

Council Meeting Agenda

January 22, 2019

9:00 a.m.



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

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

1. January 8, 2019 Council Meeting

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B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: Due to a publishing error, the Public Hearings were advertised in the January 1, 2019 and January 8, 2019 editions of the Rocky View Weekly rather than the December 25, 2018 and January 1, 2019 editions. To accommodate for the error, the written submission deadline was extended from January 9, 2019 to January 21, 2019.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 9 – File: PL20160128 (06929014) – Bylaw C-7853-2018 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm Two District to Agricultural Holdings District

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2. Division 4 – File: PL20180083 (02322001) – Bylaw C-7852-2018 – Redesignation Item – Farmstead District to Residential Three District

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AFTERNOON APPOINTMENTS 1:30 P.M.

3. Division 5 – File: PL20160094 (04330009) – Bylaw C-7845-2018 – Redesignation Item – Agricultural Holdings District to Business Industrial Campus District

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9:00 a.m.



ROCKY VIEW COUNTY
Cultivating Communities

262075 ROCKY VIEW POINT
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D GENERAL BUSINESS

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

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2. Divisions 5/6/7 – File: N/A – Alberta Communities Partnership Grant Application Support

Staff Report

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3. Division 4 – File: 6060-300 – Langdon Recreation Special Tax Funding Grant Application – Langdon Community Association

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4. All Divisions – File: N/A – Response to Notice of Motion – Canada Post Addressing

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5. All Divisions – File: 2020-250 – 2019 Tax Recovery Sale Properties – Tax Sale Conditions

Staff Report

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E BYLAWS

- None

F UNFINISHED BUSINESS

- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

- None

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J SUBDIVISION APPLICATIONS

1. Division 8 – File: PL20180109 (06713017) – Subdivision Item – Bearspaw Area
Structure Plan – Residential One District

Staff Report

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K COMMITTEE OF THE WHOLE/IN CAMERA - None

ADJOURN THE MEETING

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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 January 8, 2019 commencing at 9:02 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

Absent:	Division 5	Councillor J. Gautreau
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Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- S. Baers, Executive Director, Community Development Services
- G. Kaiser, Director, Marketing and Communications
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- M. Wilson, Manager, Planning and Development Services
- J. Fleischer, Manager, Agricultural and Environmental Services
- A. Zaluski, Policy Planning Supervisor, Planning and Development Services
- G. Nijjar, Acting Engineering Supervisor, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:02 a.m. with all members present with the exception of Councillor Gautreau.

1-19-01-08-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the following items be removed from the January 8, 2019 Council meeting agenda:

- E-1 – Subdivision Authority Bylaw
- J-2 – Subdivision Application PL20180088

Carried

MOVED by Councillor Henn that the January 8, 2019 Council meeting agenda be approved as amended.

Carried

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1-19-01-08-02

Confirmation of Minutes

MOVED by Councillor Henn that the December 11, 2018 Council meeting minutes be approved as amended.

Carried

1-19-01-08-05 (D-1)

All Divisions – International Award – Gold Award of Excellence

File: N/A

MOVED by Councillor McKylor that the report, International Award – Gold Award of Excellence, be received as information.

Carried

1-19-01-08-06 (D-2)

All Divisions – Board and Committee Amendments

File: N/A

The Chair called for a recess at 9:22 a.m. and called the meeting back to order at 9:32 a.m. with all previously mentioned members present.

MOVED by Councillor Kamachi that section 2(a) of the Bragg Creek FireSmart Committee Terms of Reference be amended to read as follows:

“One Councillor appointed at the Organizational Meeting of Council for a four year term or for a term to coincide with the next municipal election”

AND that section 2(b) of the Bragg Creek FireSmart Committee Terms of Reference be amended to read as follows:

“A minimum of six Members at Large from the Greater Bragg Creek area appointed at the Organizational Meeting of Council for a four year term”

Carried

MOVED by Councillor Hanson that Bylaw C-7841-2018 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7841-2018 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7841-2018 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7841-2018 be given third and final reading.

Carried

MOVED by Councillor Henn that section 10 of the Agricultural Service Board Terms of Reference be amended to read as follows:

“The Chair will be a Councillor appointed by Council at the annual Organizational Meeting and the Vice Chair will be elected by the ASB at its first meeting following the annual Organizational Meeting.”

Carried

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MOVED by Councillor Henn that the Agricultural Service Board Terms of Reference be approved as per Attachment 'C' as amended;

AND that Policy 500, *Operation of the Agricultural Service Board*, be rescinded.

Carried

MOVED by Councillor McKylor that the Governance and Priorities Committee Terms of Reference be approved as per Attachment 'B';

AND that the Policy and Priorities Committee Terms of Reference be rescinded.

Carried

MOVED by Councillor Hanson that Bylaw C-7840-2018 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7840-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7840-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7840-2018 be given third and final reading.

Carried

MOVED by Councillor Hanson that Administration be directed to review the County's board and committee application process and remuneration rates with a report to be brought back to a future Governance and Priorities Committee meeting.

Carried

1-19-01-08-07 (D-3)

Division 1- Terms of Reference – Bragg Creek Hamlet Expansion Strategy

File: 1011-534

MOVED by Councillor Kamachi that the Bragg Creek Hamlet Expansion Strategy Terms of Reference be approved as presented in Appendix 'A'.

Carried

The Chair called for a recess at 9:54 a.m. and called the meeting back to order at 10:00 a.m. with all previously mentioned members present.

1-19-01-08-03 (C-1)

Division 8 – Bylaw C-7836-2018 – Conceptual Scheme Item – Bearspaw Heights Conceptual Scheme – New County Residential Community

File: PL20170078 (06713003)

1-19-01-08-04 (C-2)

Division 8 – Bylaw C-7837-2018 – Redesignation Item – Residential Two District to Residential One District

File: PL20170064 (06713003)

MOVED by Councillor Wright that the public hearing for items C-1 and C-2 be opened concurrently at 10:08 a.m.

Carried

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MOVED by Councillor Wright that the late letters be received.

Carried

Person(s) who presented: Alex Kurteev, Owner of subject lands
Bart Carswell, Carswell Planning, Applicant
Mike Schaalje, Sim-Flo Systems

The Chair called for a recess at 11:06 a.m. and called the meeting back to order at 11:19 a.m. with all previously mentioned members present.

Person(s) who spoke in favour: Michael Svikhnushin
Michelle Vaccaro
Jerry Neustaeder

Person(s) who spoke in opposition: Joe Carson
Damon Maerz, and on behalf of Darrin and Deborah Durda

The Chair called for a recess at 12:21 p.m. and called the meeting back to order at 12:34 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning, Applicant
Mike Schaalje, Sim-Flo Systems

MOVED by Councillor Wright that the public hearing for items C-1 and C-2 be closed at 12:54 p.m.

Carried

The Chair called for a recess at 12:55 p.m. and called the meeting back to order at 1:16 p.m. with all previously mentioned members present.

MOVED by Councillor Wright that Bylaw C-7836-2018 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-7837-2018 be given first reading.

Carried

MOVED by Councillor Wright that Administration be directed to bring Bylaw C-7836-2018 and Bylaw C-7837-2018 back to Council for further consideration pending completion of the following:

- a) Detailed downstream conveyance map and assessment of the conveyance route from the proposed outlet pipe to Big Spring Creek.

Lost

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

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MOVED by Councillor Wright that Bylaw C-7836-2018 be given second reading.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Wright that Bylaw C-7836-2018 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7836-2018 be given third and final reading.

Carried

MOVED by Councillor Wright that Bylaw C-7837-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7837-2018 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7837-2018 be given third and final reading.

Carried

The Chair called for a recess at 1:27 p.m. and called the meeting back to order at 2:20 p.m. with all previously mentioned members present with the exception of Councillor Hanson.

Councillor Hanson returned to the meeting at 2:21 p.m.

1-19-01-08-08 (D-4)

Divisions 8/9 – Terms of Reference – Bearspaw Area Structure Plan Review

File: 1011-501

MOVED by Councillor Wright that the Bearspaw Area Structure Plan Review Terms of Reference be approved as presented in Appendix 'A'.

Carried

1-19-01-08-09 (D-5)

All Divisions – Response to Notice of Motion – High-Speed Internet Servicing

File: N/A

MOVED by Councillor Wright that Administration be directed to prepare a report, to be brought for Council's consideration prior to April 1, 2019, that evaluates the activities set out in the High-Speed Internet Provision Notice of Motion and that provides an estimate of the resources required to achieve the strategic direction provided by the Notice of Motion.

Carried

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1-19-01-08-11 (I-1)

All Divisions – Notice of Motion – Councillor Gautreau – Canada Post Mailing Address Changes

File: N/A

Notice of Motion: Read in at the January 8, 2019 Council Meeting

To be debated at the January 22, 2019 Council Meeting

Title: Canada Post Mailing Address Changes

Presented By: Councillor Kevin Hanson on behalf of Councillor Jerry Gautreau

WHEREAS Canada Post is currently conducting reviews of addressing information within Rocky View County to facilitate the implementation of municipal-based addressing at a future date;

WHEREAS Using municipal addressing for all residents and businesses in Rocky View County 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 mailing addresses with their respective 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 effective delivery of both 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.

1-19-01-08-12 (J-1)

Division 9 – Subdivision Item – Agricultural Holdings District

File: PL20180115 (08815008)

MOVED by Councillor Kissel that the applicant be allowed to speak to Council on item J-1 and that applicant's submission be accepted.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Deputy Reeve Schule
Councillor Wright
Councillor Kissel

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Henn

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The applicant, Agnes Dahl, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180115.

The Chair called for a recess at 3:17 p.m. and called the meeting back to order at 3:26 p.m. with all previously mentioned members present

MOVED by Councillor Kissel that Appendix 'A' be amended by deleting conditions 2 and 4;

AND THAT condition 7 in Appendix 'A' be amended to read as follows:

- 7) The provision of Reserve in the amount of 5 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 listed in the land appraisal prepared by Kyle Sande, file 030181, dated October 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Reserves for Lot 2 (the remainder) are to be deferred without caveat pursuant to Section 663 of the *Municipal Government Act*; and
 - b) 5% of Reserves for Lot 1 are to be deferred with caveat pursuant to the *Municipal Government Act*;

AND THAT the remaining conditions be renumbered as necessary.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

MOVED by Councillor Kissel that Subdivision Application PL20180115 be approved with the conditions noted in Appendix 'A' as amended:

- A. The application to create a ± 10.25 hectare (± 25.34 acre) parcel with a ± 50.46 hectare (± 124.68 acre) remainder within SW-15-28-04-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the *Subdivision and Development Regulation*, and having considered adjacent landowner submissions, the application 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

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this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

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

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall demonstrate that Lot 1 has been provided legal access through the existing access easement agreement (instrument # 131 195 636). If the existing access easement agreement does not provide legal access to Lot 1, the Applicant/Owner shall:
 - a) Amend the existing access easement agreement (instrument #951165 542) to ensure Lot 1 has legal access; or
 - b) Provide a new access right-of-way plan and prepare and register respective easements on title, where required.

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 (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
 - a) The Transportation Off-Site Levy shall be applicable on 3.00 acres of Lot 1.
 - b) The Transportation Off-Site Levy shall be deferred on Lot 2 (the remainder).

Municipal Reserve

- 5) The provision of Reserve in the amount of 5 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 listed in the land appraisal prepared by Kyle Sande, file 030181, dated October 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Reserves for Lot 2 (the remainder) are to be deferred without caveat pursuant to Section 663 of the *Municipal Government Act*; and
 - b) 5% of Reserves for Lot 1 are to be deferred with caveat pursuant to the *Municipal Government Act*;

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

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1-19-01-08-13 (G)
Councillor Reports

Council reported on the activities and meetings they attended in their respective divisions since the December 11, 2018 Council meeting.

Adjournment

MOVED by Councillor Hanson that the January 8, 2019 Council meeting be adjourned at 3:34 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

PLANNING & DEVELOPMENT SERVICES

TO: Council
DATE: January 22, 2019 **DIVISION:** 9
TIME: Morning Appointment
FILE: 06929014 **APPLICATION:** PL20160128
SUBJECT: Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm Two District to Agricultural Holdings District.

¹POLICY DIRECTION:

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

- The application is consistent with the definitions of new or distinct agricultural operations as defined by the County Plan; and
- The application is consistent with the criteria of Policy 8.22 of the County Plan, which specifies the policies under which the redesignation may be supported as a new or distinct operation.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm Two District to Agricultural Holdings District in order to facilitate the creation of a ± 8.33 hectare (± 20.60 acre) parcel (Lot 1) with a ± 8.33 hectare (± 20.60 acre) remainder (Lot 2).

The subject lands are located on the west side of Highway 40 and approximately 1 mile north of Highway 1A. The surrounding area is primarily agricultural lands. The existing 16.60 hectare (41.2 acre) parcel is divided by Beaupre Lake. The eastern half of the lot (Lot 2) is semi-developed, and contains a dwelling with associated servicing infrastructure provided by means of a septic field and water well. The western half (Lot 1) is vacant. The Applicant has provided a level three PSTS and well water report.

Beaupre Lake separates the lot from east to west, which, as a result, does not allow for a panhandle approach from Highway 40. Therefore, the only plausible way of achieving access to proposed Lot 1 would be to provide access from the undeveloped road allowance adjacent to west boundary of the proposed lot. At the subdivision stage, the Applicant/Owner would be required to construct a County Standard road from the intersection of Highway 40 & Range Road 55 to the subject lands. This is a distance of approximately 0.8 kilometres (1/2 mile).

The subject land is not located within the policy area of an area structure plan and was evaluated under the County Plan's Agricultural policies. The proposed land use amendment is consistent with the County Plan, and the technical aspects of the proposal can be adequately addressed through the related subdivision application and any future Development Permits.

Administration determined that the application meets policy.

¹ Administrative Resources

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

DATE APPLICATION RECEIVED: December 8, 2016
DATE DEEMED COMPLETE: December 10, 2016

PROPOSAL: To redesignate the subject lands from Ranch and Farm Two District to Agricultural Holdings District in order to facilitate the creation of a ± 8.33 hectare (± 20.60 acre) parcel with a ± 8.33 hectare (± 20.60 acre) remainder

LEGAL DESCRIPTION: Lot 4, Block 2, Plan 1111589, SW-29-26-05-W05M

GENERAL LOCATION: Located on the west side of Highway 40 and approximately 1.6 kilometers (1.0 mile) north of Highway 1A.

APPLICANT: Giovanni Fiorino

OWNERS: Giovanni Fiorino

EXISTING LAND USE DESIGNATION: Ranch and Farm Two District

PROPOSED LAND USE DESIGNATION: Agricultural Holdings District

GROSS AREA: ± 16.60 hectares (± 41.20 acres)

SOILS (C.L.I. from A.R.C.): Class 4H, M70, 6W30 – Severe limitations; production is not feasible due to temperature, low moisture holding, adverse texture, and excessive wetness / poor drainage

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to thirteen adjacent landowners. Two letters of support and no letters in objection were received 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:

2016 Council refused Bylaw C-7608-2016, redesignating the subject lands from Ranch and Farm Two District to Residential Three District in order to allow for the future subdivision of a ± 8.33 hectare (± 20.6 acre) parcel with a ± 8.33 hectare (± 20.6 acre) remainder.

2015 Subdivision Plan 151 2315 was registered at Land Titles for a boundary adjustment.

2014 Council approved Bylaw C-7409-2014, redesignating a portion of the subject land from Ranch and Farm Two District, in order to facilitate a boundary adjustment with the neighbouring parcel to the southeast. This involved the transfer of ± 1.2 hectares (± 3.13 acres) from Ranch and Farm Two District to Farmstead District.

2011 Subdivision Plan 111 1589 was registered at Land Titles creating the subject lands.

2009 Council approved Bylaw C-6744-2009, redesignating the original fragmented quarter section from Ranch and Farm District to Ranch and Farm Two District and Ranch and Ranch and Farm Three District in order to facilitate the subdivision of the current subject lands.

BACKGROUND:

The subject lands are located on the west side of Highway 40 and approximately 1 mile north of Highway 1A. The existing 41.2 acre parcel is divided by Beaupre Lake. The eastern half of the lot (Lot 2) is semi-developed, and contains a dwelling with associated servicing infrastructure provided by means of a septic field and water well. The western half (Lot 1) is vacant.

Beaupre Lake poses a restriction to development and access of the subject lands. The lake provides a natural barrier that separates the parcel from east to west. Alberta Environment has provided no comments.

Transportation

Access to proposed Lot 2 is provided from Highway 40 via a paved approach. Alberta Transportation and Engineering both indicated that a legal and/or physical access to proposed Lot 1 would be difficult. A panhandle approach from Highway 40 is not feasible, due to Beaupre Lake dividing the land. Therefore, Alberta Transportation and Engineering have recommended that access would need to be provided from the undeveloped road allowance located on the western boundary of the proposed lot.

At the subdivision stage, the Applicant/Owner would be required to enter into a Road Right-of-Way Development Agreement for the construction of a Regional Low Volume standard along the western boundary of the parcel to Highway 40. This road would need to be completed with the construction of a cul-de-sac and associated infrastructure in accordance with Rocky View County Servicing Standards. It is important to note, without the construction of the road, the County would be creating a parcel without access.

The intersection of Highway 40 & Range Road 55 is a skewed intersection that does not align at 90 degrees. As a condition of subdivision, the Applicant/Owner would be required to provide an intersection safety analysis, prepared by a qualified professional, to evaluate the sightlines of the intersection and determine if any intersection improvements are required to accommodate the extension of Range Road 55.

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 for 3 acres of each parcel as the applicant is proposing to subdivide an Agricultural Holdings District parcel.

Servicing

The Applicant has submitted a level three Private Sewage Treatment System (PSTS) Assessment, and a Phase 1 Groundwater Supply Evaluation for the proposed western half (Lot 1). The PSTS Assessment and Groundwater Evaluation confirm that the future lot is suitable for water and septic. However, at the future subdivision stage, a Phase Two Groundwater Evaluation Report, with aquifer testing and water quality testing, would be required to be completed and prepared, in accordance with the County Servicing Standards.

Topography

The topography of the lands slope towards the centre of the parcel, at Beaupre Lake, which bisects the lands from east to west. As sufficient developable area exists on the eastern portion of Lot 1 and the western portion of Lot 2, Administration has no further concerns.

Proposed Development:

The Applicant provided two land lease agreements for livestock pasture on the subject lands. Proposed Lot 1 would be used for cow-calves, while proposed Lot 2 would be used for horses. In total, there would be five horses (Lot 1) and six cow-calves (Lot 2) associated with the land lease agreements for pasture. It is important to note that these lease agreements have expired since the application date.

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 Policies (Section 8) of the County Plan.

The overall goal of the County Plan with respect to agriculture is to preserve the municipality's agricultural land base and avoid fragmentation of agricultural lands while encouraging 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 area primarily consists of agricultural parcels, with some country residential. As the lands would be used for agricultural purposes, there are no further concerns.
- b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;*
 - Beaupre Lake poses a restriction to development and access of the subject lands. The lake provides a natural barrier that separates the parcel from east to west, isolating the western portion. The construction of the undeveloped road allowance at the subdivision stage would provide access to the proposed lot and enable the development of the new agricultural use;
 - The application is consistent with the County Plan goal of preserving agricultural land, as the lands would be used for agricultural purposes.
- c. A demonstration of the need for the new agriculture operation;*
 - A demonstration of the need for the new agriculture operation was not provided.
- d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site Assessment criteria includes:*
 - i. suitable soil characteristics and topography;*
 - The subject lands comprise soils suitable for livestock grazing purposes. The topography of the lands slope toward the centre of the parcel, at Beaupre Lake, which bisects the lands from east to west. As sufficient developable area exists on the eastern portion of Lot 1 and the western portion of Lot 2, Administration has no further concerns. The subject lands comprise soils suitable for livestock grazing purposes.
 - 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*
 - Beaupre Lake separates the lot from east to west, which, as a result, does not allow for a panhandle approach from Highway 40. Therefore, the only plausible way of achieving access to proposed Lot 1 would need to be provided from the undeveloped road allowance adjacent to west boundary of the proposed lot. At the subdivision stage, the Applicant/Owner would be required to construct a County Standard road from the intersection of Highway 40 & Range Road 55 to the subject lands. This is a distance of approximately 0.8 kilometres (1/2 mile);
 - The Applicant submitted a level three Private Sewage Treatment System (PSTS) Assessment and a Phase 1 Groundwater Supply Evaluation for the proposed western half (Lot 1). The PSTS Assessment and Groundwater Evaluation confirm that the future lot is suitable for water and septic. However, at the future subdivision

stage, a Phase Two Groundwater Evaluation Report, with aquifer testing and water quality testing, will be required to be completed and prepared, in accordance with the County Servicing Standards.

iii. compatibility with existing uses on the parent parcel and adjacent lands.

