivision meets the intent of the regulations because it will not unduly affect, or visually change, the interface between the Town and the County.

CONCLUSION:

The proposed subdivision meets the intent of an approved ASP and IDP, and the subject lands hold the appropriate land use designation for the intended parcel sizes. Technical issues are addressed through conditions of approval.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180041 be approved with the conditions listed in Appendix 'A'.
- Option #2: THAT Subdivision Application PL20180041 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Rick McDonald"



Executive Director
Community Development Services
LG/rp

Interim County Manager

APPENDICES:

APPENDIX 'A': Approval Conditions
APPENDIX 'B': Application Referrals
APPENDIX 'C': Map Set

APPENDIX A: APPROVAL CONDITIONS

- A. The application to create a \pm 4.66 hectare (11.51 acre) parcel with a \pm 2.53 hectare (6.24 acre) remainder within NW-1/4-01-26-04-W5M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The subject lands hold the appropriate land use designation;
 2. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

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

Transportation and Access

- 2) The Owner shall construct a new mutual, paved approach off Big Hill Road in order to provide access to Lot 1 and Lot 2. The Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 3) The Applicant/Owner will be required to complete site grading to achieve the maximum permissible slope of 8% for the future driveway, in accordance with the Alberta Building Code (ABC) Section 3.2.5.6. The Applicant is required to submit a site grading plan as well as cut and fill plans as per Section 203.1 and 203.2 of the Servicing Standards. These plans shall be reviewed by a geotechnical engineer to confirm they are in accordance with the recommendations made in the Slope Stability Assessment report dated August 9;

Servicing

- 3) The Owner is to provide and implement a Site Specific Stormwater Management Plan that meets the requirements of the County Servicing Standards. Implementation of the Stormwater Management Plan shall include:
 - a) Registration of any required easements and / or utility rights-of-way;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;



- c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
- 4) Should the Site Specific Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 5) The Applicant/Owner shall submit a Phase 2 Groundwater Evaluation for wells drilled on each lot with a Well Driller's report confirming 4.5L/min (1 igpm) flow or greater, as well as chemical and bacteriological water testing by a certified laboratory, in accordance with the current *County Servicing Standards*.
- 6) The Owner is to enter into a Development Agreement (Site Improvements Servicing Agreement) pursuant to Section 655 of the *Municipal Government Act* and shall include the following:
 - a) The construction of a packaged sewage treatment system that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) and the recommendations of the Level II PSTS report prepared by Almor Testing Services Ltd, dated July 25, 2018, including the placement of the system to a maximum depth of 0.9 m below grade.
 - b) The recommendations included in the Shallow Subsoil and Groundwater Site Investigation report prepared by Almor Testing, date June 2017.
 - c) The Development Agreement (Site Improvements Servicing Agreement) shall be in accordance with the recommendations in the Slope Stability Assessment prepared by Rangeland Conservation Service Ltd. dated August 9, 2017.
- 7) The Owner shall enter into a Deferred Services Agreement with the County to be registered on title for Lot 1 and Lot 2 indicating the following:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;

Developability

- 8) The Owner shall discharge the existing restrictive covenant on title that limits residential development to the northernmost 450 feet on the property, and shall replace it with a new restrictive covenant that addresses the recommendations of the Slope Stability Assessment dated August 9, 2017.

Payments and Levies

- 9) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will



contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authorities</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Adjacent Municipalities</i>	
Town of Cochrane	Without further details on potential future land use, the Town of Cochrane has no comments at this time.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	No objection.
Alberta Sustainable Resources Development (Public Lands)	Not required for circulation.
Alberta Culture and Tourism (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	At this time, we do not have any concerns with the information as provided.
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No objections.
AltaLink Management	No comments received.
FortisAlberta	No requirements.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	

AGENCY	COMMENTS
EnCana Corporation	No comments received.
Calgary Airport Authority	Not required for circulation.
Rocky View Water Co-op	Not required for circulation.
Rocky View Gas Co-op	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
Ranch Lands Recreation Board	No comments.
<i>Internal Departments</i>	
Agriculture & Environment Services	No concerns.
Legal and Land Administration	No concerns.
GeoGraphics	No comments received.
Building Services	Not required for circulation.
Bylaw and Municipal Enforcement	No concerns.
Fire Services	No comments at this time.
Planning & Development Services – Engineering	<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; • The comments provided herein pertain to the subdivision application; • As a condition of 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>Geotechnical:</p> <ul style="list-style-type: none"> • The Applicant has submitted a Slope Stability Assessment prepared by Rangeland Conservation Service Ltd, dated August 9, 2017. In terms of development potential, the property has been divided into three zones: <ul style="list-style-type: none"> ○ Zone 1 with no development restrictions from a stability point of view



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Zone 1A requiring minor grading due to slopes in excess of 12.5% with a factor of safety less than the required 1.5, as per industry standard. All proposed grading plans should be reviewed and approved by a qualified geotechnical engineer. ○ Zone 1B requiring major grading and/or properly designed retention structures; otherwise no development of Zone 1B land is recommended; • The applicant has demonstrated each proposed parcel has a minimum 1 acre developable area, confirming with RVC Section 307 Servicing Standard requirements. The areas requiring grading are located outside of the 1 contiguous developable areas; • The Applicant has submitted a Shallow Subsoil Groundwater Investigation prepared by Almor Testing Services, dated June 2017. The report has evaluated the subsurface soil and groundwater conditions, summarized the results of the field and laboratory tests and provided recommendations for design and construction of Private Sewage Septic System as well as foundation construction; • As a condition of subdivision, the applicant will be required to enter into a Site Improvement/ Servicing Agreement) for the recommendations included in the Slope Stability Assessment prepared by Rangeland Conservation Service Ltd, dated August 9, 2017; • A restrictive covenant that forbids land development beyond 450 feet from the north edge of the property was previously issued by MD of Rocky View and the Calgary Regional Planning Commission (instrument 771 108 927). The owner would like this caveat be discharged. Based on the submitted Slope Stability Assessment report, Rocky View County has no objection to the discharge, providing a new Restrictive Covenant is in place for the subject lands. <p>Transportation:</p> <ul style="list-style-type: none"> • Big Hill Spring Road, a local chip sealed County road forms the north boundary of the subject lands. The proposed lots will be accessed from a new mutual access located at the western property boundary. As per the Servicing Standards, where a mutual approach is required, an easement document must be placed on the titles defining the easement area(s), benefited and burdened parcels and the rights and responsibilities of the landowners; • As a condition of subdivision a new paved residential mutual access shall be built as per the proposed plan and in accordance with the County Servicing Standards; • Prior to the installation of the new approach, the developer shall make a road approach application with the Road

AGENCY	COMMENTS
	<p>Operations Department;</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant shall provide a Right-of-Way Plan and Access Easement Agreement to register on the title of each parcel; As a condition of subdivision, the applicant is will be required to complete site grading to achieve the maximum permissible slope of 8% for the future driveway. In accordance with the Alberta Building Code (ABC) Section 3.2.5.6, the access route shall have a clear width of 6 m and change in gradient no more than 1 in 12.5 (8%) over a minimum distance of 15m. The Applicant is required to submit a site grading plan as well as cut and fill plans as per Section 203.1 and 203.2 of the Servicing Standards. These plans shall be reviewed by a geotechnical engineer o confirm they are in accordance with the recommendations made in the Slope Stability Assessment report dated August 9; As a condition of subdivision, the applicant shall be required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for the entire 13.85 acres of property; the estimated levy payment owed at time of subdivision endorsement is \$81,561.25 (Base= \$4595/ac x 17.75 ac = \$81,561.25; Special Area Levy: \$0); Alberta Transportation has no objection to this proposal. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Shallow Subsoil and Groundwater Site Investigation report prepared by Almor Testing in June 2017 and in the Level II PSTS report prepared by Almor Testing on July 25, 2018. <ul style="list-style-type: none"> The Applicant submitted the Shallow Subsoil and Groundwater Site Investigation report prepared by Almor Testing in June, 2017 and a Level II PSTS Assessment on July 25, 2018. The reports concluded the site is suitable for PSTS and recommends the construction of a Packaged Systems. The system is to be placed to a maximum depth of 0.9m below grade. A packaged sewage treatment system is recommended that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> In accordance with County Policy 411, Policy Statement 3: For all subdivision applications, parcels defined as

AGENCY	COMMENTS
	<p>Residential Use will be required to demonstrate adequate servicing, in accordance with all municipal requirements and consistent with all applicable legislations. Adequate servicing means private water supply in accordance with the Servicing Standards. As a condition of subdivision, the Applicant is required to submit a Phase 2 Groundwater Evaluation report with well drilled on each lot with Well Driller's report confirming flow of 4.5 L/min (1 igpm) or greater as well as chemical and bacteriological water testing by a certified laboratory, in accordance with the current RVC Servicing Standards.</p> <ul style="list-style-type: none"> ○ The applicant provided a Phase I Groundwater Evaluation report prepared by Sedulous Engineering in April 2018. The report concludes there appears to be sufficient groundwater supply to support the proposed single lot subdivision application. The County's minimum flow for water wells is 1 igpm and it appears that this rate can be achieved for the proposed new lot; however several individual results were below 1 igmp and therefore, there is potential that a cistern may be required for the new lot pending its actual production rate once it is drilled. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant is required to submit a Site Specific Stormwater Implementation Plan (SSIP) prepared by a qualified professional. The report shall ensure the slope stability is not negatively affected by the proposed development due to excessive runoff directed towards the steep slope. <p>Environmental:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <p>Transportation Services No issues. Road Operations to be contacted regarding construction of new access.</p> <p>Capital Project Management No concerns.</p> <p>Utility Services No concerns.</p>
Circulation Period: May 1, 2018 to May 23, 2018.	