- As the new uses are agricultural in nature, the proposal is compatible with the adjacent land uses to the north, west, and south of the subject lands.

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

- Rocky View County would assume responsibility for the maintenance and upkeep of the required ½ mile road, once construction is completed. Estimated costs range from \$200,000 - \$250,000 however, further design and investigation would be required to verify costs.

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

- There is no apparent impact to air quality, surface water, or groundwater.

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

The purpose of the Agricultural Holdings district is to provide for a range of smaller parcel 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 an Agricultural Holdings parcel is 8.10 hectares (20.01 acres), and as such, the proposed parcels would meet the Land Use Bylaw provisions for lot size.

CONCLUSION:

The subject land is not located within the policy area of an area structure plan and was therefore evaluated under the County Plan's Agricultural policies. The proposed land use amendment is consistent with the County Plan policies for the following reasons:

- The application is consistent with the definition of new or distinct agricultural operations as defined by the County Plan;
- The application is consistent with the criteria in Policy 8.22 of the County Plan, which specifies the rules under which the redesignation may be supported as a new or distinct operation;
- The technical aspects of the proposal can be adequately addressed through the related subdivision application and any future Development Permits.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7853-2018 be given first reading.
 Motion #2 THAT Bylaw C-7853-2018 be given second reading.
 Motion #3 THAT Bylaw C-7853-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7853-2018 be given third and final reading.
- Option #2: THAT application PL20160128 be refused.

Respectfully submitted,

“Sherry Baers”

Executive Director
Community Development Services

JK/rp

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7853-2018 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments provided.
Calgary Catholic School District	No comments provided.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	<p>January 4th, 2017 Original Letter</p> <p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 and Section 15 of the Subdivision and Development Regulation, due to the proximity of Highway 40. Presently, the application does not appear to comply with any category of Section 14 of the Regulation; however, it appears that the single parcel being created by this application should not have a significant impact on the provincial highway system.</p> <p>In lieu of the pre-subdivision planning afforded the department by Section 14(e) of the Subdivision and Development Regulation, a 30-metre wide service road right of way must be dedicated in a manner acceptable to Rocky View County across the highway frontage of the proposed 8.33 hectare parcel at the time of subdivision.</p> <p>Please note that no new access to Highway 40 will be considered as a result of the application. It was previously noted that access to the balance parcel from the municipal road may be difficult due to the presence of a water body that bisects the existing parcel, with indirect access to the balance through a network of undeveloped roads. The subdivision application should indicate the proposed method of providing access to the westerly parcel.</p> <p>If you have any questions, or require additional information, please contact this office.</p> <p>August 4th, 2017 Revised Letter</p> <p>Further to Alberta Transportation's January 4th, 2017 letter, it is acknowledged that access to the balance parcel will be via a road constructed along Range Road 55 south from its existing intersection with Highway 40.</p> <p>This satisfies the legal access requirements as set out in the</p>

AGENCY	COMMENTS
	Subdivision and Development Regulation, from Alberta Transportations perspective, and the department would be prepared to provide a waiver of Section 14 and 15 of the Subdivision and Development Regulation at the time of subdivision application.
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No objections.
ATCO Pipelines	No objection.
AltaLink Management	No comments provided.
FortisAlberta	No concerns.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
<i>Other External Agencies</i>	
EnCana Corporation	No comments provided.
<i>Rocky View County Boards and Committees</i>	
Agricultural & Environment Services	This does not appear to be a new and distinct agricultural pursuit as the leasing of pasture land for grazing can be carried out under the current land use designation.
Ranch Lands Recreation Board	The Ranch Lands District Recreation Board have reviewed the Redesignation application and have no concerns.
<i>Internal Departments</i>	

AGENCY	COMMENTS
Recreation, Parks and Community Support	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 data-bbox="618 774 727 800">General</p> <ul data-bbox="618 825 1455 919" style="list-style-type: none"> • There is an Altalink Transmission Line Right-of-Way (RW 571 GK) running through the subject lands, for the overhead power lines. <p data-bbox="618 940 1219 966">Geotechnical - Section 300.0 requirements:</p> <ul data-bbox="618 991 1162 1016" style="list-style-type: none"> • ES have no requirements at this time. <p data-bbox="618 1041 1240 1066">Transportation - Section 400.0 requirements:</p> <ul data-bbox="618 1092 1455 1892" style="list-style-type: none"> • 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 3 acres of each parcel, as the applicant is proposing to subdivide an Agricultural Holdings District parcel. <ul data-bbox="678 1310 1455 1404" style="list-style-type: none"> ○ Estimated levy payment owed at the time of subdivision endorsement is \$27,570 (Base = (\$4595/acre)*(6 acres) = \$27,570). • Access to Lot 1 cannot be provided through Lot 2, as the subject lands are bisected by Beaupre Lake. Undeveloped Road Allowances border the west and south of the subject lands. Accessing Lot 1 through the south road allowance is not feasible, as Beaupre Lake also bisects this road allowance. Therefore, to provide physical access to Lot 1, a Regional Low Volume standard graveled road shall be developed from the intersection of Highway 40 & Range Road 55 to the NW corner of the subject lands; • As a condition of future subdivision, the applicant shall enter into a Development Agreement for the construction of Range Road 55 to a Regional Low Volume Standard within the undeveloped road allowance from Highway 40 south to the access of the parcel, in accordance with the requirements of

AGENCY	COMMENTS
	<p>the County Servicing Standards.</p> <ul style="list-style-type: none"> ○ The road shall terminate in a cul-de-sac with an approach to Lot 1. ○ Some of the construction costs may be recovered through the County's Infrastructure Cost Recovery Policy. ○ Without the construction of the road, the County would be creating a parcel without access. <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall be required to obtain an Alberta Transportation Roadside DP, as the subject lands are within 1600m of Highway 40. The extension of Range Road 55 may also require modifications to the intersection of Highway 40 & Range Road 55. • ES notes that the intersection of Highway 40 & Range Road 55 is a skewed intersection which does not align at 90 degrees. At the time of future subdivision, the applicant shall provide an intersection safety analysis, prepared by a qualified professional, to evaluate the sightlines of the intersection and determine if any intersection improvements are require to accommodate the extension of Range Road 55. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The applicant submitted a Level 1 PSTS Assessment Variation (Sedulous Engineering Inc. – March, 2016) for the proposed Lot 2. An existing PSTS system is currently in place, the existing system is in good condition and maintains required separation distances from property lines, wells, surface waters and buildings. • The applicant submitted a Level 3 PSTS Assessment (Sedulous Engineering Inc. – March, 2016) for the proposed Lot 1. The assessment confirms that the site is suitable for the PSTS, and recommends a conventional system. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The applicant submitted a Phase 1 Groundwater Supply Evaluation (Sedulous Engineering Inc. – March, 2016). The report confirms that, theoretically, there is sufficient groundwater to supply the proposed lot with 1250m3 of water per year for household purposes without interfering with any existing users; • As a condition of future subdivision, the applicant will be required to drill a new well on Lot 1, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards as there are greater than six (6) parcels within the quarter section. The report shall include a Well Driller's Report confirming a

AGENCY	COMMENTS
	<p>minimum pump rate of 1.0 igpm for the well.</p> <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none">• ES have no requirements at this time. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none">• ES has no requirements at this time.• It is noted that Beaupre Lake bisects the subject lands.• Should the future subdivision application indicate any disturbance to Beaupre Lake, the applicant shall be required to obtain all necessary Alberta Environment approvals prior to subdivision endorsement.• Any required Alberta Environment approvals shall be the sole responsibility of the applicant/owner.
Transportation Services	No concerns.
Capital Project Management	No concerns.

Circulation Period: December 16 – January 9, 2017



BYLAW C-7853-2018

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-7853-2018.

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. 69 of Bylaw C-4841-97 be amended by redesignating a portion of SW-29-26-05-W05M from Ranch and Farm Two District to Agricultural Holdings District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 4, Block 2, Plan 1111589, SW-29-26-05-W05M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7853-2018 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: 9
File: 06929014/ PL20160128

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2019</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed

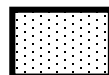
BYLAW: C-7853-2018

± 16.67 Hectares
± 41.2 Acres

AMENDMENT

FROM Ranch and Farm Two District TO Agricultural Holdings District

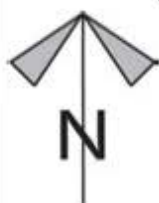
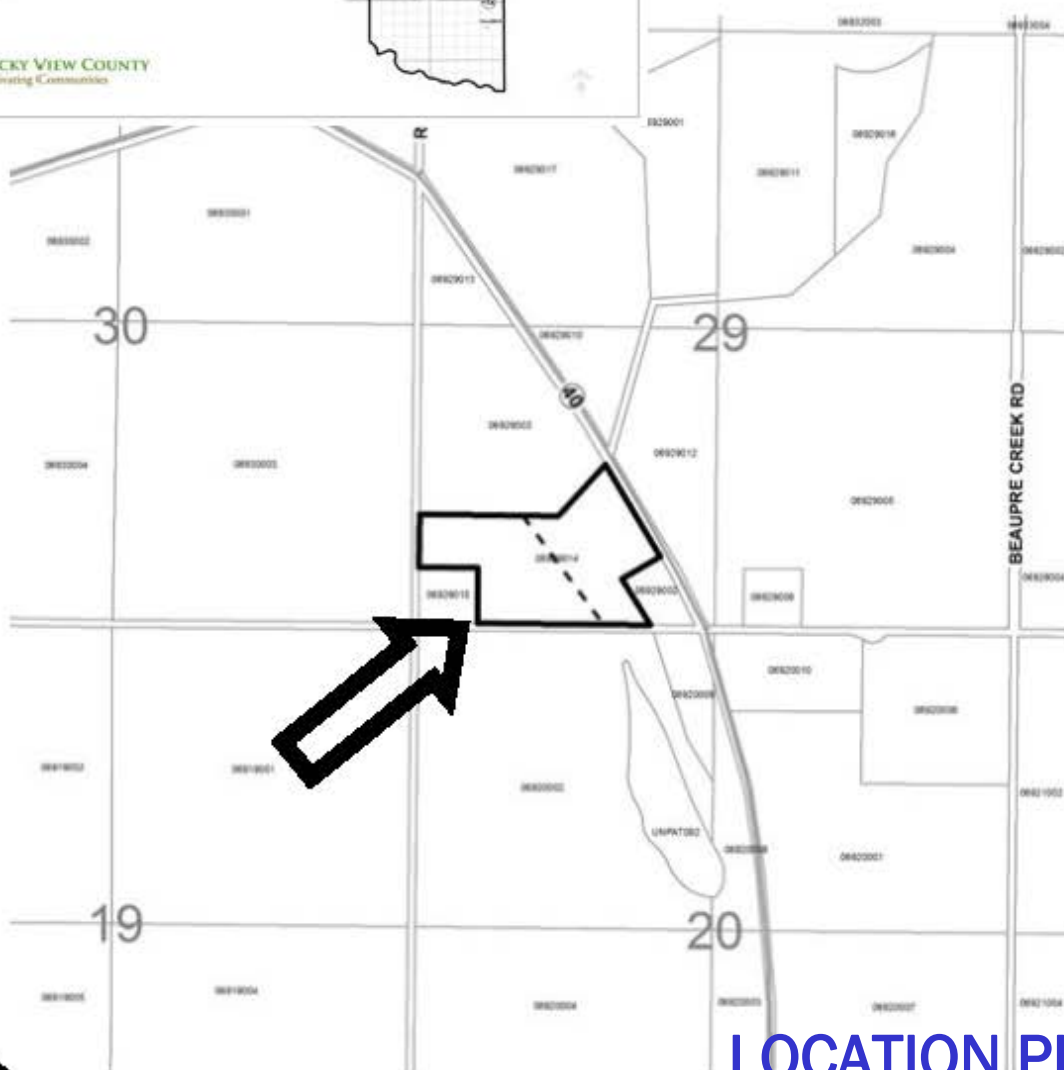
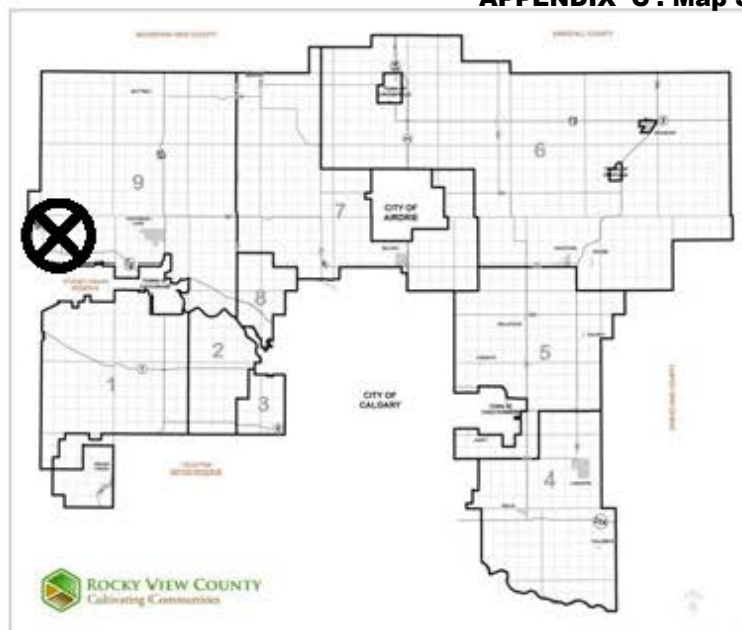
Subject Land _____



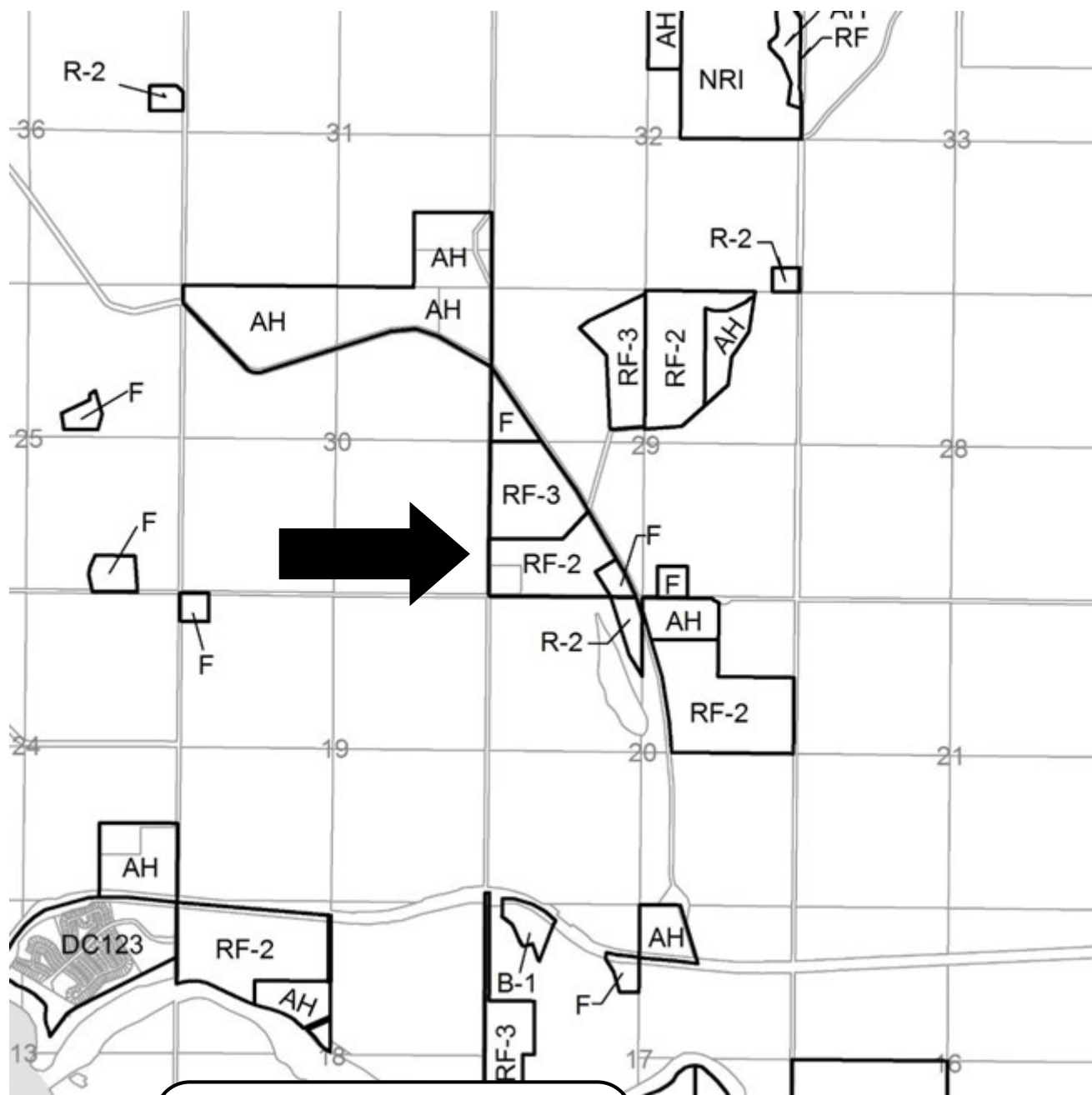
LEGAL DESCRIPTION: Lot 4, Block 2, Plan 1111589
SW-29-26-05-W05M

FILE: 06929014-PL20160128

DIVISION: 9



Lot:4 Block:2 Plan:1111589
SW-29-26-05-W05M

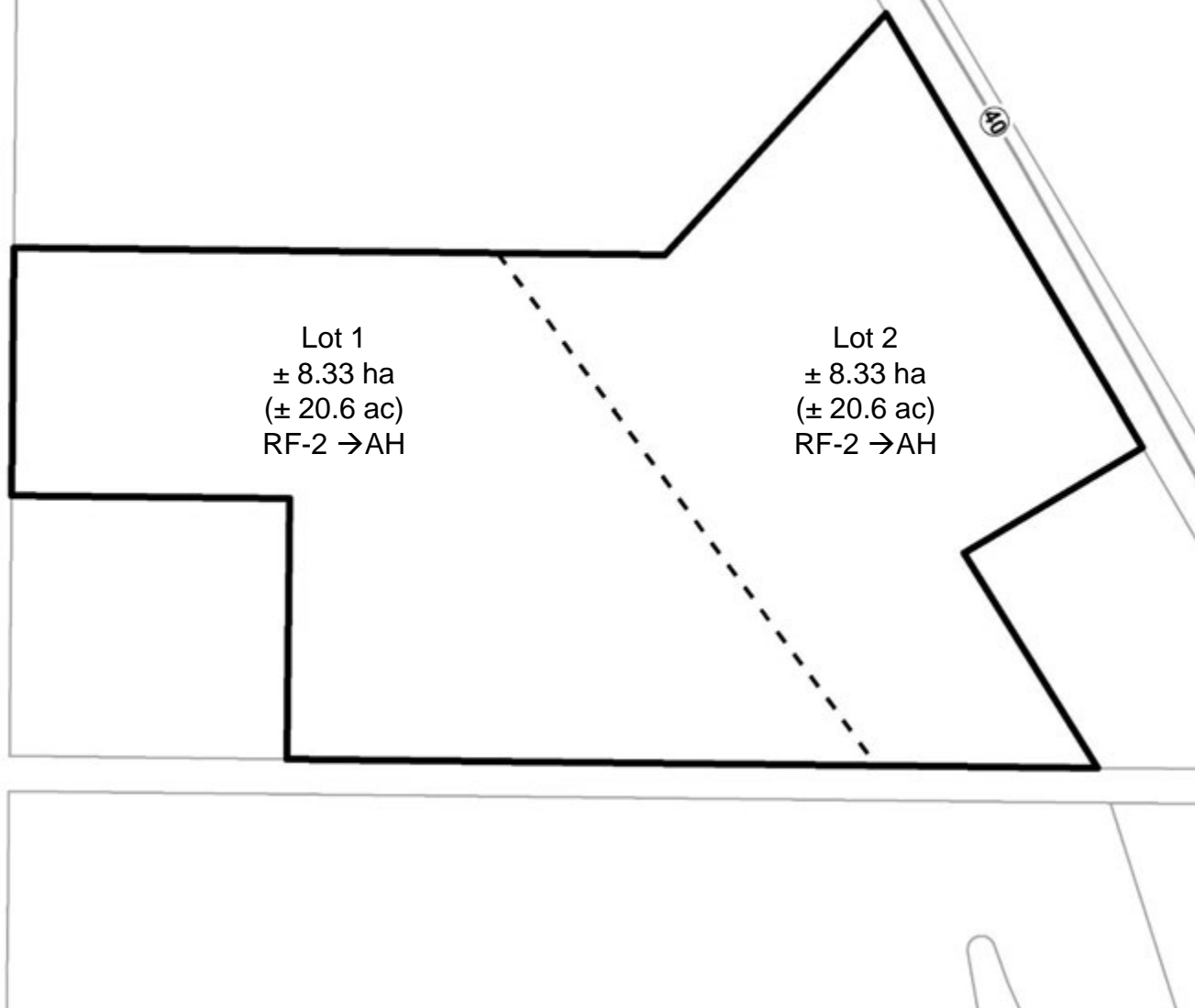


Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial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

LAND USE MAP

Lot:4 Block:2 Plan:1111589
SW-29-26-05-W05M

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm Two District to Agricultural Holdings District in order to allow for the future subdivision of a ± 8.33 hectare (± 20.6 acre) parcel with a ± 8.33 hectare (± 20.6 acre) remainder.