LOCATION PLAN



Block:3 Plan:7711120
NW-01-26-04-W05M

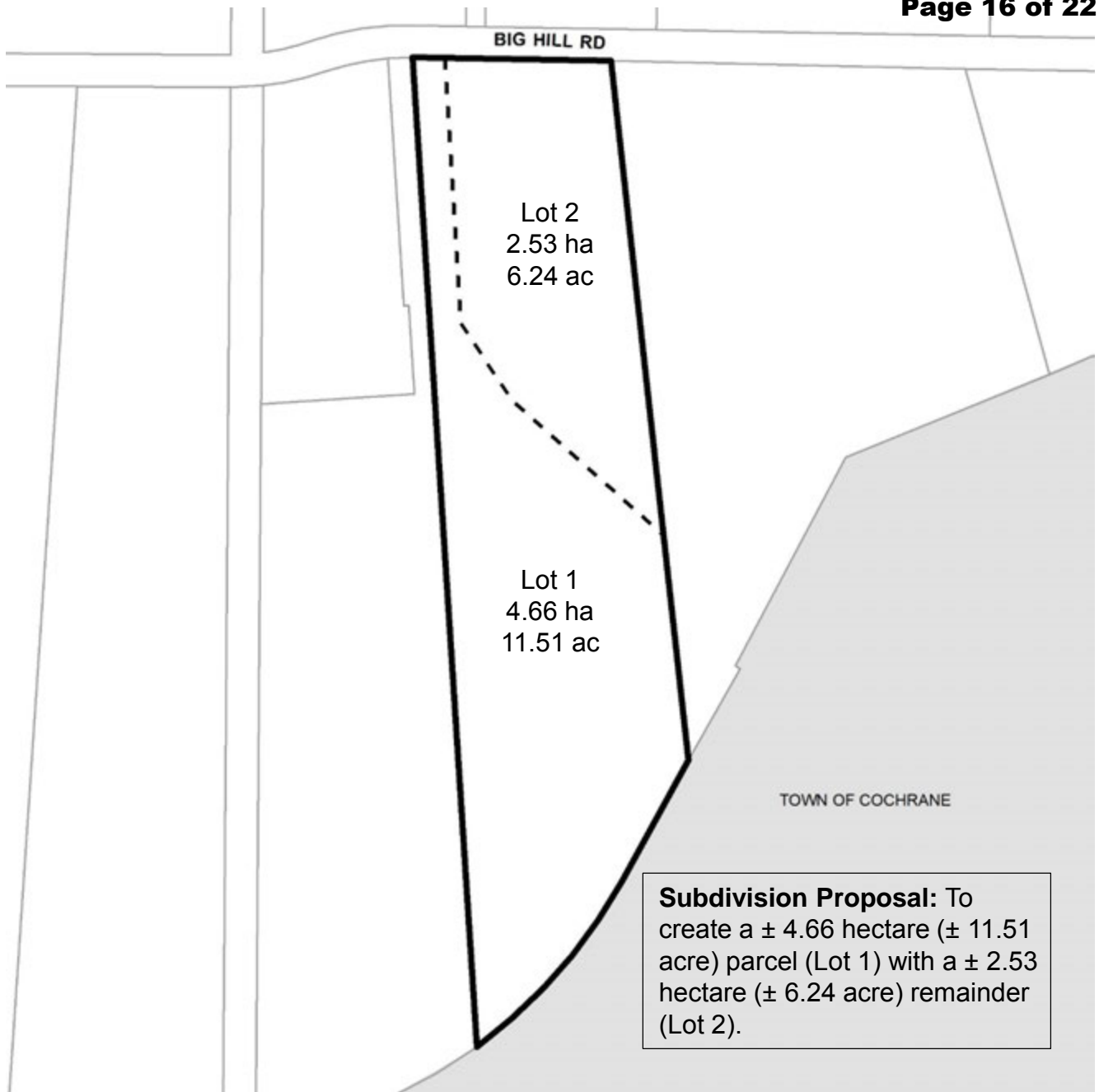
Date: April 18, 2018

Division # 9

File: 06801009

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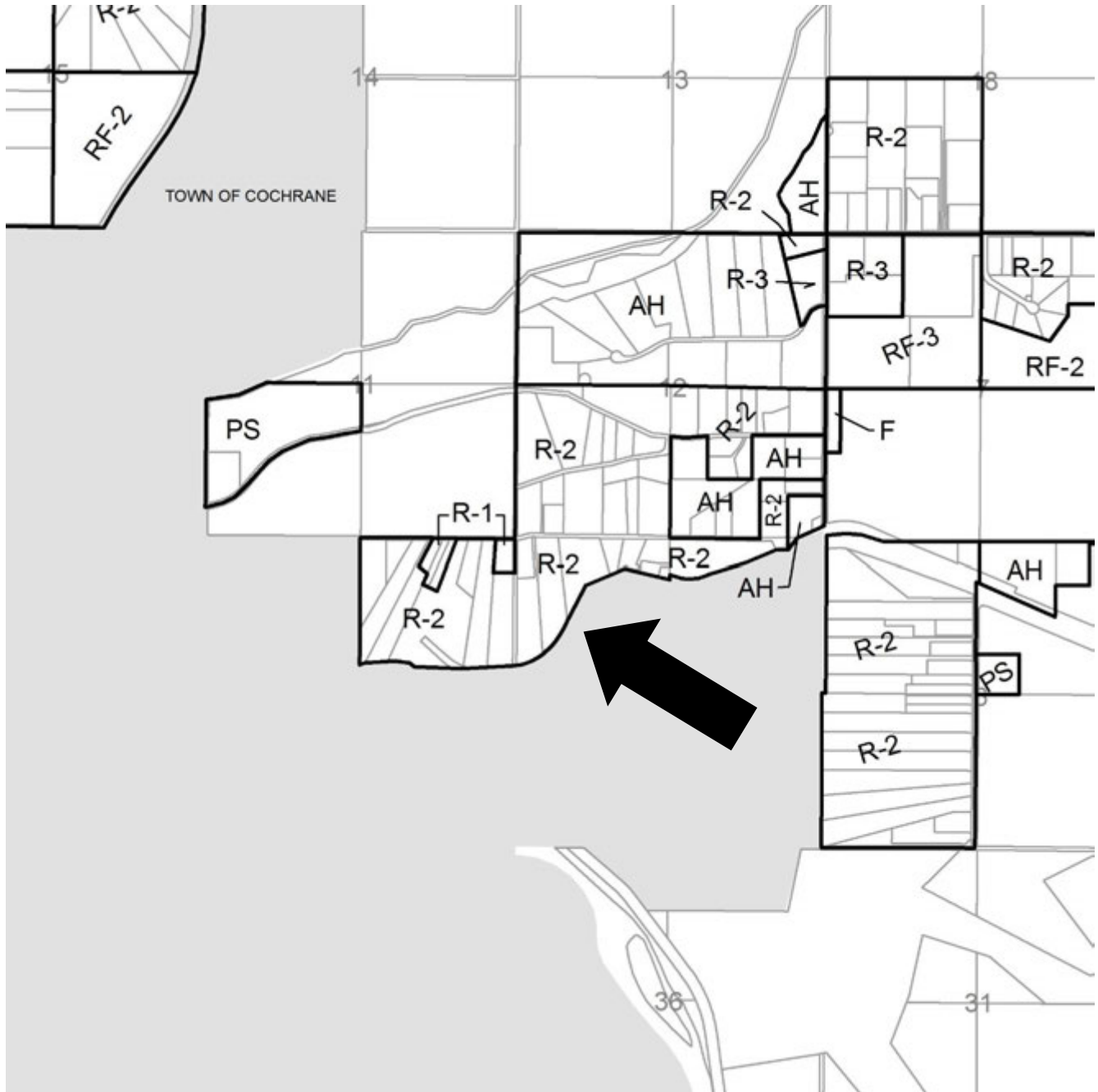
**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

Block:3 Plan:7711120
NW-01-26-04-W05M





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

LAND USE MAP

Block:3 Plan:7711120
NW-01-26-04-W05M



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

TOPOGRAPHY

Contour Interval 2 M

Block:3 Plan:7711120
NW-01-26-04-W05M

Date: April 18, 2018

Division # 9

File: 06801009

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

AIR PHOTO

Spring 2016

Block:3 Plan:7711120
NW-01-26-04-W05M

Date: April 18, 2018

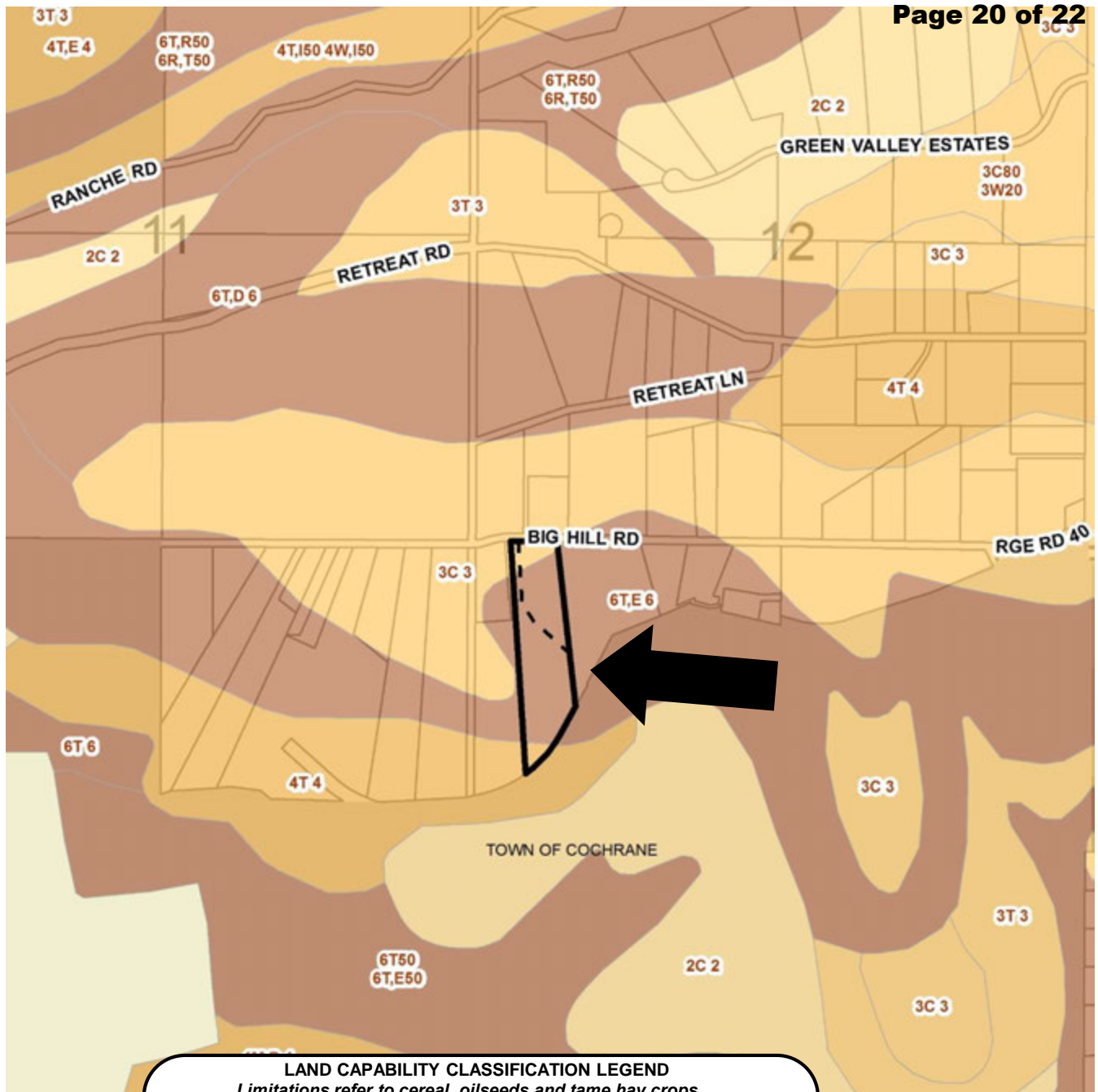
Division # 9

File: 06801009

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

CLI Class

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

Limitations

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

SOIL MAP

Block:3 Plan:7711120
NW-01-26-04-W05M

Date: April 18, 2018

Division # 9

File: 06801009

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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

Block:3 Plan:7711120
NW-01-26-04-W05M

AGENDA

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PLANNING & DEVELOPMENT SERVICES

TO: Subdivision Authority
DATE: December 11, 2018 **DIVISION:** 2
FILE: 04723003 **APPLICATION:** PL20180138
SUBJECT: Subdivision Item – Residential Two District

¹POLICY DIRECTION:

The application was evaluated in accordance with Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the County Plan, as well as the Central Springbank Area Structure Plan, and was found to be compliant:

- The proposal is consistent with the requirements for residential development in the Central Springbank Area Structure Plan;
- The subject lands hold the appropriate land use designation; and
- All technical considerations are addressed through the conditions of subdivision approval.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 2.43 hectare (± 6.00 acre) remainder. The subject lands are located in a country residential area of the County, surrounded by agricultural and residential development.

Both proposed lots 1 and 2 have direct access to Range Road 32 from existing approaches. Servicing is currently provided via an existing private sewage treatment system and water well. The new lot is proposed to be serviced by similar means, and the servicing information submitted with the application confirms the viability of this strategy. Technical studies submitted with the application in conjunction with conditions of approval as outlined in Appendix A confirm that the subdivision is feasible in accordance with applicable standards.

Administration determined that the application meets policy.

PROPOSAL: To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 2.43 hectare (± 6.00 acre) remainder.	GENERAL LOCATION: Located approximately 1.61 kilometres (1 mile) south of Township Road 245 and on the east side of Range Road 32.
LEGAL DESCRIPTION: Lot 5, Plan 9111699, NW-23-24-03-W05M	GROSS AREA: ± 4.05 hectares (± 10.00 acres)
APPLICANT: Ryan & Sharon Buckley OWNER: Ryan & Sharon Buckley	RESERVE STATUS: Municipal Reserves were previously provided by cash-in-lieu on Plan 9111699.
LAND USE DESIGNATION: Residential Two District (R-2)	LEVIES INFORMATION: The Transportation Off-Site Levy is applicable in this case.

¹Administration Resources

Paul Simon, Planning & Development Services
 Eric Schuh, Planning & Development Services



DATE APPLICATION RECEIVED: November 14, 2018 DATE DEEMED COMPLETE: November 14, 2018	APPEAL BOARD: Subdivision and Development Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Level 3 Private Sewage Treatment System Report (March, 2015) Phase 1 Groundwater Evaluation (December, 2014) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (Bylaw C-7280-2013) Central Springbank Area Structure Plan (Bylaw C-5354-2001) Land Use Bylaw (Bylaw C-4841-97)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 102 adjacent landowners. No letters were received in response. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

September 15, 2015 Subdivision application PL20150027 was approved by Council.

- Subdivision application PL20150027 was never endorsed or subsequently registered at Land Titles. On November 9, 2018, the Applicant indicated that they wanted to withdraw application PL20150027. The current application does not contain any changes, but the Applicant indicated they wish to contest the conditions of approval, specifically the application of the Transportation Offsite Levy.

August 28, 1991 The subject lands were created and registered on Plan 911 1699. The plan indicates that Municipal Reserves were provided by cash-in-lieu.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography:

The topography of the site is rolling and gently slopes to the southeast.

Conditions: None.

b) The site's soil characteristics:

The land contains Class 4 and 6 soil with severe limitations and/or the soil is not considered feasible for cereal, oilseed, and tame hay crop production due to the high sodicity, adverse topography, low moisture holding, and adverse texture.

Conditions: None.

c) Stormwater collection and disposal:

There is an intermittent Elbow River Tributary that bisects the parcels immediately east of the subject lands. The lands contain slopes of approximately 6% to the east. Due to the topographical and environmental conditions, as a condition of subdivision, the Owner would be required to



submit a Site Specific Stormwater Implementation Plan for the subject lands, in accordance with the requirements of the County Servicing Standards and the Springbank Master Drainage Plan.

Conditions: 4.

d) Any potential for flooding, subsidence, or erosion of the land:

There are no concerns related to flooding, subsidence, or erosion as a result of the proposed subdivision

Conditions: None.

e) Accessibility to a road:

Currently the subject lands are accessed via two existing approaches off of Range Road 32. To provide physical access to proposed Lot 1, the Owner proposes a panhandle that includes an existing approach. The Owner would be required to enter into a road acquisition agreement with the County for the panhandle portion of the subject lands, and register a corresponding restrictive covenant to ensure any new buildings would comply with the setback requirements from a potential future internal roadway.

Conditions: 2, 3.

f) Water supply, sewage, and solid waste disposal:

The Owner submitted a Phase I Groundwater Supply Evaluation in support of the application. The report determines that there is sufficient groundwater available in the area to support the proposed parcel. As a condition of the subdivision, the Owner would be required to provide a Phase II Aquifer Testing Report to determine if the aquifer in the area is sufficient to supply water to the proposed Lot 1 based on the requirements of the County Servicing Standards and the Water Act.