DEVELOPMENT PROPOSAL

Lot:4 Block:2 Plan:1111589
SW-29-26-05-W05M

Date: Dec 9, 2016

Division # 9

File: 06929014

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

**Lot:4 Block:2 Plan:1111589
SW-29-26-05-W05M**

Date: Dec 9, 2016

Division # 9

File: 06929014

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:4 Block:2 Plan:1111589
SW-29-26-05-W05M**

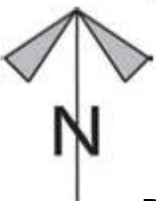
Date: Dec 9, 2016

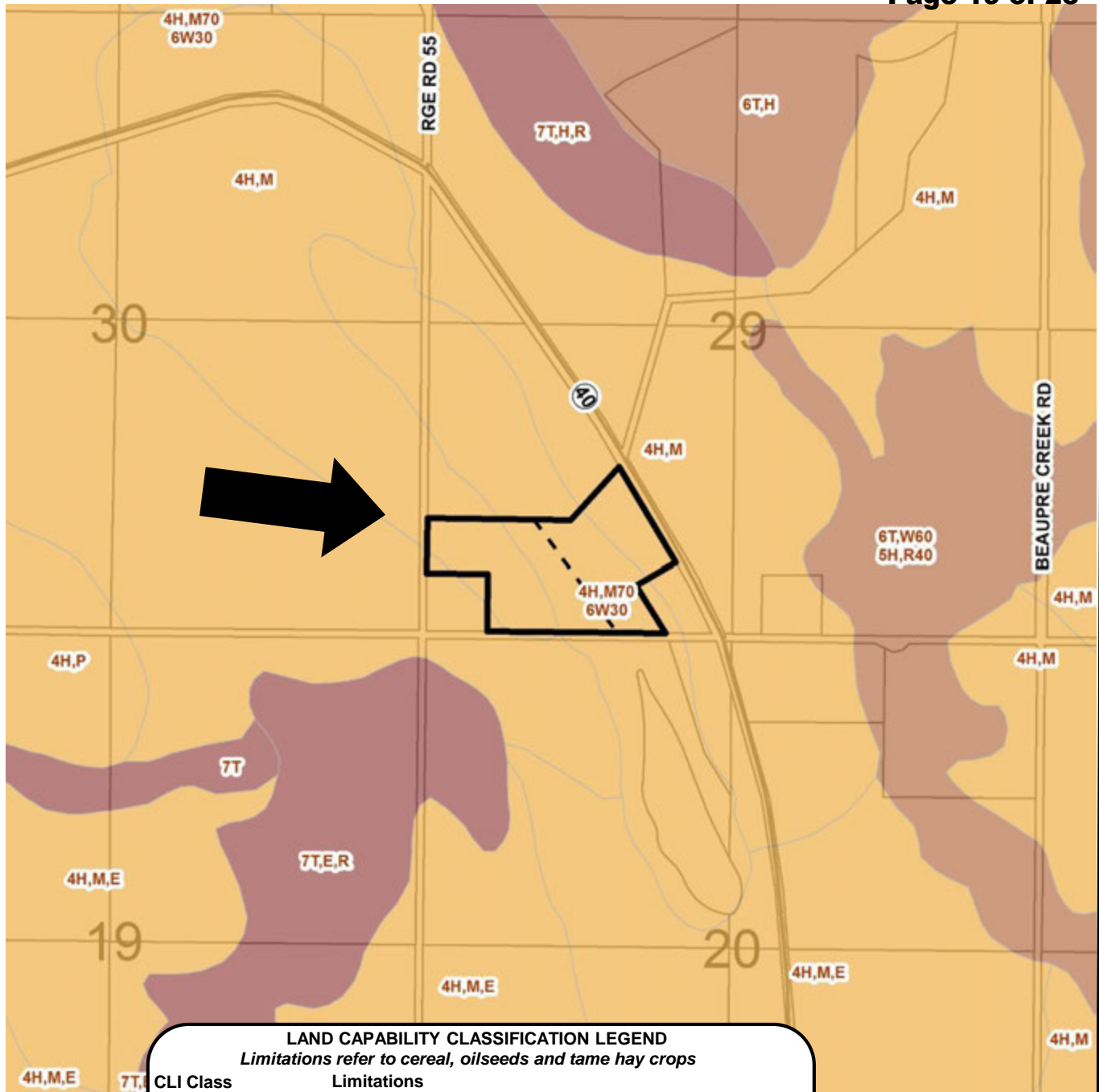
Division # 9

File: 06929014

AGENDA

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

CLI Class

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

Limitations

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

SOIL MAP

Lot:4 Block:2 Plan:1111589
SW-29-26-05-W05M

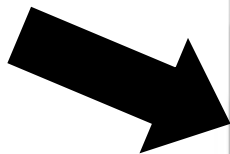
Date: Dec 9, 2016

Division # 9

File: 06929014

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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

Lot:4 Block:2 Plan:1111589
SW-29-26-05-W05M

AGENDA





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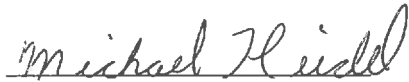
December 10, 2018

Attention To : Rocky View County

To whom this may concern I am the owner of the home located at [REDACTED]. My Civic address is [REDACTED] on the South East corner adjacent to the proposed rezoning subdivision.

I am also the owner of the 6 acres adjacent to the subject property on the South West corner. Given there is a natural boundary of a lake separating the proposed subdivision as well as a designated road allowance, please accept this letter as my support for the rezoning and subdivision of Mr. Fiorino's proposed application.

Thank you,

Mike Heidel
[REDACTED]

October 3, 2016

Letter of support regarding re-designation and subdivision application

To whom this may concern,

I am the neighbor north of the property with a submitted application.

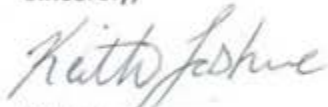
First off I would like to state that I have been around farming and ranching all my life. I have been a resident of Water Valley for decades and of Cochrane Rocky View for the past 10 years.

I have run horse operations with excess of 300 head of horses, both on a commercial level as well as been involved in cattle and elk ranching. Currently my parents run a cattle operation on 2 quarter sections in Water Valley with more than 200 heads of cattle, so it is fair to say I am familiar with both cattle and horse ranching as a way of life.

The property in question is not suitable for any type of agriculture other than potential grazing. There is not enough moisture all year round to support hay production. It is my view that the current owner has in every way tried to conduct his business in the best possible practice while trying to do what is best for the property while trying to protect the Ecosystem of this lake. The lake originates on this property and the majority of the water fowl are in the shallows on the north side of the lake along the water line on both banks of the property. It is detrimental to the lake to have a significant commercial operation by the lake and this can only be achieved by not having the current ranch designation on this parcel.

The property has a natural boundary of Beaupre Lake which separates the property. I would hope that common sense will prevail here and that the property owner be granted approval for their application to create a new parcel as it is in the best interests of local residents and the residents of the lake.

Sincerely,



Keith Lashmore

PLANNING & DEVELOPMENT SERVICES

TO: Council
DATE: January 22, 2019 **DIVISION:** 4
TIME: Morning Appointment
FILE: 02322001 **APPLICATION:** PL20180083
SUBJECT: Redesignation Item – Farmstead District to Residential Three District

¹POLICY DIRECTION:

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

- The subject lands do not meet the definition of an unsubdivided quarter section for the purposes of a residential first parcel out, and therefore, the application does not meet policy 8.20 of the County Plan;
- The proposed development does not propose the creation of a new or distinct agricultural operation in accordance with policy 8.18 of the County Plan; and
- The subject lands are not located within a fragmented quarter section as per policies 10.11-10.15 of the County Plan.

EXECUTIVE SUMMARY:

The purpose of the application is to redesignate the subject lands from Farmstead District to Residential Three District in order to facilitate the creation of two \pm 4.65 hectare (\pm 11.48 acre) parcels.

The existing 22.96 acre parcel is developed, and currently contains a single family dwelling, a shop, and two sheds. Servicing is provided by means of a Private Sewage Treatment System and a water well, both of which are located within proposed Lot 2. Access is provided via a gravel approach off Range Road 282. The approach is in good condition and is proposed to provide access to both Lots 1 and 2.

The Applicant proposes the subdivision of the land into two parcels in order to accommodate a dwelling for the Applicant and a separate dwelling for his brother's family on separate parcels. Should this application be approved, proposed Lot 2 would continue to be serviced by a water well, and the owners would be required to drill a new well on Proposed Lot 1 as a condition of subdivision.

The owner submitted a Private Sewage Treatment System (PSTS) Assessment Report as part of the application; it concludes that the proposed parcel is suitable to support a conventional PSTS. However, the report indicates that the connection between the existing septic tank and field located on proposed Lot 2 is broken and the system is not in use at this time. Should this application be approved, as a condition of subdivision, the Applicant would be required to make the necessary repairs to the existing PSTS and provide the County with an inspection report indicating that the necessary repairs have been completed to a satisfactory level.

All technical considerations for a new parcel would be addressed through the subdivision process.

¹ **Administrative Resources**

Lindsey Ganczar, Planning and Development Services
Gurbir Nijjar, Planning and Development Services

DATE APPLICATION RECEIVED: July 5, 2018
DATE DEEMED COMPLETE: July 30, 2018

PROPOSAL: To redesignate the subject lands from Farmstead District to Residential Three District in order to facilitate the creation of two \pm 4.65 hectare (\pm 11.48 acre) parcels.

LEGAL DESCRIPTION: Lot 1, Plan 9110079 within SE-22-22-28-W4M

GENERAL LOCATION: Located approximately 0.81 kilometers (1/2 mile) south of Township Road 224 on the west side of Range Road 282.

APPLICANT: Scheffer Andrew Ltd. (David Collins)

OWNERS: Gurjeet Kaur Sidhu and Satwant S. Sidhu

EXISTING LAND USE DESIGNATION: Farmstead District

PROPOSED LAND USE DESIGNATION: Residential Three District

GROSS AREA: \pm 9.29 hectares (\pm 22.96 acres)

SOILS (C.L.I. from A.R.C.): **Class 1** - No significant limitations.
Class 1, W, I - No significant limitations despite excessive wetness/poor drainage and flooding by streams or lakes.
Class 3, W, I, T - Moderate limitations due to excessive wetness/poor drainage, flooding by streams or lakes, and adverse topography (steep and/or long uniform slopes).

PUBLIC & AGENCY SUBMISSIONS:

Notification letters were circulated to 17 neighbouring property owners, and one letter of objection was received (Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

- 2016** Planning Application PL20160116 was submitted for the same proposal as the current application. It was refused by Council on May 9, 2017.
- 1995** Subdivision Plan 9512428 was registered at Land Titles, creating the subject parcel. Municipal Reserves were previously provided as Block R-5 on Plan 7811150.

BACKGROUND:

The existing 22.96 acre parcel is developed, and currently contains a single family dwelling, a shop, and two sheds. Servicing is provided by means of a Private Sewage Treatment System and a water well located within proposed Lot 2. A Level I Model Process Assessment was provided, which indicates that there is a break between the septic tank and treatment field. Should this application be approved and further subdivision is allowed to occur, the Owner would be required to repair the septic system and drill a new well as conditions of approval.

Access is provided via a gravel approach off Range Road 282. The approach is in good condition, and is proposed to provide access to both Lots 1 and 2.

As a condition of future subdivision, the Applicant would be required to provide payment of the Transportation Offsite Levy in accordance with the applicable levy at time of subdivision approval. It is to be noted that the current levy requires payment on three acres of each Residential Three District parcel.



The lands are located approximately 4.8 kilometers (3 miles) east of the city of Calgary, 0.80 kilometers (0.5 mile) south of Township Road 224 and on the west side of Range Road 282. The lands are situated 3.2 kilometers (2 miles) south of the hamlet of Indus, and as such, are located in an area of the County that is predominantly agricultural in nature. While the area in proximity of the subject lands features scattered pockets of country residential land uses, the majority of the parcels are unsubdivided quarter sections and small agricultural parcels.

The topography of this portion of the County is characterized by low, rolling hills, with a high degree of surface undulation. This results in numerous, small, isolated wetlands scattered uniformly throughout the area. While a number of these exist within the subject lands, they are not expected to impact the potential to locate a new dwelling on Lot 1. As these wetlands are largely unconnected, there does not appear to be a high degree of risk with regard to flooding of the lands.

POLICY ANALYSIS:

As the lands are not located within the policy area of an area structure plan or conceptual scheme, the application was evaluated using the policies found within the County Plan, as well as the Land Use Bylaw and the *Municipal Government Act*.

County Plan

One of the primary goals of the County Plan as it pertains to development in general is to focus growth in areas of the County that have been identified as appropriate. By concentrating development in specific areas of the County, the County Plan aims to provide those areas with better community services, roads, servicing infrastructure, and stormwater consideration. This strategy has the additional benefit of restricting incremental and gradual development in areas where population growth is not a priority, thereby reducing sprawl, increasing the efficient deployment of resources, and preserving the County's agricultural land base.

The County Plan works in concert with the South Saskatchewan Regional Plan to meet these goals, but does provide for some degree of development in agricultural areas. Situations in which development in this area would be supported by the County Plan include the following options:

Residential First Parcel Out

Policy 8.17 of the County Plan supports subdivision of un-subdivided quarter sections for the purposes of creating a residential first parcel out. However, as the subject lands themselves constitute the first parcel out of the quarter section, any further subdivision using this justification would not meet the requirements of this policy.

New or Distinct Agricultural Operation

Policy 8.18 of the County Plan allows for redesignation and subdivision to smaller agriculture parcels to support a new or distinct agricultural operation. This policy does not apply, however, as the Applicant has proposed the redesignation of the lands to Residential Three District, which does not meet the purpose and intent of Policy 8.18.

Fragmented County Residential Areas

Policies 10.11 -10.15 of the County Plan support further infill of fragmented quarter sections, which are 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 subject quarter section currently contains two parcels, one of which is well over 10 hectares in size, and, as such, does not meet this definition.

In summary, there is no support for this application within the County Plan.

Land Use Bylaw

The lands are proposed to be redesignated to Residential Three District. The purpose of this land use district is to “provide for a residential use on parcels which can accommodate residential, more general agricultural uses, home-based business uses, and larger accessory buildings.” The minimum parcel size of the R-3 District is 4.00 hectares (9.88 acres), which means that the parcel sizes proposed through this application, ± 4.65 hectares (± 11.48 acres), would be in accordance with the requirements.

Municipal Government Act

Under the Applicant’s proposed lot configuration, two existing accessory buildings would be within the boundaries of Lot 1, which currently does not contain a dwelling. As an accessory building cannot exist on a Residential Three District parcel as a primary use, the structure would be considered non-conforming under Section 643 of the *Municipal Government Act* (MGA). The MGA does permit the structure to remain as long as it shall not be “enlarged, added to, rebuilt or structurally altered” except to bring it into compliance, or for routine maintenance. Should the application be approved and a dwelling be constructed on Lot 1, the structure would be considered to be in compliance with the Land Use Bylaw, and the restrictions of Section 643 would no longer apply.

CONCLUSION:

The application remains unchanged since the last application in 2016, and still does not comply with County Plan policies for country residential subdivision.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7852-2018 be given first reading.
 Motion #2 THAT Bylaw C-7852-2018 be given second reading.
 Motion #3 THAT Bylaw C-7852-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7852-2018 be given third and final reading.
- Option # 2: THAT Application PL20180083 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

LG/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7852-2018 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>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 Tourism (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	<ol style="list-style-type: none"> 1. Based on the satellite view of the property from Google Maps dated 2018, there appears to be more than 20 vehicles stored on the property. Ensure soils, groundwater or surface water sources have not become polluted due to operations on the subject lands. Also, ensure that the potable water source is adequately protected from any run-off, nuisance or contaminants. 2. 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: <ol style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface,

AGENCY	COMMENTS
	<p>e) 100 metres of a sewage lagoon, or</p> <p>f) 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>3. Any proposed private sewage disposal system must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>4. 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>5. The Applicant must ensure that no nuisance exists as defined under the Nuisance and General Sanitation Guideline (AR 243/2003) of the Alberta Public Health Act of Alberta (RSA 2000):</p> <p><i>A condition that is or might be become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease.</i></p>
Public Utility	
ATCO Gas	No objections.
ATCO Pipelines	No objections.
AltaLink Management	No comments received.
FortisAlberta	No concerns. Please contact 310-WIRE for electrical services.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Other External Agencies	
EnCana Corporation	No comments received.
Calgary Airport Authority	Not required for circulation.
Rocky View Water Co-op	Not required for circulation.