The Owner submitted a Level III PSTS Site Assessment that concludes that the site soils are suitable for subsurface treatment and a conventional septic field system for the proposed Lot 1.

As a condition of subdivision, the Owner would be required to enter into a deferred services agreement in the event that municipal servicing becomes available in the future.

Conditions: 5, 6.

g) The use of the land in the vicinity of the site:

The subject land is surrounded by a mixture of agricultural and residential parcels in the area. The proposed parcel size is compatible with adjacent lands.

Conditions: None

h) Other matters:

Municipal Reserves

Municipal Reserves were previously provided by a cash-in-lieu payment on Plan 9111699.

Transportation Off-Site Levy

The Applicant/Owner would be required to provide payment of the Transportation Off-Site Levy (TOL) in accordance with applicable levy at time of subdivision approval. The TOL would be applicable on the gross acreage of the subject lands.

- TOL Base payment = (\$4,595/acre)*(10.00 acres) = \$45,950.00.
- TOL Special Area payment = (\$11,380/acre)*(10.00 acres)



- Estimated levy payment owed at the time of subdivision endorsement is \$159,750 (Base = \$4595/acre*10 acres = \$45,950; Special Area 4 = \$11,380/acre*10 acres = \$113,800).

Conditions: 8.

POLICY CONSIDERATIONS:

The subject lands are located within the Central Springbank Area Structure Plan policy area. The ASP identifies the subject land as suitable for infill residential development. Policy 2.3.2.2(c) provides direction on the requirements for a Conceptual Scheme on minor subdivision applications. If a minor subdivision has direct road access available, only one lot is created, the proposed lot is 0.80 hectares (2.00 acres) or greater in size, and the creation of the new lot will not adversely affect or impede future subdivision of the balance of land, a Conceptual Scheme is not required. This application meets the Policy 2.3.2.2(c). Further, the subject property is considered to be an Infill Residential Area and Policy 2.9.3 with respect to minimum parcel size applied. The proposed subdivision meets the requirements of the Infill Residential Area.

The subject land holds the appropriate land use and the proposed subdivision would result in lots that comply with the minimum parcel size for the Residential Two district. The proposal complies with the purpose and intent of this district to provide for country residential development.

CONCLUSION:

The proposal was evaluated in accordance with Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and the Central Springbank Area Structure Plan. Administration determined that it was compliant:

- The application is consistent with the Central Springbank ASP;
- The subject lands hold the appropriate land use designation;
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

OPTIONS:

Option #1: THAT Subdivision Application PL20180138 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20180138 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services
PS/rp

Interim County Manager

APPENDICES:

APPENDIX 'A': Approval Conditions
APPENDIX 'B': Application Referrals
APPENDIX 'C': Map Set

APPENDIX A: APPROVAL CONDITIONS

- A. The application to create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 2.43 hectare (± 6.00 acre) remainder within Lot 5, Plan 9111699, NW-23-24-03-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 1, to serve as a notice that those lands are intended for the future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - i. The provision of a 12.5 m wide road acquisition along the panhandle of Lot 1; and
 - ii. Land is to be purchased for \$1 by the County.
- 3) The Applicant/Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 2 that restricts the erection of any structure on or within 15.0 metres of a future road Right of Way, as shown on the approved Tentative Plan.

Stormwater/Developability

- 4) The Applicant/Owner is to provide and implement a Site Specific Stormwater Management Plan that meets the requirements of the County Servicing Standards and Springbank Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - i. A Site Improvements / Services Agreement or Development Agreement, to be entered into with the County, addressing the design and construction of the required improvements



should the recommendations of the Stormwater Management Plan indicate that improvements are required;

- ii. Registration of any required Easements and/or Utility Rights of Way;
- iii. Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
- iv. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.

Site Servicing

- 5) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - i. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - ii. The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.
- 6) The Applicant/Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot, indicating:
 - i. Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - ii. Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

- 7) The Applicant/Owner shall pay the County subdivision endorsement fee in accordance with the Master Rates Bylaw for the creation of one (1) new Lot.
- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - i. From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

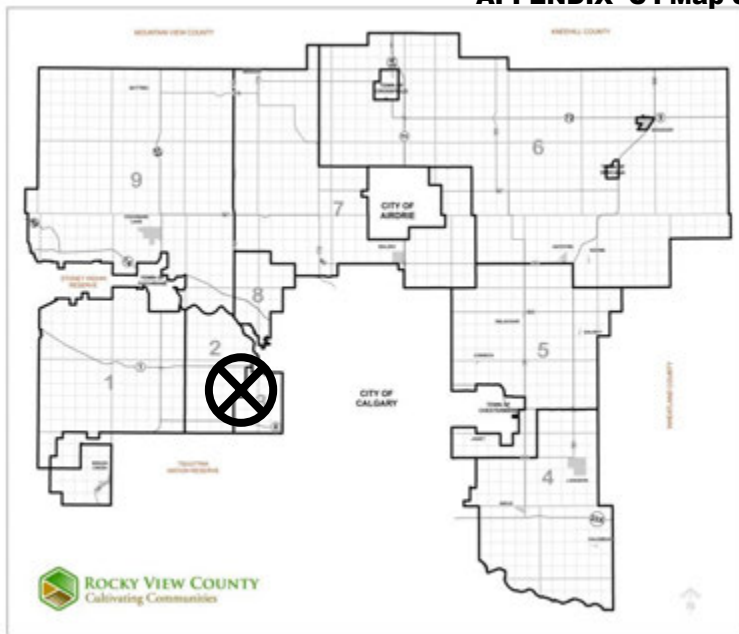
AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Cochrane Lake Gas Coop	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldsmen	No comments received.
Rocky View Recreation Board (All)	As Municipal Reserves were previously provided on Plan 911 1699, Rocky View West Recreation Board has no comments.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Legal and Land Administration	The Municipal Lands Office has no concerns with this subdivision application as applicable reserves have been previously dedicated as per Plan 9111699.
Development Authority	No comments received.
GeoGraphics	The new 4 acre lot has been primarily addressed as 243216 Range Road 32.
Building Services	No comments received.
Agricultural and Environment Services	No comments received.
Fire Services	No comments received.
Bylaw and Municipal Enforcement	No comments received.
Planning & Development Services - Engineering	<p data-bbox="618 963 729 995">General</p> <ul data-bbox="618 1016 1443 1115" style="list-style-type: none"> <li data-bbox="618 1016 1443 1115">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="618 1136 1192 1167">Geotechnical - Section 300.0 requirements:</p> <ul data-bbox="618 1188 1146 1220" style="list-style-type: none"> <li data-bbox="618 1188 1146 1220">• ES has no requirements at this time. <p data-bbox="618 1241 1216 1272">Transportation - Section 400.0 requirements:</p> <ul data-bbox="618 1293 1461 1942" style="list-style-type: none"> <li data-bbox="618 1293 1414 1356">• The subject lands are accessed from two existing approaches from Range Road 32, which is a paved road; <li data-bbox="618 1356 1443 1419">• The proposed panhandle is 12.5 metres in width, which meets the requirements of the County Servicing Standards; <li data-bbox="618 1419 1461 1942">• As a condition of future subdivision, the applicant shall enter into a Road Acquisition Agreement for the panhandle portion of the proposed parcel, allowing the County to acquire the lands for future road allowance for \$1.00: <ul data-bbox="675 1577 1414 1671" style="list-style-type: none"> <li data-bbox="675 1577 1414 1671">○ The surrounding lands are predominantly R-2 parcels with further subdivision potential, which warrants road acquisition. <li data-bbox="618 1692 1461 1892">• As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for the total gross acreage of the lands, as the applicant is proposing to subdivide a Residential Two District parcel into lots less than 9.88 acres in size. <ul data-bbox="675 1913 1443 1942" style="list-style-type: none"> <li data-bbox="675 1913 1443 1942">○ Estimated levy payment owed at the time of subdivision

AGENCY	COMMENTS
	<p>endorsement is \$159,750 (Base = \$4595/acre*10 acres = \$45,950; Special Area 4 = \$11,380/acre*10 acres = \$113,800).</p> <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant/Owner submitted a Level III PSTS Assessment (Groundwater Information Technologies Ltd. - March 3, 2015) with previous application PL20150027. The report concludes that the site soils are suitable for subsurface treatment and a conventional septic field system is recommended for the proposed parcel; • The Applicant/Owner submitted a Level I Assessment variation for the existing septic system on the remainder parcel. ES has reviewed the assessment and has no further concerns; • As a condition of 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 submitted a Phase I Groundwater Supply Evaluation (Groundwater Information Technologies Ltd. - March 3, 2015) with previous application PL20150027. Based on the review of published data, the report determined that sufficient groundwater is available in the area to support the proposed parcel; • As a condition of future subdivision, the applicant will be required to drill a new well on the proposed parcel, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for the well; • As a condition of 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>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • There is an intermittent Elbow River Tributary which bisects the parcels immediately east of the subject lands; • According to County GIS 2m contours, the subject lands have approximately 6% slope towards the east; • As a condition of subdivision, the applicant shall submit a Site Specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with the requirements of the County Servicing Standards and the Springbank Master

AGENCY	COMMENTS
	Drainage Plan. <ul style="list-style-type: none"> ○ If required, the Applicant shall enter into a Site Improvement / Site Services Agreement to ensure any improvements are made in accordance with the SSIP. Environmental – Section 900.0 requirements: <ul style="list-style-type: none"> • ES has no requirements at this time; • Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.
Transportation Services	No comments received.
Capital Project Management	No comments received.
Utility Services	No comments received.

Circulation Period: November 15, 2018 – December 6, 2018



LOCATION PLAN

NW-23-24-03-W05M

Lot:5 Plan:9111699

Date: 28-Nov-18

Division # 2

File: 04723003

AGENDA

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Subdivision Proposal: To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 2.43 hectare (± 6.00 acre) remainder.

RGE RD 32

**Lot 2
(remainder)**
 ± 2.43 hectare
(± 6.00 acre)

Lot 1
 ± 1.62 hectare
(± 4.00 acre)

SUBDIVISION PROPOSAL

NW-23-24-03-W05M

Lot:5 Plan:9111699

Date: 28-Nov-18

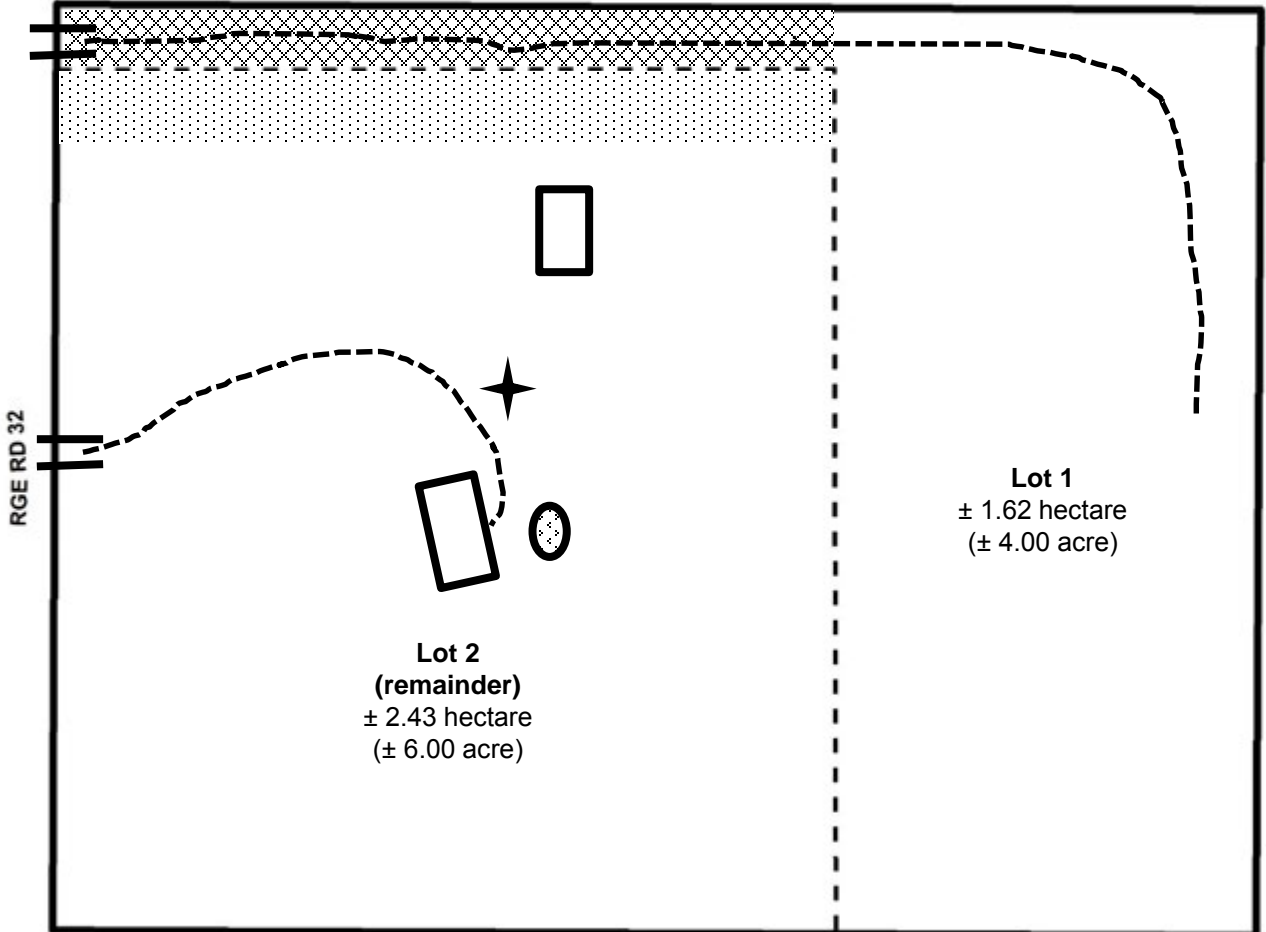
Division # 2

File: 04723003

AGENDA

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Subdivision Proposal: To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 2.43 hectare (± 6.00 acre) remainder.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Legend	
Existing Approach	
Driveway	
Dwelling	
Accessory Building	
Water Well	
Septic Field	
Road Acquisition Area	
15 m Restrictive Covenant	