AGENCY	COMMENTS
<i>Rocky View County - Boards and Committees</i>	
Bow North Recreation Board	No concerns.
<i>Internal Departments</i>	
Agriculture & Environment Services	<p>The redesignation of a parcel of land from Farmstead District to Residential 3 is not supported by policy.</p> <p>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>
Recreation, Parks and Community Support	No concerns. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
GIS Solutions	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>Geotechnical:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> There is an existing graveled approach from Range Road 282 providing access to both the proposed and remainder parcels. As per the application, the Applicant is proposed to utilize the existing approach as a mutual access providing access to the proposed and remainder parcels. As a condition of future subdivision, the Applicant will be required to upgrade the current approach to a mutual standard (7m in width) and register an access ROW plan and associated agreement on title of the both parcels for the use of the mutual approach; As condition of future subdivision, the Applicant is required to provide payment of the Transportation Offsite Levy in accordance with the applicable levy bylaw at time of subdivision approval for three (3) Acres of both the proposed and remainder parcels as the parcels are to be re-designated to the Residential Three (R-3) District. The

AGENCY	COMMENTS								
	<p>estimated levy payment owed at time of subdivision endorsement is \$36,550 (Base = \$4,595/ac x 6.0 ac = \$27,570; Special Area 8 = \$1,497/ac x 6.0 ac = \$8,982).</p> <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of the application, the Applicant submitted a PSTS Assessment report prepared by Parkland GEO dated November 09, 2016. The report provided an assessment of the soils on the proposed parcel and existing PSTS on the remainder parcel and concludes that the proposed parcel is suitable to support a conventional PSTS. The report indicates that the connection between the existing septic tank and field is broken and the system is not in use at this time. As a condition of future subdivision, the Applicant will be required to make the necessary repairs to the existing PSTS and provide the County with an inspection report, prepared by a qualified professional, indicating that the necessary repairs have been completed to a satisfactory level. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The southern parcel is serviced by existing water well. ES has no further concerns. As a condition of future subdivision, the applicant will be required to drill a well within the boundaries of the northern parcel and provide the County with a Well Driller's Report confirming a minimum flow of 1 iGPM. <p>Storm Water Management:</p> <ul style="list-style-type: none"> ES have no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> ES have no requirements at this time. <tr> <td>Transportation Services</td><td>No concerns.</td></tr> <tr> <td>Capital Project Management</td><td>No concerns.</td></tr> <tr> <td>Operational Services</td><td> <p>Applicant will need to upgrade existing approach if used as mutual for subdivision.</p> <p><i>(Comment has been addressed.)</i></p> </td></tr> <tr> <td>Utility Services</td><td>No concerns.</td></tr>	Transportation Services	No concerns.	Capital Project Management	No concerns.	Operational Services	<p>Applicant will need to upgrade existing approach if used as mutual for subdivision.</p> <p><i>(Comment has been addressed.)</i></p>	Utility Services	No concerns.
Transportation Services	No concerns.								
Capital Project Management	No concerns.								
Operational Services	<p>Applicant will need to upgrade existing approach if used as mutual for subdivision.</p> <p><i>(Comment has been addressed.)</i></p>								
Utility Services	No concerns.								

Circulation Period: July 30, 2018 – August 21, 2018



BYLAW C-7852-2018

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-7852-2018.

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. 23 of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 9110079 within SE-22-22-28-W4M from Farmstead District to Residential Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Plan 9110079 within SE-22-22-28-W4M is hereby redesignated to Residential Three District, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7852-2018 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: 4
File: 02322001/PL20180083

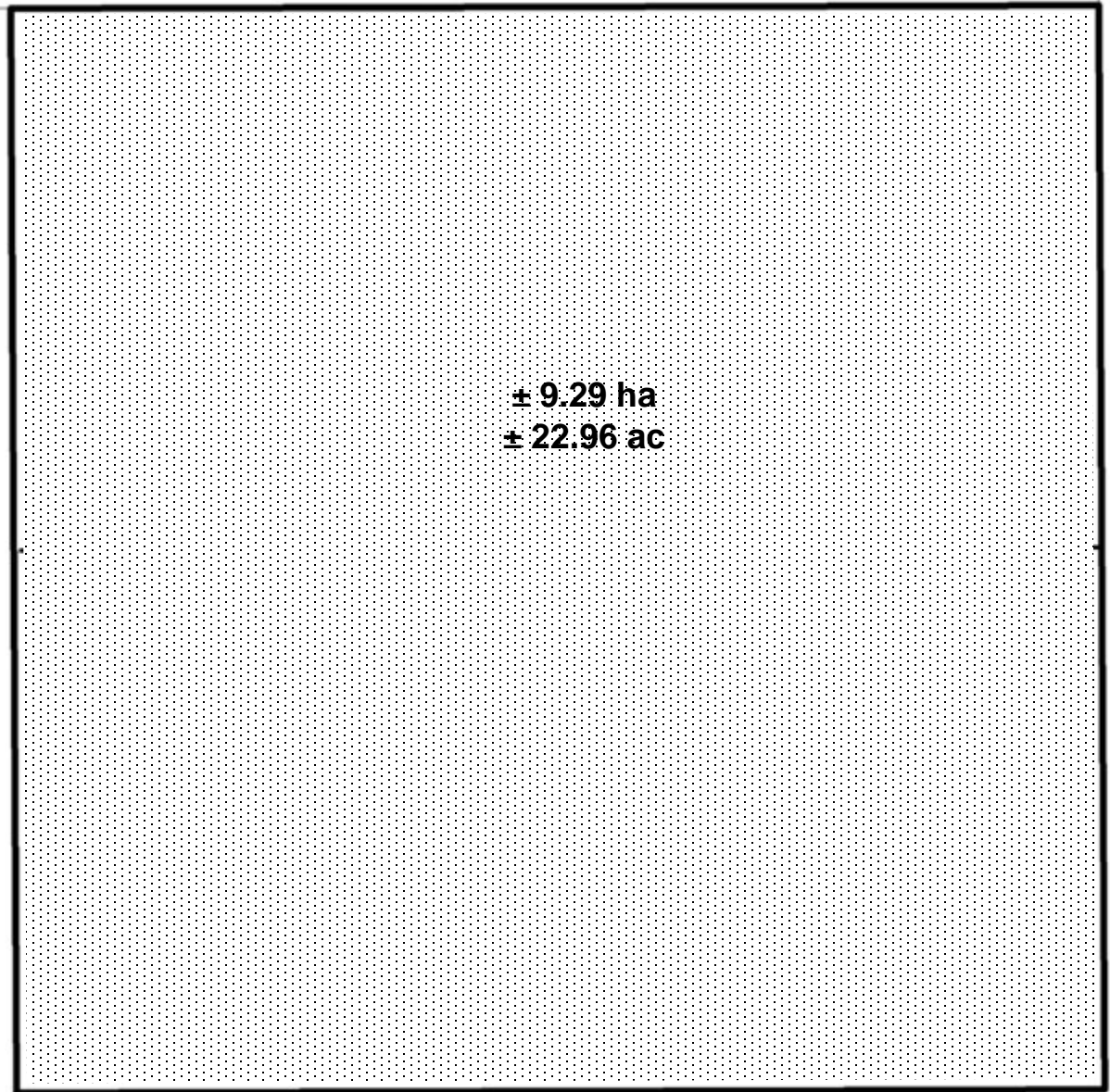
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2019</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7852-2018

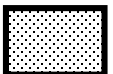


± 9.29 ha
± 22.96 ac

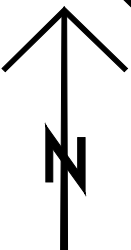
RGE RD 282

AMENDMENT

FROM Farmstead District **TO** Residential Three District



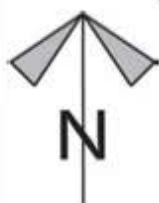
Subject Land _____



LEGAL DESCRIPTION: Lot 1, Plan 9110079 within
SE-22-22-28-W4M

FILE: 02322001 - PL20180083

DIVISION: 4



Lot:1 Plan:9110079
SE-22-22-28-W04M

Redesignation Proposal: To redesignate the subject lands from Farmstead District (F) to Residential Three District (R-3) in order to facilitate the creation of two ± 4.65 hectare (11.49 acre) parcels (Lots 1 and 2).

Lot 1
 ± 4.65 ha
 ± 11.49 ac

Lot 2
 ± 4.65 ha
 ± 11.49 ac

RGE RD 282

DEVELOPMENT PROPOSAL

Lot:1 Plan:9110079
SE-22-22-28-W04M

Date: July 18, 2018

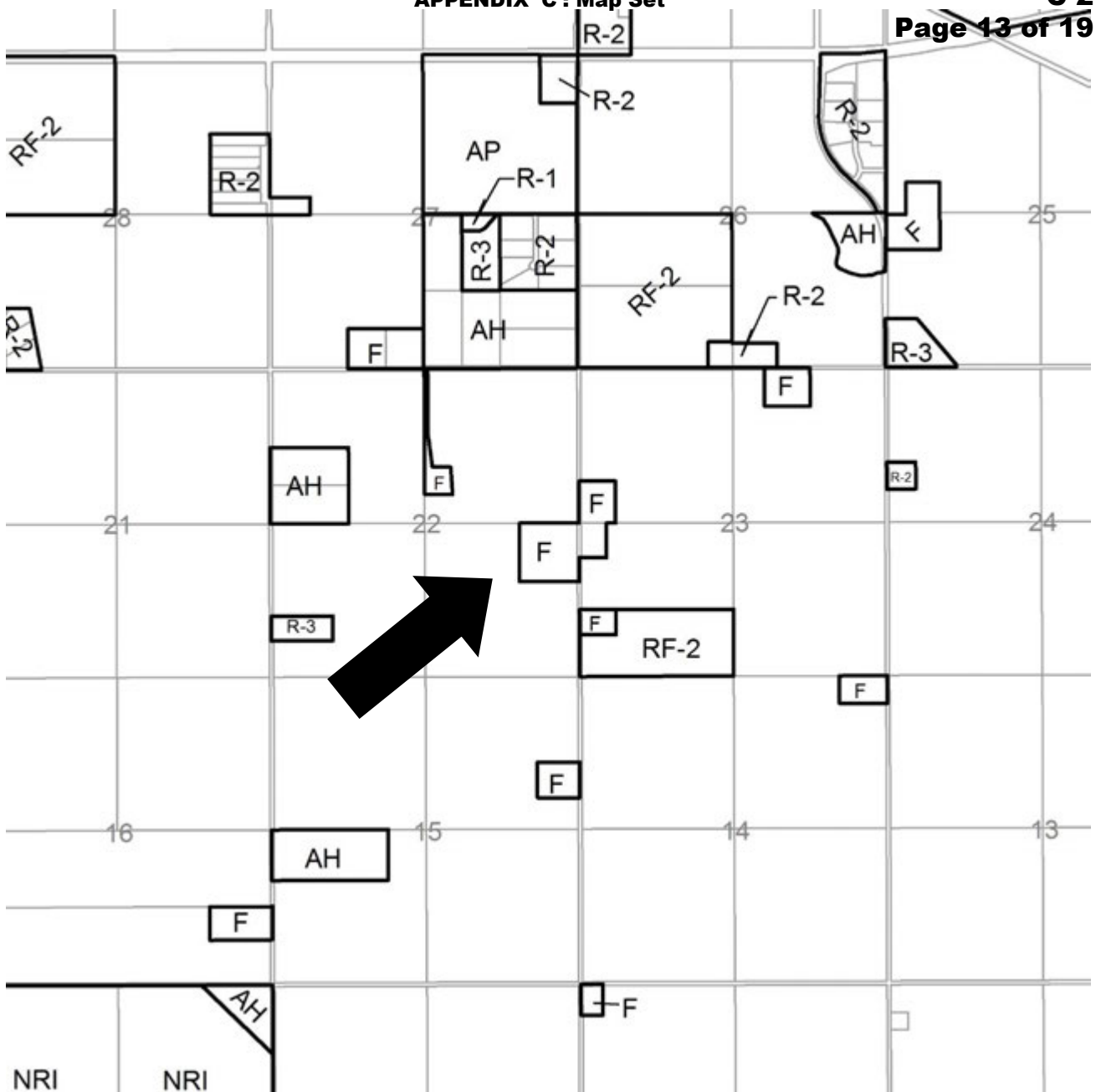
Division # 4

File: 02322001

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:1 Plan:9110079
SE-22-22-28-W04M

Date: July 18, 2018

Division # 4

File: 02322001

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

Lot:1 Plan:9110079
SE-22-22-28-W04M

Date: July 18, 2018

Division # 4

File: 02322001

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 Plan:9110079
SE-22-22-28-W04M**

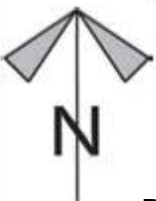
Date: July 18, 2018

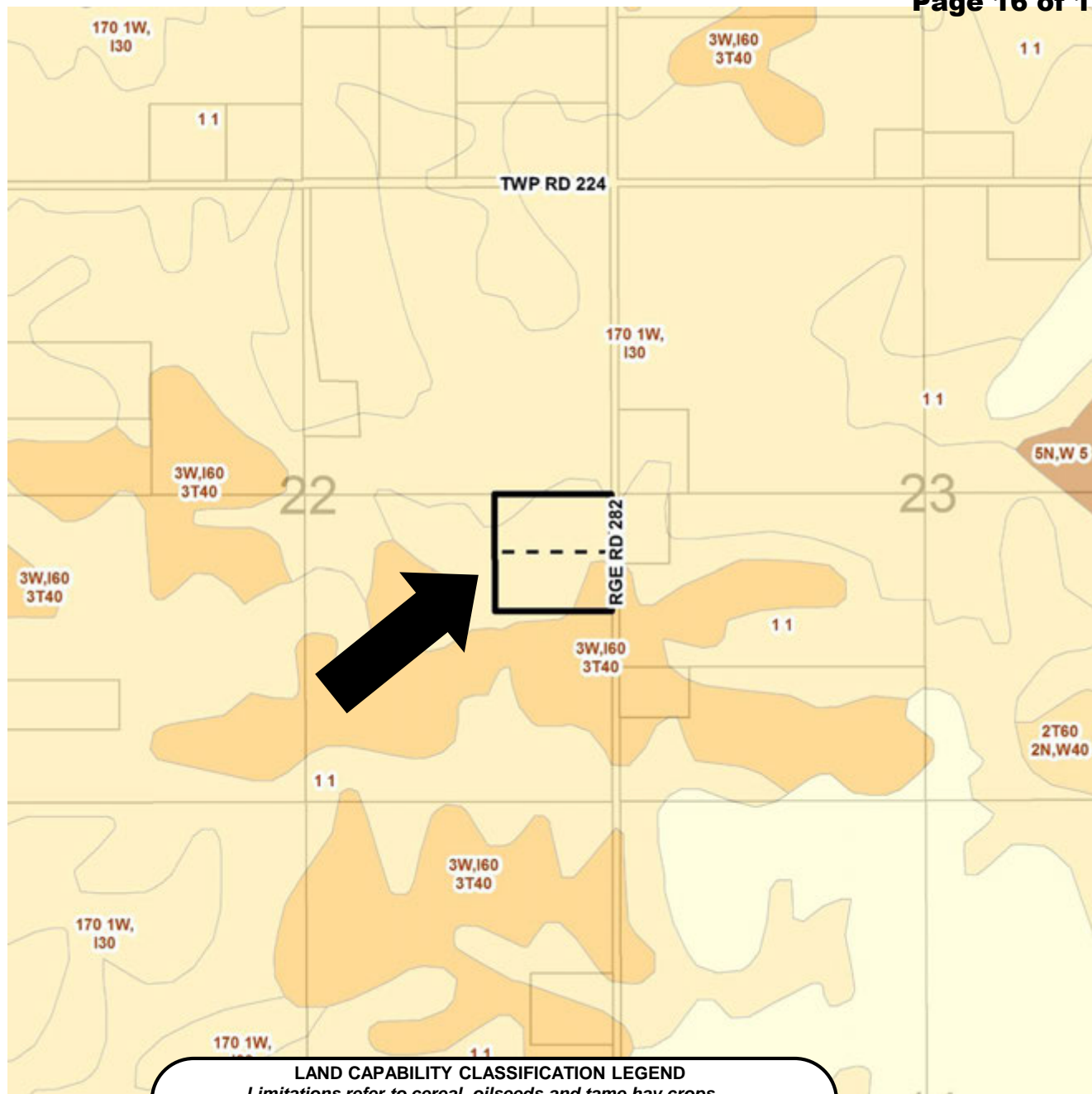
Division # 4

File: 02322001

AGENDA

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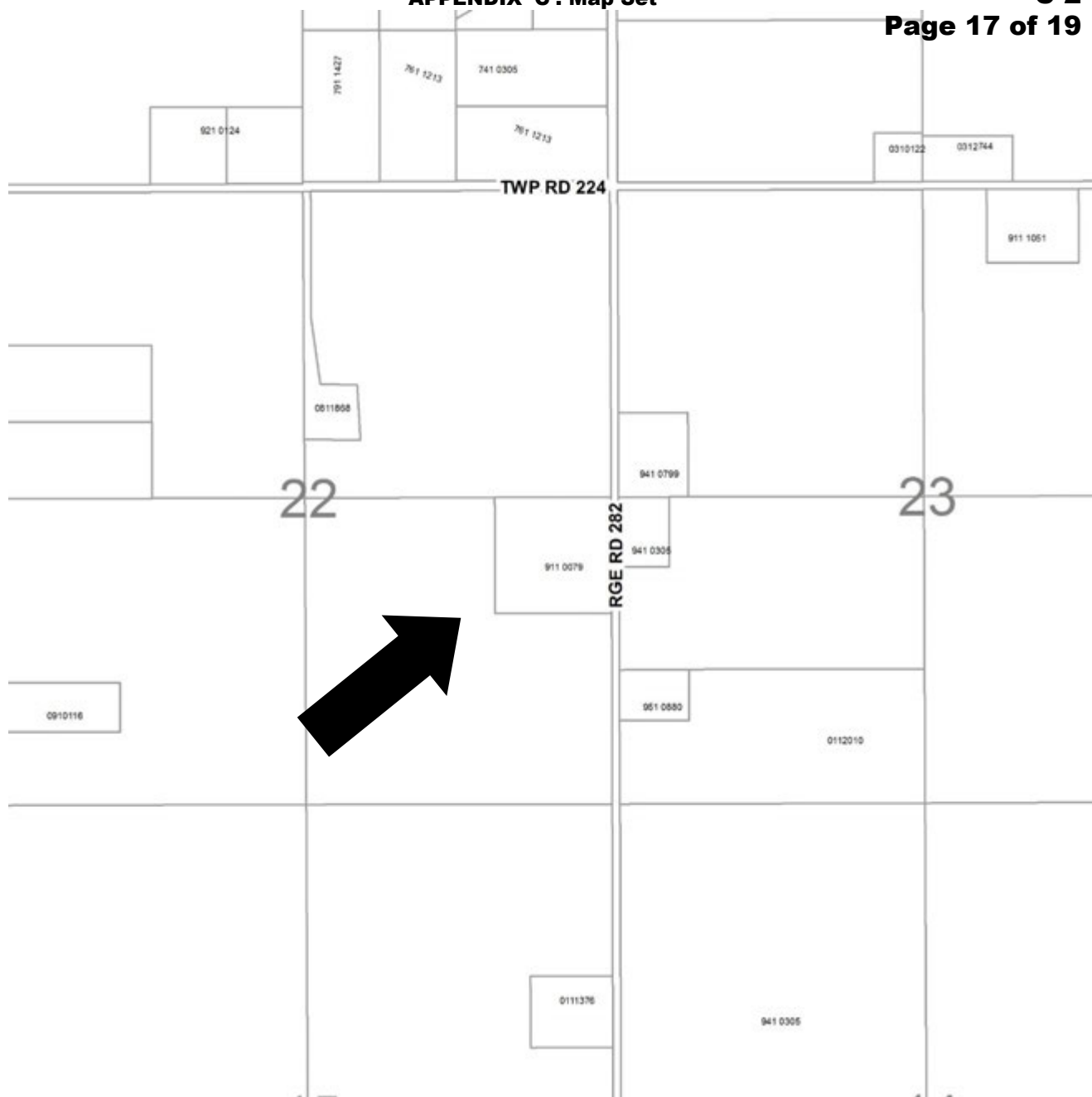
SOIL MAP