TENTATIVE PLAN

NW-23-24-03-W05M

Lot:5 Plan:9111699

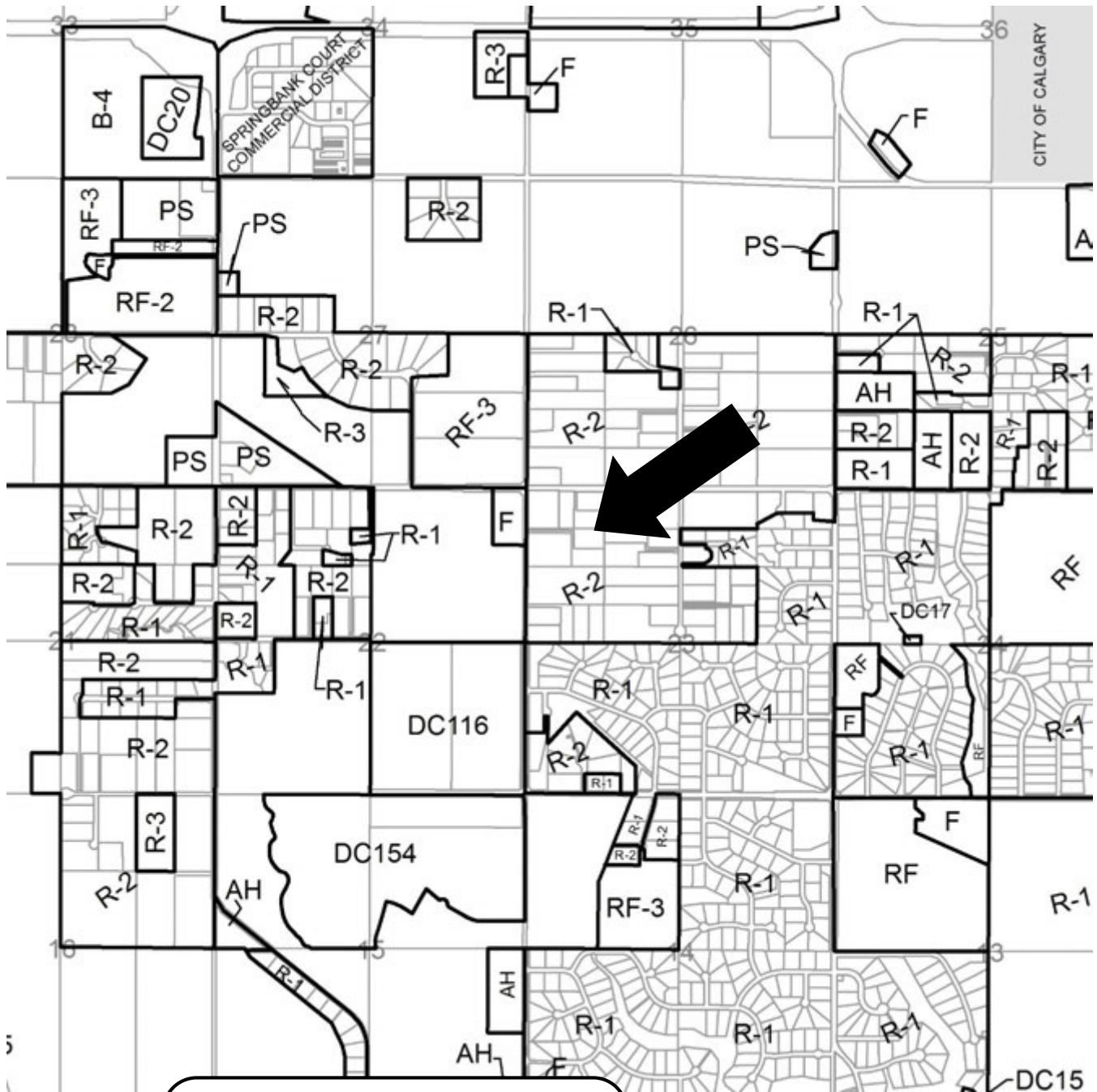
Date: 28-Nov-18

Division # 2

File: 04723003

AGENDA

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

LAND USE MAP

NW-23-24-03-W05M

Lot:5 Plan:9111699

Date: 28-Nov-18

Division # 2

File: 04723003

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

NW-23-24-03-W05M

Lot:5 Plan:9111699

Date: 28-Nov-18

Division # 2

File: 04723003

AGENDA

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TOPOGRAPHY