Lot:1 Plan:9110079
SE-22-22-28-W04M

Date: July 18, 2018

Division # 4

File: 02322001**AGENDA****Page 51 of 274**

**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

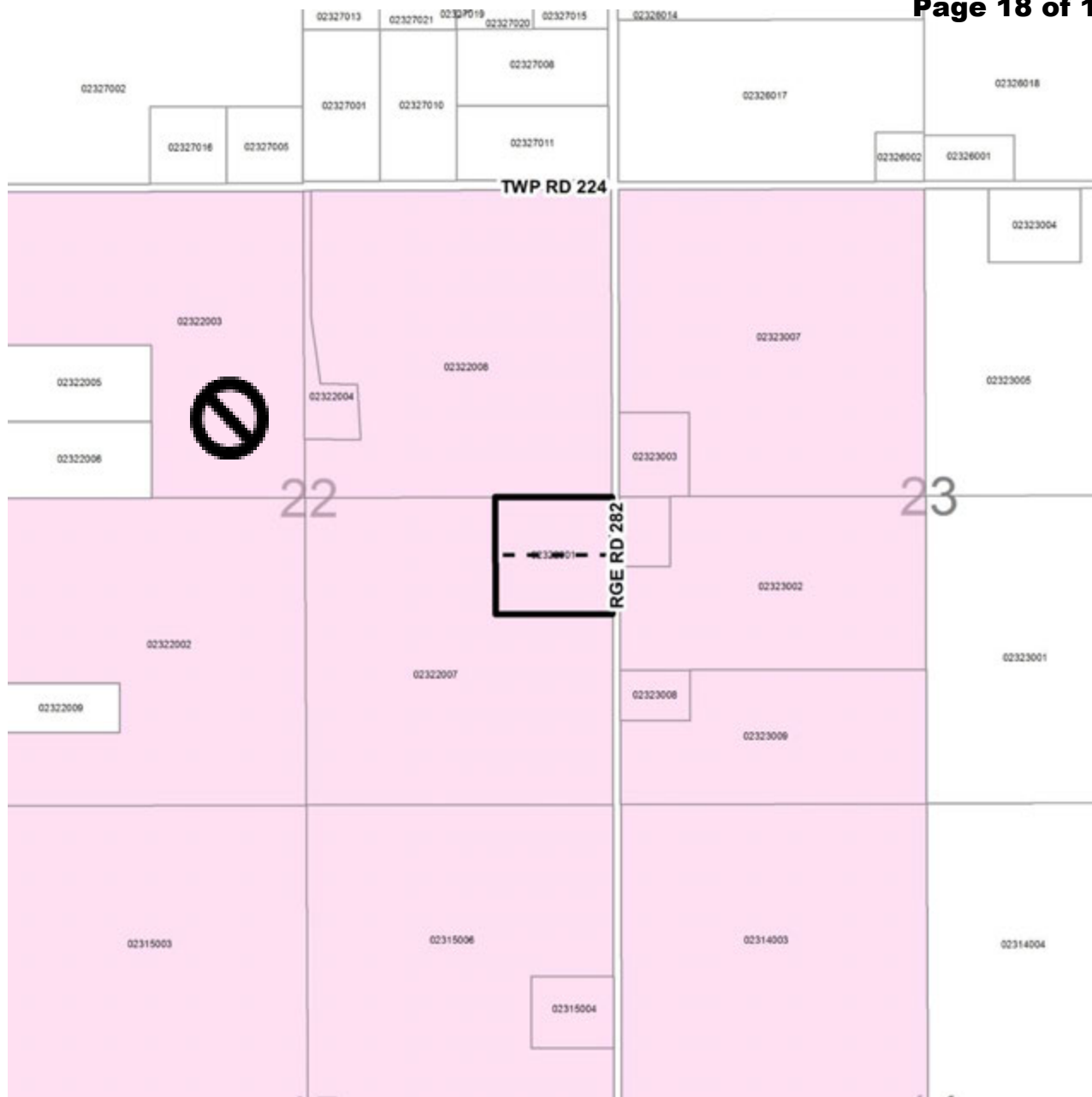
HISTORIC SUBDIVISION MAP

Lot:1 Plan:9110079
SE-22-22-28-W04M

Date: July 18, 2018

Division # 4

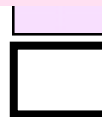
File: 02322001**AGENDA****Page 52 of 274**



Letters in Opposition



Letters in Support



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

Lot:1 Plan:9110079
SE-22-22-28-W04M

Date: July 18, 2018

Division # 4

File: 02322001

AGENDA

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August 10, 2018,
Planning Services Department
Rocky View County,
911 – 32 Ave. N.E.
Calgary, Alberta
T2E 6X6

Re: File Number; 02322001
Application Number; PL20180083
Division 4

Dear Ms. Lindsey Ganczer,

We received the letter asking that the adjacent properties be allowed to re-designate 2 - 4.65 Hectares (11.9 acres) of land from farm to residential. A single 4-5 acre parcel seems reasonable, but an almost 12 acre parcel is not practical, too big for a residence, and too small to farm. If this subdivision is approved it would only be logical in the near future they would be back to subdivide the 2, 11.9 acres into 4 or more parcels.

Our land [REDACTED] is adjacent to property owned by the applicant-SW-22-22-28 -W4 We were told that there are three rental properties on site now, so we assume this subdivision would also be for same purpose.

If Rocky View Council allows this subdivision it would set a precedent, then hundreds of others with one quarter sections should be allowed subdivide their properties on the same basis. This would be very poor planning for this area..

Sincerely yours,

Gordon and Helene Shrake
[REDACTED]



PLANNING & DEVELOPMENT SERVICES

TO: Council
DATE: January 22, 2019 **DIVISION:** 5
TIME: Afternoon Appointment
FILE: 04330009 **APPLICATION:** PL20160094
SUBJECT: Redesignation Item – Agricultural Holdings District to Business Industrial Campus District

¹POLICY DIRECTION:

The application was evaluated in accordance with the policies within the County Plan, the Conrich Area Structure Plan, the City of Calgary/Rocky View County Intermunicipal Development Plan, and the Land Use Bylaw, and was found to be non-compliant:

- The application is inconsistent with the policies of the Rocky View/Calgary Intermunicipal Development Plan, particularly with the policies relating to development within the Highway 1 East Key Focus Area;
- The application for a proposed trucking business is inconsistent with the Commercial, Gateway, Servicing, and Phasing policies of the Conrich Area Structure Plan, as this is not an appropriate use for this area, as defined by the ASP. Furthermore, the Subdivision Authority cannot vary the servicing requirements of the ASP and would not be able to approve limited servicing unless Council amends the Conrich ASP;
- A Local Plan was not submitted with this application, as per the requirements of the Conrich Area Structure Plan; and
- There is the potential that approval of the bylaw would be a contravention of Section 708.12(1)(c) of the *Municipal Government Act*, which requires any adopted bylaw to be in alignment with a growth plan for the region.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Business Industrial Campus District in order to facilitate a truck operation and storage business.

The property contains one dwelling and two shops, which are accessed by the existing approach along Township Road 244. The Applicant/Owner proposes to use the dwelling and some trailers for office space, and proposes truck-in and truck-out as water supply and wastewater disposal solutions in the future. The Applicant/Owner proposes to park 60 trucks for the trucking business. However, it was noted that the business has already commenced without a valid Development Permit. The Applicant/Owner was advised to apply for a Redesignation application, and if it is approved, to apply for a Development Permit. A large wetland covers approximately 2/3 of the land on the west side, leaving 1/3 of the land on the east side as developable. A stormwater pond would be constructed adjacent to the existing wetland to collect drainage on site.

Administration determined that the application does not meet applicable statutory policies, particularly the policies of the Rocky View/Calgary Intermunicipal Development. This application is not an appropriate use for this location, as per the policies and guidance of the Conrich Area Structure Plan. The proposal does not meet the land use, phasing, gateway, or servicing policies of the ASP, nor does it

¹ Administration Resources

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



have the support of a local plan prepared with the requirements of the ASP. The City of Calgary does not support this application, as it does not meet the policies of any of the applicable Statutory Plans and would not facilitate effective collaborative planning in an identified Key Focus Area.

DATE APPLICATION RECEIVED:	September 1, 2016
DATE DEEMED COMPLETE:	November 9, 2018 (Owner requested to proceed with the application)
PROPOSAL:	To redesignate the subject land from Agricultural Holdings District to Business Industrial Campus District in order to facilitate a truck operation and storage business.
LEGAL DESCRIPTION:	Lot 1, Plan 8811045, within SE-30-24-28-W04M
GENERAL LOCATION:	Located approximately 0.75 miles east of the city of Calgary and on the north side of Township Road 244.
APPLICANT:	Steve Grande
OWNERS:	Goodwill Enterprises Ltd.
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District
PROPOSED LAND USE DESIGNATION:	Business Industrial Campus District
GROSS AREA:	± 6.4 hectares (± 15.81 acres)
SOILS (C.L.I. from A.R.C.):	Class 5N, W5 - The soil contains very severe limitations for crop production due to high sodicity and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

The application was originally circulated between September 13 and October 4, 2016; no letters were received out of 88 landowner notifications sent. It was re-circulated between November 27 and December 18, 2018, and three letters in opposition regarding traffic, flooding, and environmental concerns were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

December 11, 2012 Council refused redesignation application 2011-RV-146 to redesignate the subject land from Agricultural Holdings District to Public Services District in order to facilitate the future development of a religious assembly. (The application was made by the previous owner).

BACKGROUND:

The subject land is located approximately 0.75 miles east of the city of Calgary, on the north side of Township Road 244 and Highway 1. The property, accessed by the existing approach along Township Road 244 (Approach #1), contains two shops and a dwelling that is serviced by existing water well and septic tank and field system. A natural gas company once leased the property and built a natural gas infrastructure on the western portion of the land; that site has direct access from Township Road 244 (Approach #2).

The current owner, given the impression that he could operate a trucking business on the property, purchased the property in 2016. The enforcement file was opened in 2016, as the business started operating without a valid Development Permit. The Owner was advised to apply to redesignate the land



from the current agricultural use to business uses, and if it was approved, to apply for a Development Permit.

The Owner proposes to use the existing dwelling and trailers for office space, and to store 60 trucks for the trucking business. The proposed office area would be serviced by truck-in and truck-out water supply and wastewater disposal. A large wetland occupies 2/3 of the land on the west side, leaving 1/3 of the land on the east as developable land. A stormwater pond would be constructed next to the existing wetland to collect drainage on site.

The land is located in the Conrich area, on the north side of Highway 1 and east of the city of Calgary. A similar truck storage business is located approximately 0.75 miles to the southwest, located within Calgary. Adjacent lands to the west and north also fall within the Conrich Area Structure Plan and would be governed by the applicable policies within the Plan. Seniors' housing and a senior care center (Prince of Peace) are located 0.5 miles south of Highway 1. Garden of Prince Cemetery is situated next to the seniors' housing development to the east.

POLICY ANALYSIS:

The application was evaluated in accordance with the Rocky View/Calgary Intermunicipal Development Plan, the County Plan, the Conrich Area Structure 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."

Should the application be approved and the bylaw be passed, it may 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.

Rocky View/Calgary Intermunicipal Development Plan

This Plan was adopted in 2012 to identify an area of mutual interest, to minimize land use conflicts across municipal borders, and to provide opportunities for collaboration and communication for both municipalities. As per the changes to the *Municipal Government Act*, the IDP now takes precedence over the County Plan and the Conrich ASP.

Overall, the policies of the IDP indicate that lands within the IDP area should develop in accordance with each municipality's adopted Statutory Plans. In the County's case, for this application, that is the County Plan and the Conrich ASP. If the application does not align with the policies of these Statutory Plans, it does not align with the IDP.

Furthermore, as per the IDP, the subject land is located in the Highway 1 East Corridor, one of the Key Focus Areas identified in Map 2 Key Focus Areas. Key Focus Areas were identified by both Municipalities as areas requiring a greater degree of collaboration and policy coordination. For this particular Key Focus Area, this was achieved through the policies of the Conrich ASP and the Mediated Settlement Agreement arising from the Conrich ASP appeal. To meet the policies of the Intermunicipal Development Plan, it is important that the policies of the ASP be followed.



Additionally, Section 4.5 Highway 1 East Corridor states that this Key Focus Area is an important entranceway for both municipalities and is a key highway corridor for the Province. Specific policies include:

Policy 4.5.1 Rocky View and Calgary should ensure that The Town of Chestermere is engaged as a stakeholder in planning processes that occur within this Key Focus Area...

- The application was circulated to the Town of Chestermere, and no response was received.

Policy 4.5.2 Coordination of land use policy and transportation should be carefully considered as future development will be contiguous across the boundary.

- The application was circulated to the City of Calgary for comment. The City of Calgary stated that this application does not align with the IDP because it does not meet the policies of the Conrich Area Structure Plan (ASP). The application does not align with the policies of Section 10 Commercial, as a local plan is required to support a highway business development application. The City stated that the collaborative planning policies of this Key Focus Area have not been satisfied.

County Plan

The County Plan provides general policies for Agricultural, Residential, and Business development within the County and directs new business development to identified business centers.

Policy 14.9 Area Structure Plans shall be adopted to provide the framework for highway business area development.

- The Conrich Area Structure Plan was adopted in 2015 to provide a policy framework for business development along the Highway 1 and Conrich area.

Policy 14.12 In the Conrich area, the relationship of business to the TransCanada Highway shall be determined by the applicable area structure plan.

- Specific policies within the Conrich Area Structure Plan were considered during evaluation of the application.

Conrich Area Structure Plan

The Conrich Area Structure Plan was adopted in 2015, outlining the vision and future physical development for a total of 4,402 hectares (10,876 acres) of the lands surrounding the hamlet of Conrich. The Conrich Area Structure Plan provides a policy framework on land use, infrastructure, and community services.

The subject land is identified as Highway Business within Map 5 Land Use Strategy, and a Key Focus Area within Map 6 Non-Residential/Residential Interface. It is located in an area that requires a Local Plan in accordance with Map 12 Local Plans, and within Phase 2 on Map 13 Phasing of the Conrich Area Structure Plan; therefore, these applicable policies were considered.

Section 10 Commercial

Policy 10.3 The primary regional highway business land uses should be large format retail centres, shopping centres, outlet malls, office buildings, business parks, regional services, and tourist facilities that benefit from access to Highway 1 or Stoney Trail. Other acceptable uses include institutional uses, campgrounds, medical treatment centres, recreation facilities, and light industry where there are no nuisance factors outside of the enclosed building.

- The proposed truck operation and storage business is not a preferred use in this



location, as the intent of highway business is to provide attractive and high-quality gateways along Highway 1. The proposed truck business does not meet the intent of highway business.

Policy 10.4 Highway business uses should primarily be carried on within an enclosed building, where the operation does not generate any significant nuisance or environmental factors such as noise, appearance, or odour outside of the enclosed building.

- The proposed development would contain a small office for administration use. All of the trucks would be parked outside on the parking area. Operation of the truck business would generate nuisances such as noise, odour, and dust, which would negatively affect adjacent landowners.

Policy 10.5 Outdoor storage as a primary use should not be permitted. Outside storage incidental to the primary use of the site shall be screened and located to the side or rear of the primary building.

- The developable land would be used for a parking area to accommodate 60 trucks. Truck storage would be the primary use, not the incidental use, in this case. Therefore, truck storage should not be permitted.

Policy 10.6 Outside display areas are permitted provided they are limited to examples of equipment, products, or items related to the site's use.

- The proposed truck storage is the primary use and would occupy the majority of the developable area, which is not considered a display of examples.

Policy 10.19 A local plan shall be required to support applications (see Section 27) for highway business development. The local plan should:

- a. provide detailed planning and design policies and guidelines;*
 - b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines;*
 - c. provide architectural and site guidelines in order to provide a consistent, thematic design to the commercial area;*
 - d. where applicable, coordinate with the adjacent municipality to ensure effective transition across municipal boundaries;*
 - e. where necessary, provide for current and future access requirements to Highway 1; and*
 - f. where necessary, ensure vehicle and pedestrian connections are in general accordance with other local plan areas, and, with Maps 7 and 8 of this plan.*
- The Owner was advised to prepare a Local Plan; however, he chose not to because he does not plan to subdivide or expand the development in the future. This justification does not constitute a rationale for not preparing for a Local Plan, the purpose of which is to provide detailed policies to guide future development form, subdivision pattern, road network, and servicing within the Local Plan area. In this case, a regional transportation and servicing system would benefit from a comprehensive plan. A Local Plan is the mechanism to avoid piecemeal development by an individual developer and is usually achieved by working collaboratively with adjacent landowners in the plan area. Map 12 Local Plans determines the boundaries of where Local Plans are required. Since a Local Plan has not been received, the application does not meet the requirements of this policy.



- This particular application is within a predetermined conceptual scheme area that is identified in the Conrich ASP. There were two main reasons for identifying this area as a local plan boundary:
 - The adjacent area has been identified in Alberta Transportation's Functional Plan to be impacted by the future interchange for Highway 1. There will be future roads that will be constructed in this area that will bisect land, and comprehensive planning is advisable.
 - This local plan area will assist with fulfilling the requirements of the IDP to achieve greater transportation coordination with the City of Calgary.

Section 15 *Gateways and Highway 1 East Corridor Focus Area*

Policy 15.1 *Highway Business and industrial lands adjacent to Highway 1 and Township Road 250 (McKnight Boulevard), as shown on Map 6: Non-residential/Residential Interface, shall be subject to the gateway policies of this Plan.*

- The subject land is located adjacent to Highway 1, and thus the gateway policies below shall be considered.

Policy 15.2 *Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.*

- The proposed truck storage is not considered a business with high-quality visual appearance. Therefore, it is not appropriate to be located in the gateway.

Policy 15.5 *Planning and development within the Highway 1 East Corridor key focus area shall be subject to the policies of the IDP as well as the policies of this Plan.*

- The subject land is located in the Key Focus Area within Map 6 Non-residential/Residential Interface. The policies of the City of Calgary/Rocky View County Intermunicipal Development Plan were also considered and analyzed. The application does not meet the IDP policies;
- The City of Calgary also assessed this application and stated that it does not meet the IDP policies.

Section 22 *Transportation*

Policy 22.1 *A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process.*

- The Applicant provided a Traffic Impact Assessment (TIA), prepared by JCB Engineering, dated May 1, 2018, to support the proposed resignation application. The TIA provided an analysis of the impacts of the proposed development on the local road network, including the intersection of Highway 1 and Range Road 285. The TIA concludes that all local roads and intersections are projected to operate within acceptable parameters at the opening day and long-term horizons, with the exception of the intersection of Highway 1 and Range Road 285. The TIA recommends that the corner radius at the southwest corner of the intersection of Township Road 244 and Range Road 285 be improved to 15 meters in accordance with TAC and Alberta Transportation guidelines. If this application proceeds to the Development Permit stage, the Owner would be required to enter into a Development Agreement for the paving of a portion of Township Road 244 from the proposed approach to Range Road 285, and for the improvement of the corner radius to 15 meters.



Section 23 *Utility Services*

Policy 23.9 *All new development shall connect to the County's potable water system.*

- This application is proposing servicing via truck for both water and wastewater. Although this is a viable solution for this type of business, it does not meet the requirements of the ASP, which require tie in to piped services.

Policy 23.15 *All new development shall be required to connect to the County's wastewater system.*

- This application is proposing servicing via truck for both water and wastewater. Although this is a viable solution for this type of business, it does not meet the requirements of the ASP, which require tie in to piped services.

Policy 24.20 *Stormwater ponds or constructed wetlands should be located:*

- in general accordance with the locations identified in the Conrich Master Drainage Plan;*
 - on an accessible public utility lot; and*
 - outside of the riparian setback area.*
- There is a large wetland located on the west portion of the subject land. The Owner understands that the wetland should not be used as a stormwater pond, and thus proposes to construct an evaporative stormwater pond adjacent to the existing wetland. Ideally, the drainage would be released from the stormwater pond to the regional drainage system. However, the regional drainage system has not been developed in this area. Therefore, the Owner provided a stormwater management plan to address the stormwater on site that includes the use of an evaporative stormwater pond to service the proposed development. Administration has no concerns with the stormwater solution.

Section 27 *Implementation*

Policy 27.1 *Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this plan or determined by the County not to be required.*

Policy 27.6 *Map 12: Local Plans identifies five local plan boundaries that are required based on (i) the existence of major transportation network components, including Highway 1 and the CN rail line (Highway 1), (ii) unique planning conditions associated with the proximity to the CN Rail yards (Township Road 250), and (iii) unique planning conditions associated with location along 84th Street, adjacent to residual lands within the city of Calgary, as identified in the Rocky View/Calgary Intermunicipal Development Plan. All other local plan boundaries shall be determined in consultation with the County at the time of application. The preferred minimum planning area is one quarter section (160 acres) in size.*

- The subject land is located in a predetermined Local Plan boundary area named "Highway 1" within Map 12 - Local Plans, which means that a Local Plan is required for the subject area prior to applying for redesignation. However, the Owner chose not to prepare a Local Plan, and therefore, the application does not meet this requirement.



Policy 27.14 Phasing of development in the Conrich Area Structure Plan area should be done in a logical and cost effective manner and shall be guided by the phasing strategy of this plan, as shown on Map 13.

Policy 27.16 Phase 2 lands may proceed with development subject to the policies of this plan and when:

- a. market demand has been demonstrated; and*
- b. a regional stormwater conveyance system has been chosen, and appropriate governance system has been adopted, and mechanisms to implement the construction of the system have been identified.*
- The subject land is located in the Phase 2 area within Map 13 Phasing. The applicant has not demonstrated market demand for this land in advance of the Phase 1 lands, and the regional stormwater conveyance criteria has not yet been met;
- The application does not meet the Phasing requirements of the Conrich Area Structure Plan.

In summary, this application is not an appropriate use for this location, as per the policies and guidance of the Conrich Area Structure Plan. The proposal does not meet the land uses, phasing, gateway, or servicing policies of the ASP, nor does it have the support of a local plan, prepared with the requirements of the ASP.

Land Use Bylaw

The applicant proposes to redesignate the land from Agricultural Holdings District to Business Industrial Campus District, because "Outdoor storage, truck trailer" is a listed use under Business Industrial Campus District. This is the appropriate land use district for the proposed business; however, it is not an appropriate location, as the proposal does not meet the intent of Highway Business as defined in the Conrich Area Structure Plan. This area is envisioned to be an appealing development with business, commercial and institutional uses, which is not achieved by this proposal.

CONCLUSION:

Administration evaluated this application based on the applicable policies and determined that the proposed truck operation and storage business does not meet the applicable policies of the Rocky View/Calgary Intermunicipal Development Plan or the Conrich Area Structure Plan: the outside storage is not permitted in the business area along Highway 1, the proposed truck storage is not considered to be a high-quality visual appearance business in the gateway, a Local Plan was not provided as required, and development in Phase 2 is premature. The City of Calgary does not support this application as it does not meet the policies of any of the applicable Statutory Plans and will not facilitate effective collaborative planning in an identified Key Focus Area.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7845-2018 be given first reading.
- Motion #2 THAT Bylaw C-7845-2018 be given second reading.
- Motion #3 THAT Bylaw C-7845-2018 be considered for third reading.
- Motion #4 THAT Bylaw C-7845-2018 be given third and final reading.
- Option #2 : THAT application PL20160094 be refused.



Respectfully submitted,

“Sherry Baers”

Executive Director
Community Development Services

XD/rp

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7845-2018 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 response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	No response.
Alberta Transportation	<p><u>Updated Comment</u></p> <p>The TIA analysis is based on our published turning movement diagram / traffic volume estimates, however this analysis may be quite conservative. Our turning movement diagram is based off the actual count that took place in May 2013 – prior to Southeast Stoney Trail opening in November 2013. Much of the turning traffic in that count was using Garden Road as a temporary bypass, which is evident in the high eastbound to southbound turning movement. Unfortunately this information has not been updated since then (and is also being used by NESS) and therefore the estimates have carried over to this day. This intersection is one of many in the region that will be counted and updated this year with new turning movement estimates published in 2019.</p> <p>Notwithstanding the above, Alberta Transportation is prepared to issue a Roadside Development Permit on receipt of application for same. I am satisfied that the provisions of Section 5(3) of the Highways Development and Protection Regulation are met by the road network identified in the previously approved Functional Planning Studies (which were prepared with input of Rocky View County) and the local road connections therein once the interchange on Highway 1 is constructed to the east. Other alterations to the existing intersection of Highway 1 and Range Road 285, including partial closure, may also be considered in the interim to ensure safe and effective operation of Highway 1.</p> <p><u>Original Comment</u></p> <p>The area of land subject of this proposal is located within 300 meters of Highway 1, and therefore, is within Alberta Transportation's area of jurisdiction as outlined in the Highways Development and Protection Act.</p> <p>The development, however, recognizes that the proposal does not appear to have a significant impact on the provincial highway</p>

AGENCY	COMMENTS
	<p>system, but reserves that right to require that a Traffic Impact Assessment (TIA) be prepared by a qualified transportation engineering firm prior to issuing any permits, if deemed necessary when the development proposal has been submitted to the department for approval.</p> <p>Alberta Transportation, therefore, is not opposed to the proposal. Please note, however, that subsequent development activity at this location would require a Roadside Development Permit from the development and a possible TIA.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response.
Alberta Health Services	<ol style="list-style-type: none"> 1. AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003. 2. Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner. 3. The applicant has indicated that the proposed parcel is within 1.5 kms of a sour gas facility. AHS recommends that the Alberta Energy Resources Conservation Board (ERCB) be contacted to determine appropriate setback distances and assessments, as required. 4. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified 5. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Ground disturbances and surface works within 30 meters require prior to written approval from ATCO Pipelines before commencing any work. 2. Any revisions or amendments to the proposed plans must be re-circulated to ATCO Pipelines for further review.
AltaLink Management	No response.
FortisAlberta	No comment.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Chestermere	No response.
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) 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 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 Business – Industrial Campus District to accommodate a trucking business.</p> <p>The City of Calgary Administration believes that this application doesn't align with the objectives and policies of the Conrich Area Structure Plan (ASP). The subject parcel is located within the Highway Business area within the Conrich ASP as per Map 5 Land Use Strategy. This application does not align with policies 10.3, 10.4, 10.5, 10.6, 10.7, & 10.8. Furthermore, policy 10.19 requires a local plan in place prior to application support for highway business development.</p> <p>The subject parcel is also located within the Highway 1 Key Focus Area identified in both the Rocky View County/City of</p>

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	Calgary IDP and Conrich ASP. The collaborative planning policies of this Key Focus Area have not been satisfied.
ASB Farm Members and Agricultural Fieldmen	<p>Because this parcel falls within the proposed Conrich ASP and its subsequent redesignation appears to have minimal impacts to neighboring ag lands, we have no concerns.</p> <p>The Ag Boundary Design Guidelines will play a role in buffering the non-agricultural land use from agricultural land uses. The guidelines will help mitigate areas of concerns including: increased traffic, noise and dust.</p>
Rocky View Chestermere-Conrich Recreation Board	No comment.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Recreation, Parks and Community Support office has no concerns at this time; however, comments will be provided at any future subdivision stage
Development Authority	No response.
Bylaw and Municipal Enforcement	Concern that increase of heavy truck traffic might have a negative impact on County infrastructure, specifically Township Road 244.
Fire Services	No response.
GIS Solutions	No response.
Building Services	No response.
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 subdivision or 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; • The applicant shall be responsible to dedicate all necessary

AGENCY	COMMENTS
	<p>easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant will be required to enter into a Deferred Services Agreement with the County for tie-in to future municipal services should they become available (storm, water and wastewater) <p>Geotechnical:</p> <ul style="list-style-type: none"> ES has no requirements at this time; As a condition of future subdivision or DP, the applicant will be required to conduct a geotechnical investigation, prepared by a qualified geotechnical professional, assessing the existing subgrade conditions and to make recommendations for the required pavement structure design of TWP Road 244 and all other recommendations to support the proposed development. <p>Transportation:</p> <ul style="list-style-type: none"> Policies of the Conrich ASP require that all transportation assessments prepared in support of new development applications conform with the Conrich Master Transportation Plan. Furthermore, Policy 22.7 of the Conrich ASP requires the monitoring of the key at-grade intersections with Highway 1 to ensure that growth within the plan area does not adversely affect the safe and effective operation of these intersections and/or the operation of Highway 1. The applicant provided a Traffic Impact Assessment (TIA) prepared by JCB Engineering dated May 01, 2018. The TIA provided an analysis of the impacts of the proposed development (approx. 100 vpd) on the local road network including the intersection of Highway 1 and RR 285. The TIA concludes that all local roads and intersections are projected to operate within acceptable parameters at the opening day and long term horizons with the exception of the intersection of Highway 1 and RR 285 as it is failing in all directions with the exception of the southbound approach. The operation of the intersection has been reviewed with AT who confirmed that the provisions of Section 5(3) of the Highways Development and Protection Regulation are met by the road network identified in the previously approved Functional Planning Studies (which were prepared with input of Rocky View County) and the local road connections therein once the interchange on Highway 1 is constructed to the east. Furthermore, AT states that other alterations to the existing intersection of Highway 1 and Range Road 285, including partial closure, may also be considered in the interim to ensure safe and effective operation of Highway 1

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • The TIA provided and assessment of potential improvements to the intersection of Highway 1 and RR 285 such as changes to signal times and an increase in the number of lanes (4 to 6) however, the intersection still would not function with acceptable parameters in the background condition. AT has developed a functional plan to shift the intersection to the east and upgrade it to an interchange at a future date. The County's Transportation Offsite Levy Bylaw includes a Special Area which collects levies for the improvement to this intersection as identified in AT's functional plan. At the time of the relocation of the intersection of RR 285 and Highway 1, access to Range road 285 will be made available by connection to the re-aligned RR 285 as shown in Map 8 the Conrich ASP. • AT has developed a functional plan to shift the intersection to the east and upgrade it to an interchange at a future date. The County's Transportation Offsite Levy Bylaw includes a Special Area which collects levies for the improvement to this intersection as identified in AT's functional plan. At the time of the relocation of the intersection of RR 285 and Highway 1, access to Range road 285 will be made available by connection to the re-aligned RR 285 as shown in Map 8 the Conrich ASP. • The TIA notes that given the type of vehicle (truck and trailer) and close proximity of the intersections of TWP Road 244 and Highway 1 with RR 285 (approx. 35m), larger trucks tend to utilize the westbound lane of TWP Road 244 to make the southbound turn onto RR 285 (wide turn). To improve the southbound turn, the TIA recommends that the corner radius at the SW corner of the intersection of TWP Road 244 and RR 285 be improved to 15m in accordance with TAC and AT guidelines. • As a condition of future subdivision or DP, the applicant will be required to enter into a Development Agreement with the County for the following all in accordance with the TIA and the County Servicing Standards: <ul style="list-style-type: none"> - Paving of TWP Road 244 from the proposed site entrance east to Range 285 (approx. 400m) to a Regional Transitional Paved Standard (400.10); and - Improvement of the corner radius at the SW corner of the intersection of TWP Road 244 and RR 285 to 15m in accordance with the recommendations of the TIA • As the subject lands are within 1600m of Highway 1, the application shall be circulated to AT for their review and comment. • As a condition of future subdivision or DP, the applicant will be required to provide payment of the Transportation Off-Site Levy (including the base levy and the special area levy)

AGENCY	COMMENTS
	<p>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 payment owed at time of subdivision endorsement is \$164,760 (Base = \$4,595/ac x 15.8 ac = \$72,600; Special Area 2 = \$5,833/ac x 15.8 ac = \$92,160);</p> <ul style="list-style-type: none"> • It is to be noted that a previous Developer (ATCO Gas & Pipelines) reconstructed TWP Road 244 to a County gravel standard road. As a condition of future subdivision or DP, the applicant may be required to provide cost recoveries to the original Developer for the upgrades to TWP Road 244. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> • Policy 23.15 of the Conrich ASP requires that all new development tie into the County's wastewater system. There is an existing sanitary force main along Range Road 285 which services the Prince of Peace development south of Highway #1. As this is a pressurized line which does not allow for direct tie-in, it is not be feasible for the applicant to tie in as the proposed development is not a large producer of wastewater. Should the application be approved, in accordance with County Policy 449, it is recommended that commercial and industrial developments shall utilize holding tanks with a trucked service to dispose of wastewater when connection to a regional system is not feasible. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • Policy 23.9 of the Conrich ASP requires that all new development tie into the County's potable water system. At this time, there are no piped water services nearby this site however, there is the potential for a water transmission line to be constructed along Range Road 285 to service the Prince of Peace development south of Highway 1. As this line would be a transmission main which does not allow for direct tie-in and the line has not been constructed at this time, it is not be feasible for the applicant to tie in. Should the application be approved, ES generally recommends the use of cisterns and holding tank to service industrial developments in un-serviced areas. • At time of future subdivision or DP, the applicant may be required to address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • Policies of the Conrich ASP generally direct development to tie into either the CSMI or Shepard Drainage Systems once they become available. Should these systems not be available, policies of the ASP allow for interim drainage

AGENCY	COMMENTS
	<p>solutions (ie. zero discharge systems, onsite management, etc) requiring the owner to retain control/management of the stormwater management system. As no regional conveyance systems are available in this area at this time, should the application be approved, the applicant would be required to rely on an interim onsite stormwater management system</p> <ul style="list-style-type: none"> • It is to be noted that the Conrich Master Drainage Plan does not identify any regional conveyance through the subject lands (alignment located directly to the north) however, a conceptual alignment of a future stormwater forcemain has been shown. At time of future subdivision or DP, appropriate easements shall be required to be registered • As part of the application, the applicant provided a stormwater management plan prepared by Jubilee Engineering Consultants dated November 27, 2017. The proposed concept utilizes an onsite evaporation pond to be constructed adjacent to the large wetland to accept and control the runoff from the proposed development. The plan takes into consideration the seasonal water levels of the adjacent wetland and provides sufficient berming along the shared side to ensure water does not spill to and from the wetland body; • As a condition of future subdivision or 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 prepared by Jubilee Engineering Consultants, County Servicing Standards and Conrich Master Drainage Plan to the satisfaction of the County. If the applicant choses to subdivide the parcel, the stormwater improvements will be required to be constructed under a Development Agreement as a condition of future subdivision; • As a condition of future subdivision or DP, the applicant is required to provide a sediment and erosion control (ESC) 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"> • A large wetland exists within the center of the subject lands for which the County has granted numerous pumping permits over the past years. As part of the stormwater management plan submitted with the application, the applicant has addressed the impacts to this wetland; • As part of the application, the applicant prepared a Wetland Delineation Memo prepared by Tannas Conservation

AGENCY	COMMENTS
Transportation	<p>Services dated July 09, 2017. The memo provided the delineation of the wetland boundary and summary of a field and desktop investigation of the subject lands concluding that all the large wetland body has not been altered by existing onsite activities at this time and that any removal of wetland area will require a complete functional assessment and submission of the required regulatory applications and reports with a proposal for compensation.</p> <p>No drainage in area, needs to be assessed Township Road 244 is not built to standard, this would trigger upgrade.</p> <p>Further details needs to be provided by applicant regarding scope of trucking business to determine if Road Use Agreement is required.</p>
Capital Project Management	<p>Area has had historical stormwater management issues which will need to be addressed.</p>
Utility Services	<p>No concerns.</p>

Circulation Period: September 13 – October 4, 2016



BYLAW C-7845-2018

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7845-2018.

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.43 and No. 43-NW of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 8811045, within SE-30-24-28-W04M, from Agricultural Holdings District to Business Industrial Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Plan 8811045, within SE-30-24-28-W04M, is hereby redesignated to Business Industrial Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7845-2018 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: 04330009 / PL20160094

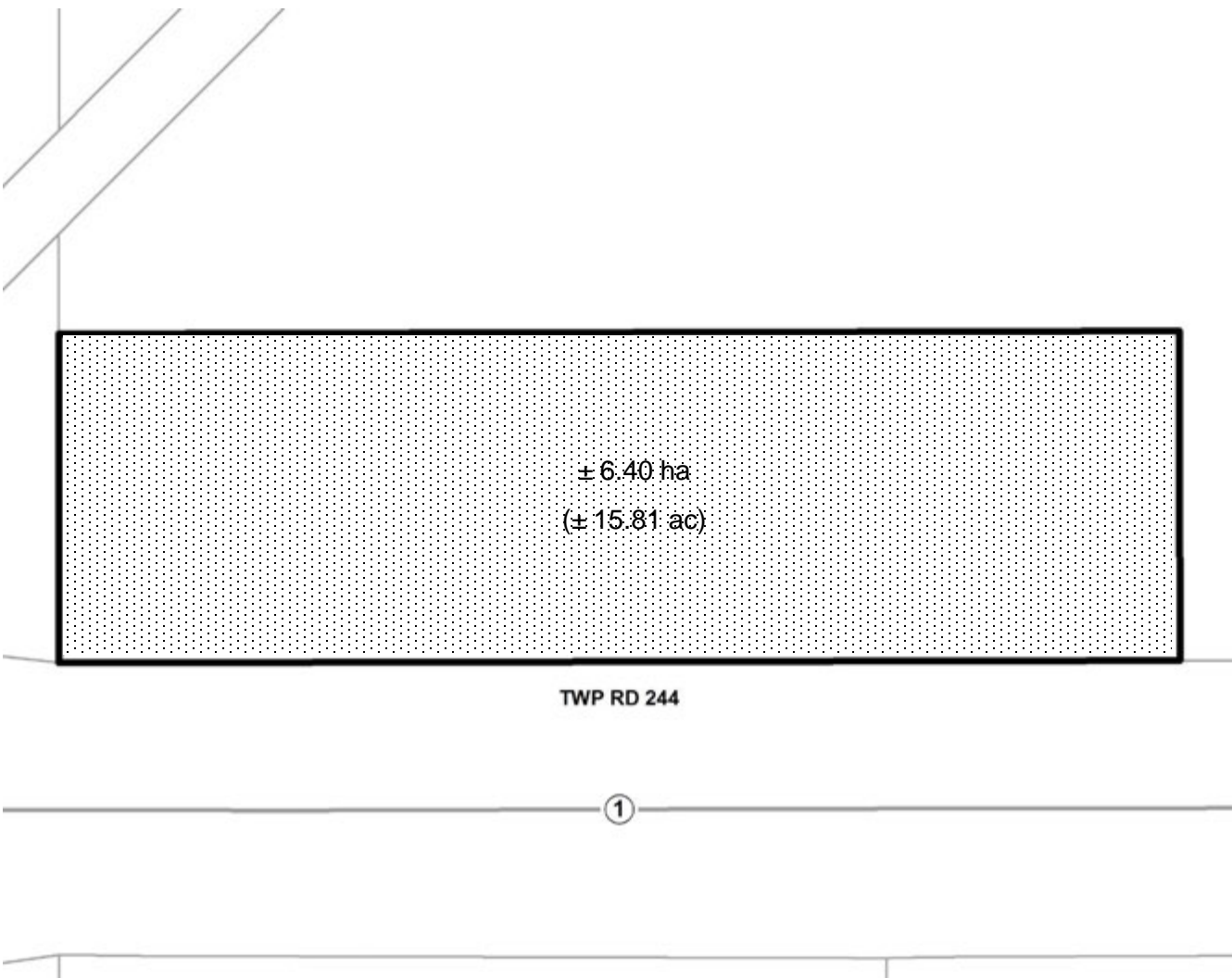
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7845-2018



AMENDMENT

FROM Agricultural Holdings District TO Business Industrial Campus District



Subject Land _____



LEGAL DESCRIPTION: Lot 1, Plan 8811045 within SE 30-24-28-W04M

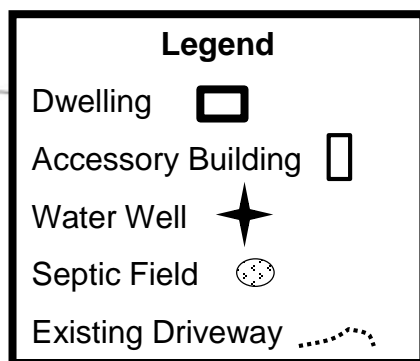
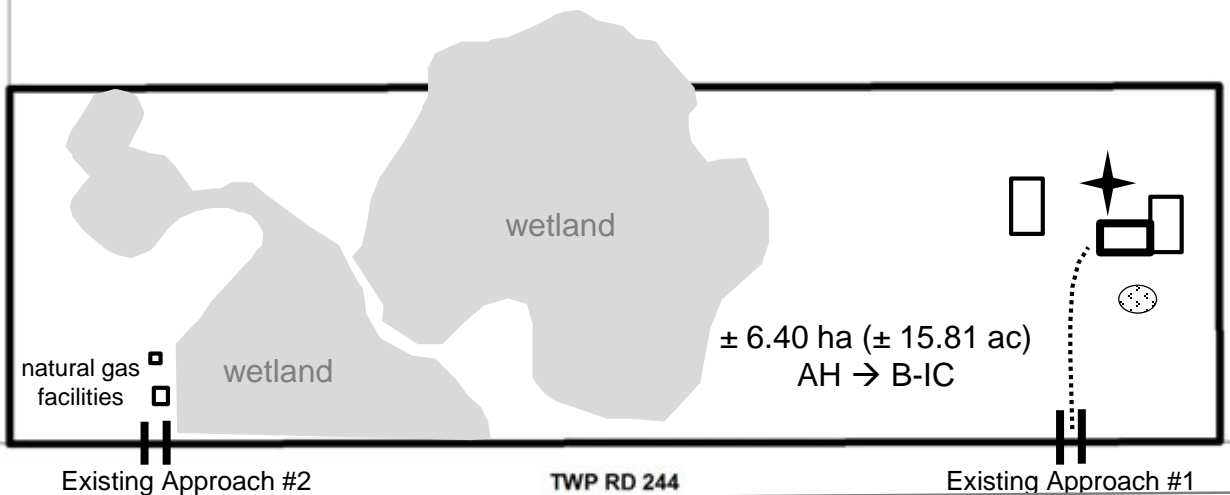
FILE: PL20160094 – 04330009

DIVISION: 05



AGENDA
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Redesignation Proposal: To redesignate the subject lands from Agricultural Holdings District (AH) to Business – Industrial Campus District (B-IC) to accommodate a trucking business.