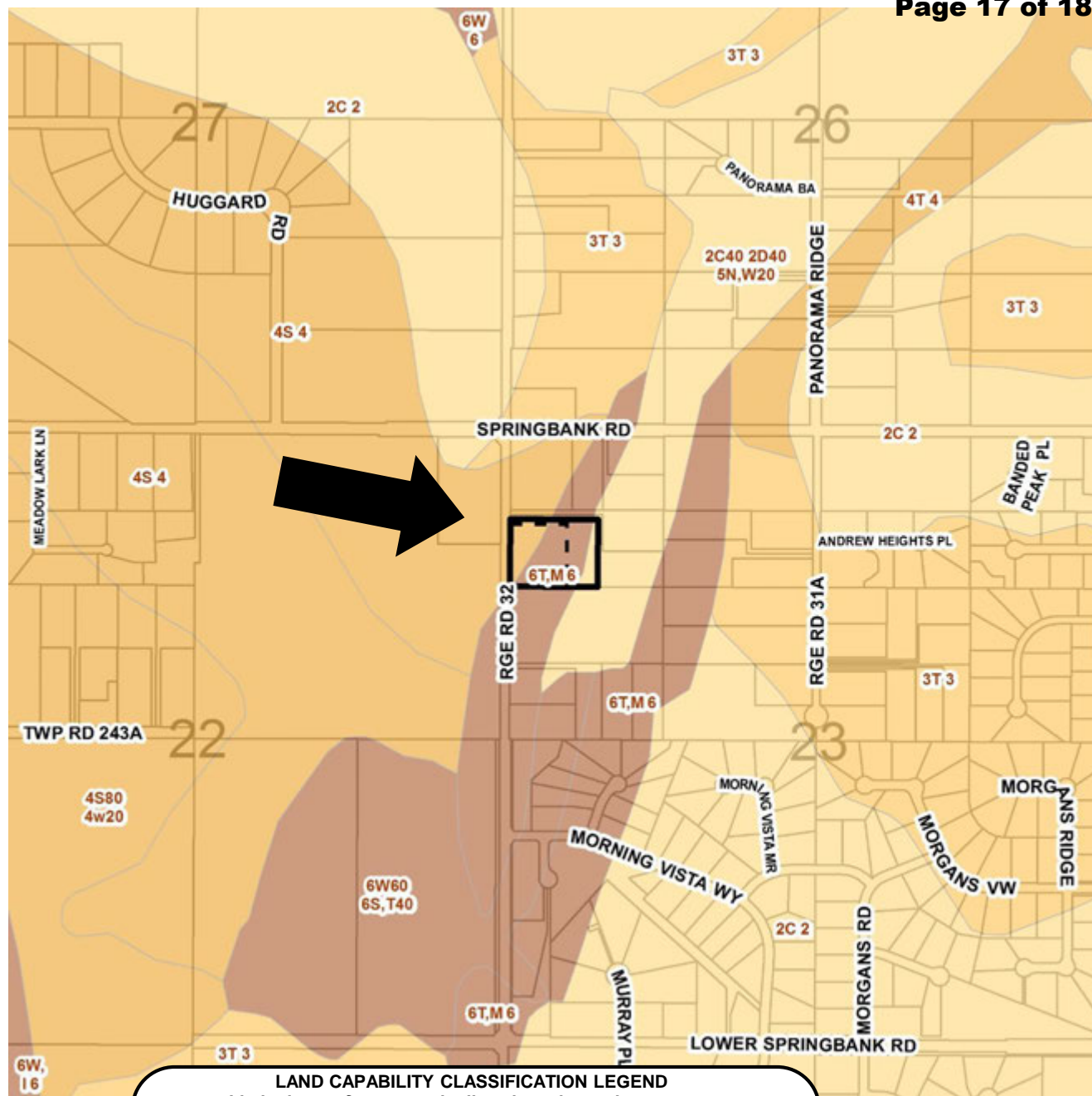
Contour Interval 2 M



NW-23-24-03-W05M
Lot:5 Plan:9111699

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

NW-23-24-03-W05M

Lot:5 Plan:9111699

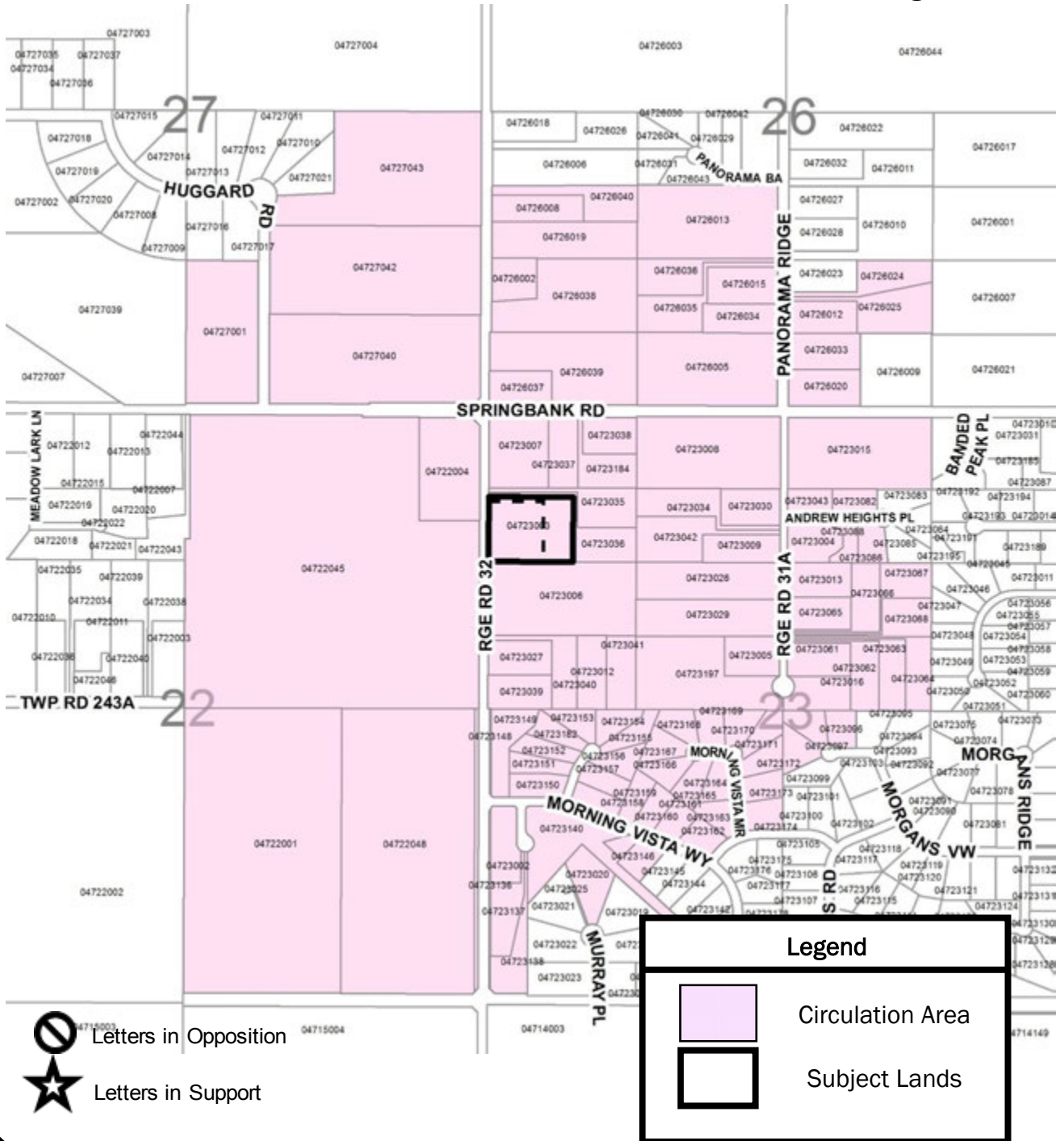
Date: 28-Nov-18

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LANDOWNER CIRCULATION AREA

NW-23-24-03-W05M

Lot:5 Plan:9111699

Date: 28-Nov-18

Division # 2

File: 04723003

AGENDA

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