DEVELOPMENT PROPOSAL

Lot 1, Plan 8811045, SE-30-24-28-W04M

Date: 14-Jan-19

Division # 5

File: PL20160094 - 04330009

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

Lot 1, Plan 8811045, SE-30-24-28-W04M

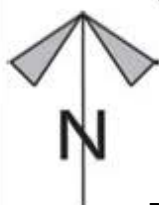
Date: 14-Jan-19

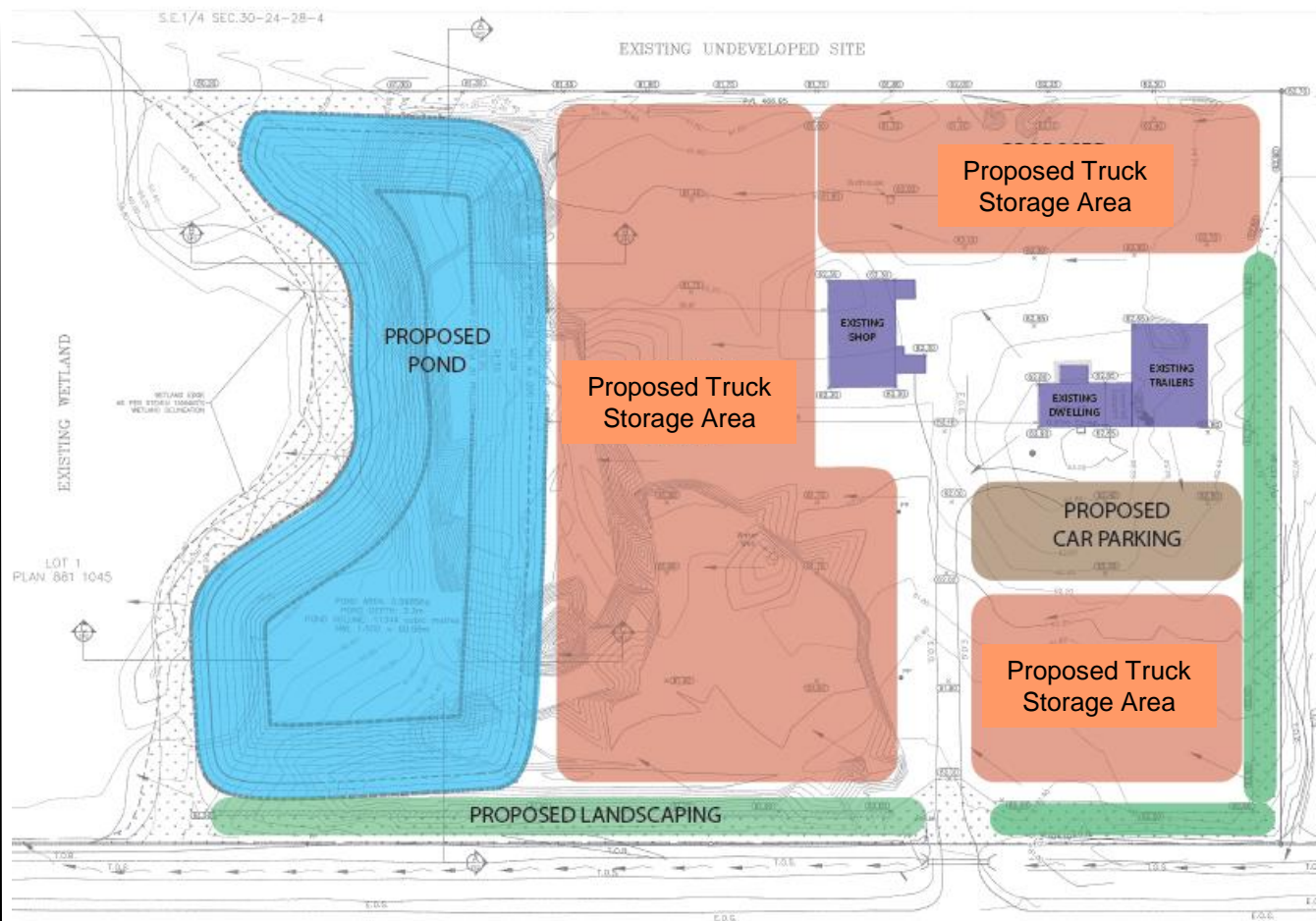
Division # 5

File: PL20160094 - 04330609

AGENDA

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Proposed Site Plan (eastern portion of the land)

Lot 1, Plan 8811045, SE-30-24-28-W04M



The trucking business is operating on site without a valid Development Permit

Site Photos

(site inspection on Nov 30, 2018)

Lot 1, Plan 8811045, SE-30-24-28-W04M



Date: 14-Jan-19

Division # 5

File: PL20160094 - 04330609

AGENDA

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Natural gas facilities (located on the western portion of the land)



ATCO Pipelines facilities (located adjacent to the subject land to the west)

Site Photos

(site inspection on Nov 30, 2018)



Lot 1, Plan 8811045, SE-30-24-28-W04M

Date: 14-Jan-19

Division # 5

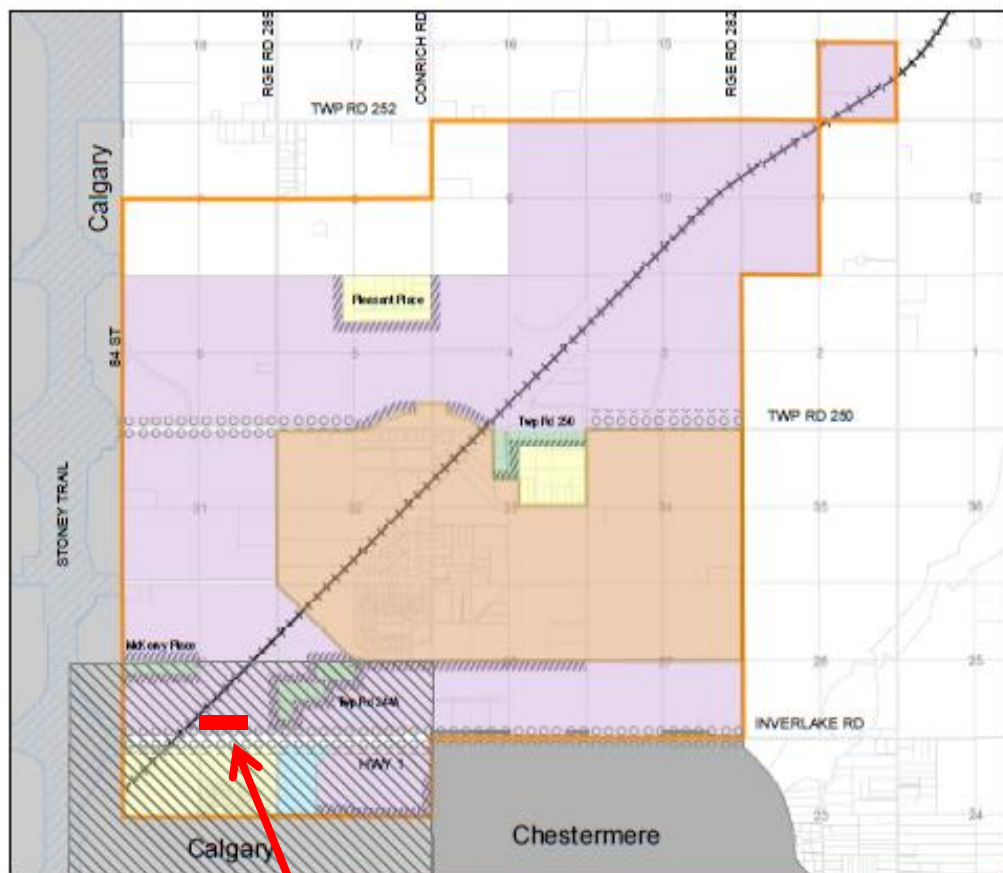
File: PL20160094 - 04330609

AGENDA

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Map 6:
Non-Residential/
Residential
Interface

- ASP Boundary
- Future Policy Area
- Residential
- Institutional
- Business
- Transition
- Non-Residential/
Residential Interface
- Gateways
- Transportation and Utility
Corridor
- Key Focus Area
(RVO/Calgary
Intermunicipal
Development Plan)
- CN Railway

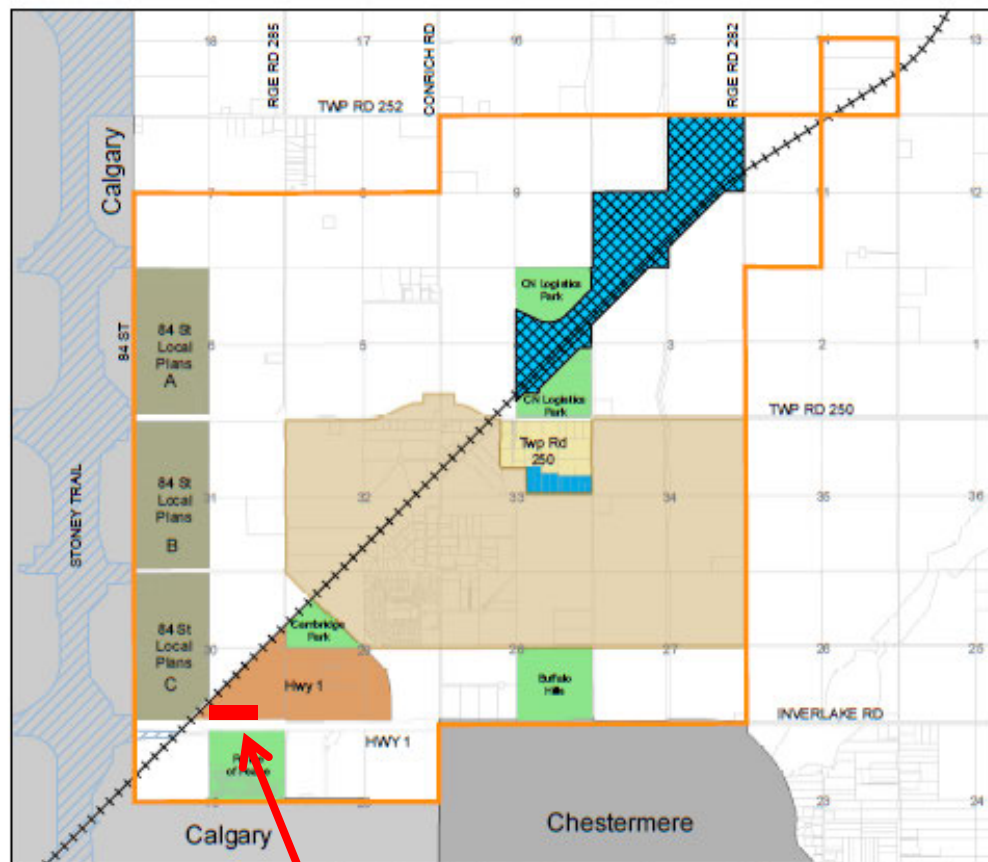
0 0.25 0.5 1 1.5 2
Km



Subject Land

Map 6 – Non-Residential/Residential Interface (Conrich Area Structure Plan)

Lot 1, Plan 8811045, SE-30-24-28-W04M



Map 12:
Local Plans

- ASP Boundary
- Future Policy Area
- Federal Jurisdiction
- Existing Local Plans
- Local Plans not required
- Predetermined Local Plan Boundary
- Hwy 1
- Twp Rd 250
- 84 St Local Plans
- CN Railway

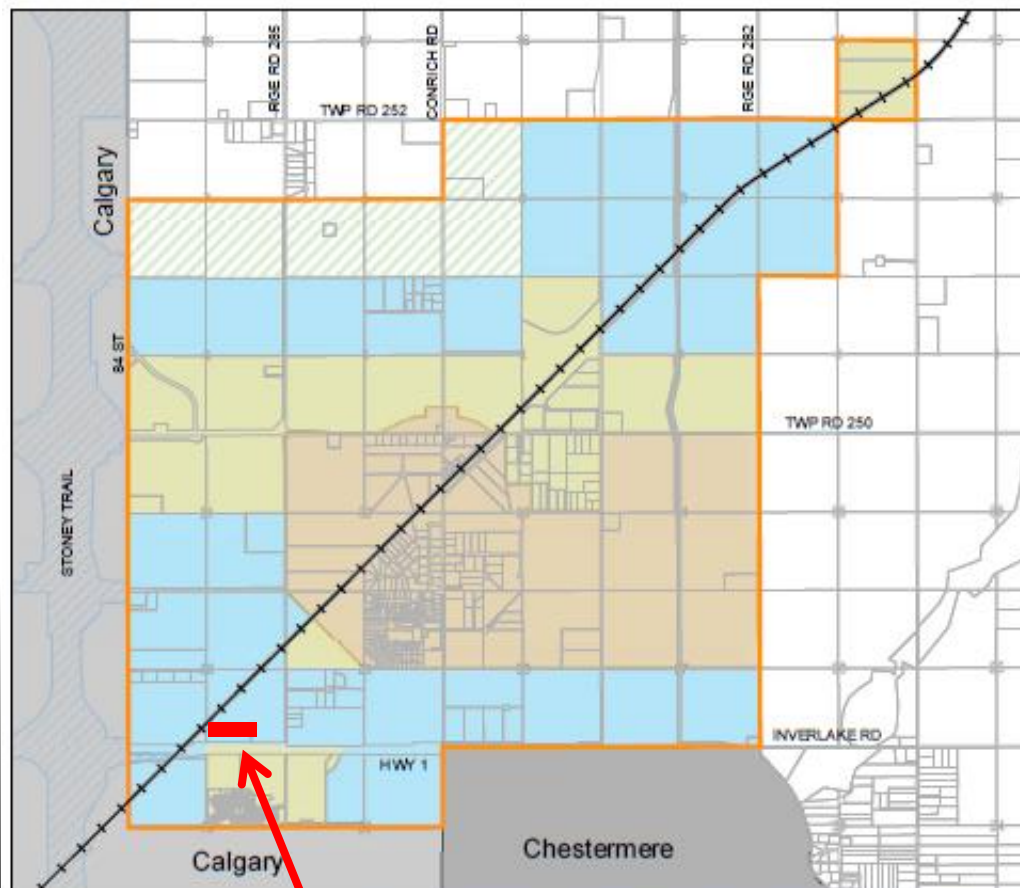
0 0.25 0.5 1 1.5 2
Kms



Subject Land

Map 12 – Local Plan (Conrich Area Structure Plan)

Lot 1, Plan 8811045, SE-30-24-28-W04M

Map 13:
Phasing

- ASP Boundary
- Future Policy Area
- Phase 1
- Phase 2
- Long Term Development
- Transportation and Utility Corridor
- Railway Lines

0 0.25 0.5 1 1.5 2
Km

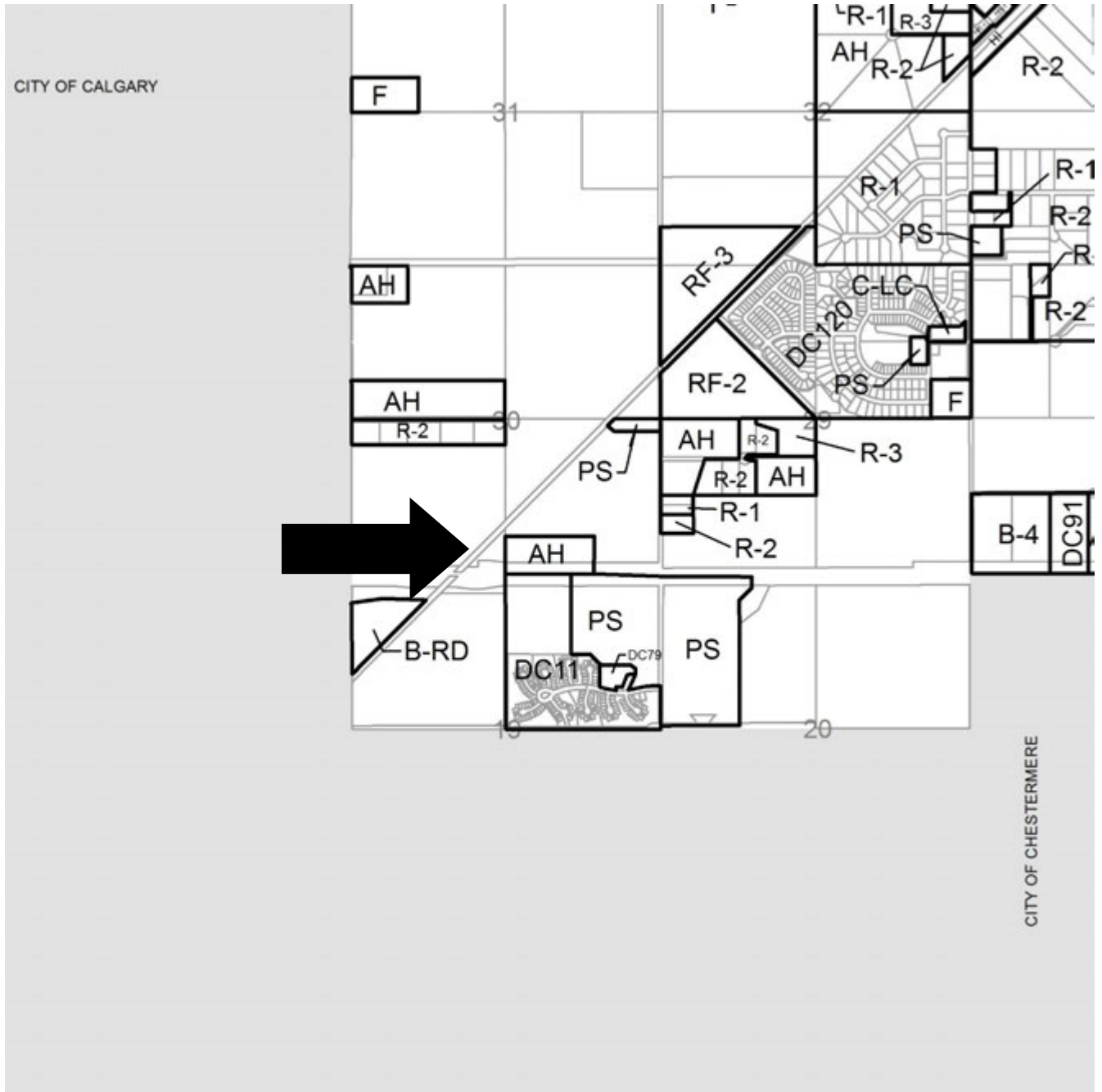
Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject Land

Map 13 – Phasing (Conrich Area Structure Plan)

Lot 1, Plan 8811045, SE-30-24-28-W04M



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, Plan 8811045, SE-30-24-28-W04M

Date: 14-Jan-19

Division # 5

File: PL20160094 - 04330609

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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

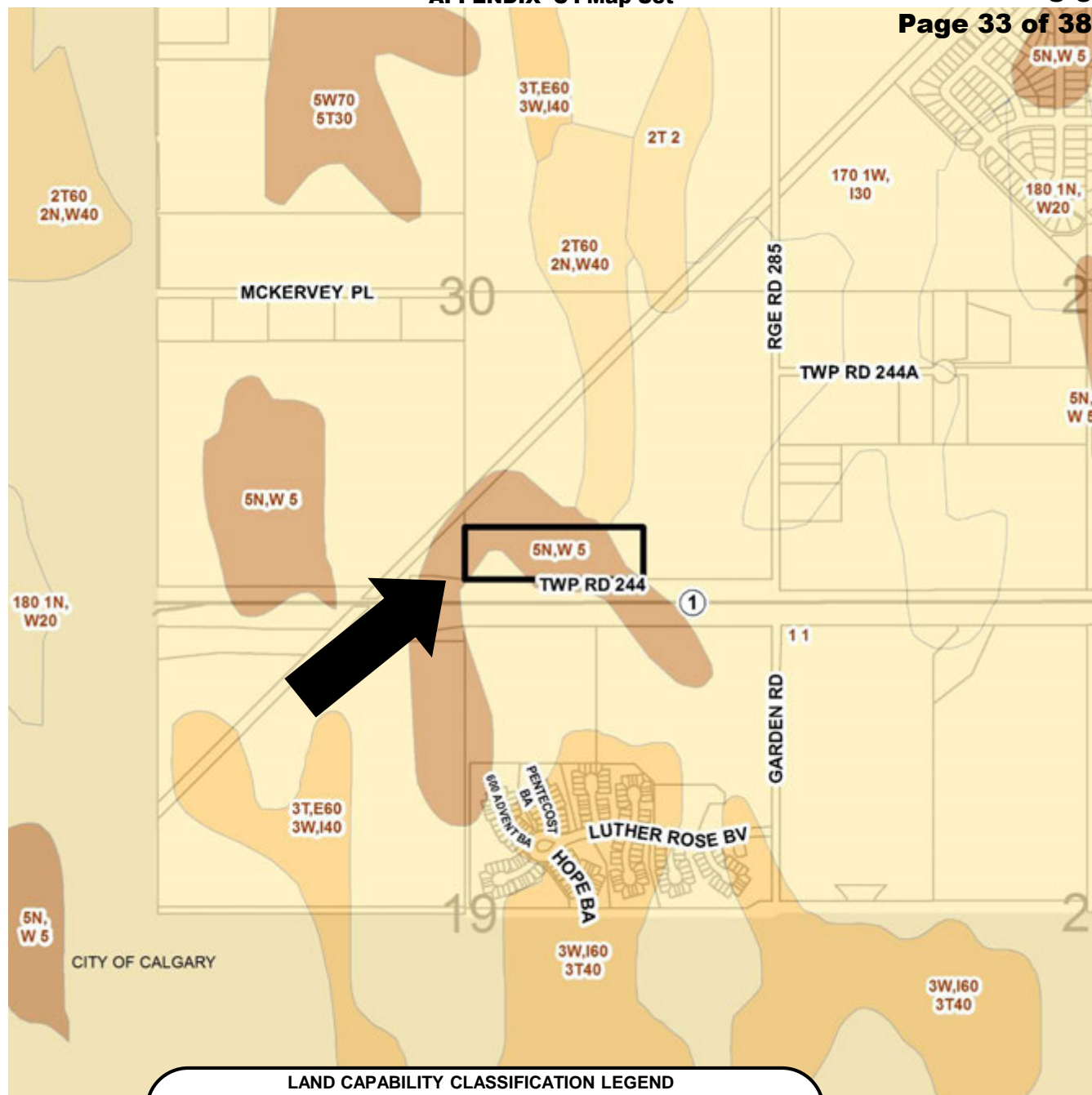
Lot 1, Plan 8811045, SE-30-24-28-W04M

Date: 14-Jan-19

Division # 5

File: PL20160094 - 04330609

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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

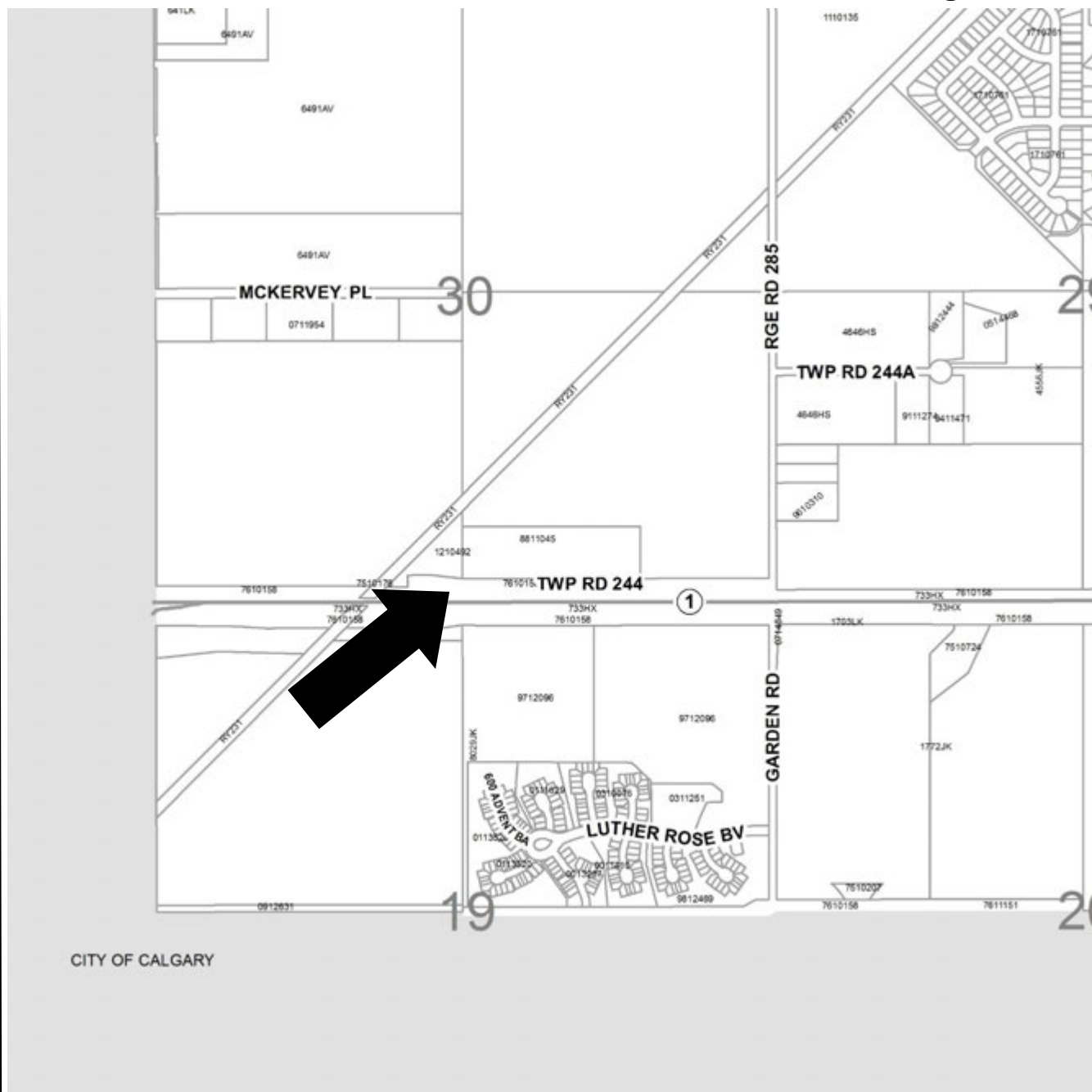
Lot 1, Plan 8811045, SE-30-24-28-W04M

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**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

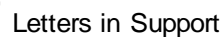
Lot 1, Plan 8811045, SE-30-24-28-W04M

Date: 14-Jan-19

Division # 5

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10

Subject Lands

Lot 1, Plan 8811045, SE-30-24-28-W04M

[REDACTED]

From: Brenda Gunn [REDACTED]
Sent: Tuesday, December 04, 2018 11:20 AM
To: Xin Deng
Subject: application # PL20160094

Hi Xin Deng

Received "proposed site plan" for Steve Grande, Goodwill Enterprises Ltd for a trucking business. The location is so not good for travellers on #1 hwy as there have been numerous accidents on No 1 and Garden Road lights. Your department needs to do further studies and if it did agree to this proposal there will be more accidents with big trucks coming out of this area and possibly lives lost on this corner.

What is this company thinking putting peoples lives at risk and what is rockyview thinking.

This is such a bad idea

Brenda Gunn
[REDACTED]

Rhonda Pusnik

From: Helena Novotny [REDACTED]
Sent: Thursday, December 13, 2018 8:41 PM
To: Xin Deng
Cc: Helena Novotny
Subject: File #04330009, Application #PL20160094

Attention: Planning Services Department

Dear Xin Deng,

Regarding the above, we are in strong disagreement of this application and proposed site plan.

A major concern is the high water table in this area. In rainy seasons, we've experienced flooding in this area and in the proposed site. Currently there seems to be no drainage in the propose site which is a major concern for flooding issues. Who's responsibility will it be to ensure measures are taken place to avoid flooding which could affect our area.

The application is also not compatible with existing uses in a residential neighborhood. The large size of the parcel in this application would create a major disturbance within our residential community in such close proximity to a very large trucking business. Among the disturbances of most concern would be a violation of residential noise bylaws with the large increase of truck traffic. Many truckers currently using the roads surrounding our community often don't follow the laws prohibiting the use of air brakes. This would increase even more with the proposed plan. Who will monitor this?

Another violation would be the increase in air pollution within our neighborhood. In addition, there is a school here and children are often outside many times during the day and their health would be affected by this.

Other concerns would also be access to the site. Truckers at times also use Garden Road which is prohibited. This is a concern as there is no doubt there would increased traffic on Garden Road even though it's not allowed. Will someone be monitoring whether these trucks violate those laws?

As a resident of this retirement community, we trust that the above comments and concerns about the proposed plans will be taken seriously and we look forward to a response.

Jan and Helena Novotny
[REDACTED]



Virus-free. www.avast.com

From: [REDACTED]
To: legislative@rockyview.ca
Subject: Bylaw C-7845-2018

To whom it may concern,

I am responding to a notice of public hearing regarding Bylaw C-7845-2018

Katheryn Schneider
[REDACTED]
[REDACTED]
[REDACTED]

Legal description- NE/19/24/28/04 UNIT 143/ /0113520

Let it be known that I 'Oppose' said application.

Reasons,

#1- It is never a good idea to fill in natural wetlands. Once they are gone, they are gone forever. What will future generations have if we little by little destroy the natural world. What about the huge amount of water fowl who migrate past here every year?

#2- I realize that industrial areas have to exist, but I don't believe they should be dotted all over the land just any old place, example, RV storage lots, truck storage lots, etc. There should be designated areas that are for industrial use only.

Thank-you,
Katheryn Schneider



PLANNING & DEVELOPMENT SERVICES

TO:	Council	DIVISION:	All
DATE:	January 22, 2019	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, , 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**

Amy Zaluski, 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 January 22, 2019, 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 Comprehensive Review Terms of Reference: _____
- Motion #3 THAT the following item be removed from the County Plan Amendments Comprehensive 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"

"Al Hoggan"

 Executive Director
 Community Development Services

 Chief Administrative Officer

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;



ROCKY VIEW COUNTY
Cultivating Communities

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).

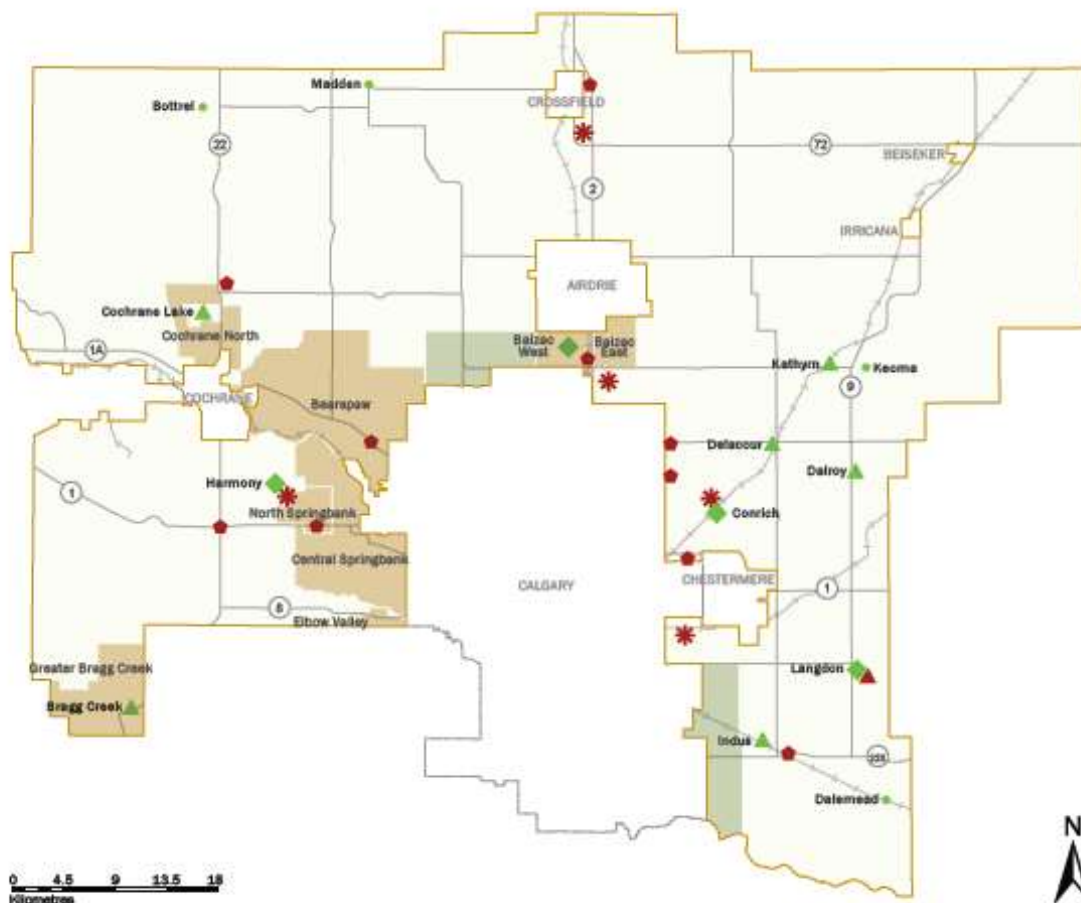
Study Area

- 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	<ul style="list-style-type: none">
Replaces	<ul style="list-style-type: none">n/a
Lead Role	<ul style="list-style-type: none">County Manager
Committee Classification	<ul style="list-style-type: none">Council/Advisory
Last Review Date	<ul style="list-style-type: none">n/a
Next Review Date	<ul style="list-style-type: none">

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;
 - (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 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
 - (7) Direction and intent of higher order documents (e.g.: Interim Growth Plan and County Plan).
- 11 The Comprehensive Review of the County Plan will result in new MDP policies in accordance with the *Municipal Government Act* (MGA).

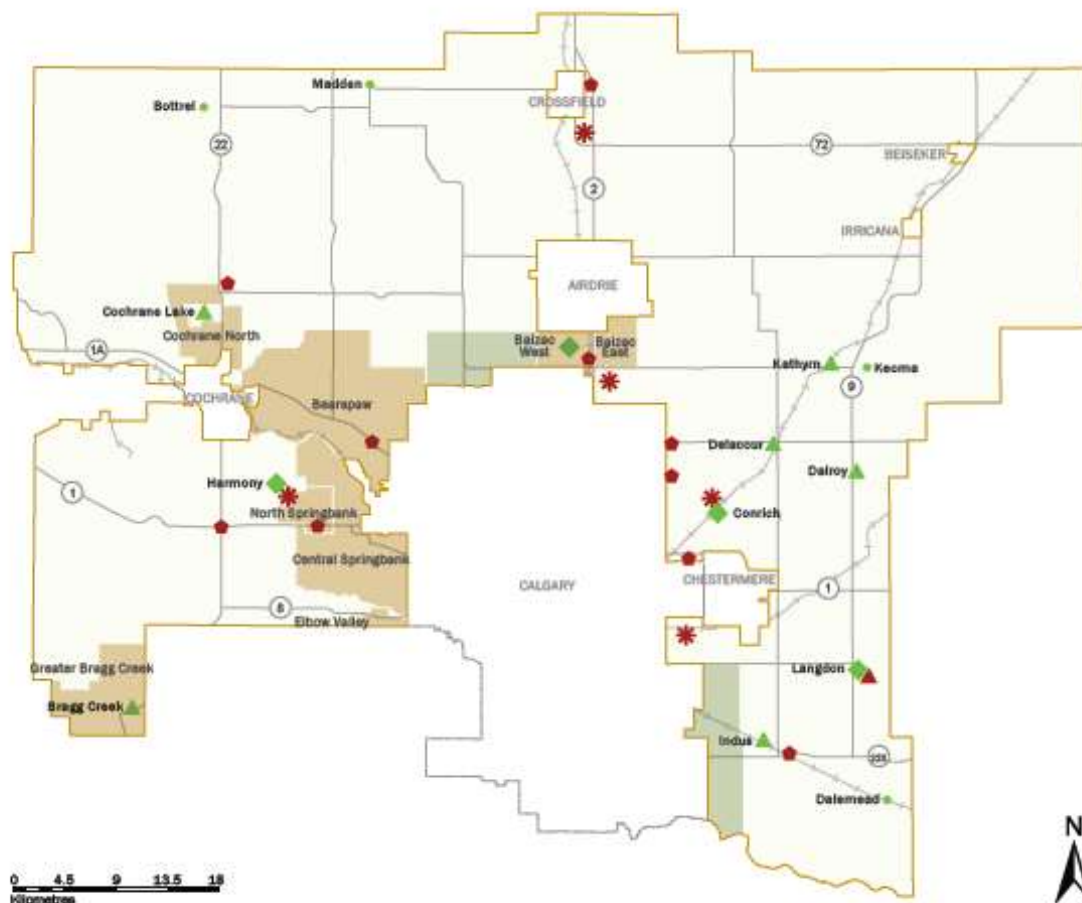
Study Area

- 12 The study area of the County Plan Amendments Comprehensive Review encompasses the entirety of the County, as shown on Figure 1 – County Plan Managing Growth Map.
- 13 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 COMPREHENSIVE 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 COMPREHENSIVE REVIEW

Base Assumptions and Circumstances

- 14** 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), certain 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

- 15** The County Plan was adopted on October 1, 2013, and was amended on July 25, 2017 and April 10, 2018.
- 16** 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 COMPREHENSIVE REVIEW

Interim Growth Plan

- 17 The Interim Growth Plan (IGP) identifies different types of plans that would be subject to the CMRB review and approval.
- 18 Section 4.1 of the IGP identified the importance of MDPs in the implementation of the IGP, subjecting the Comprehensive Review 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.*
- 19 As such, the Comprehensive Review will 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.*
- 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



COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

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.



ROCKY VIEW COUNTY
Cultivating 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.



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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.



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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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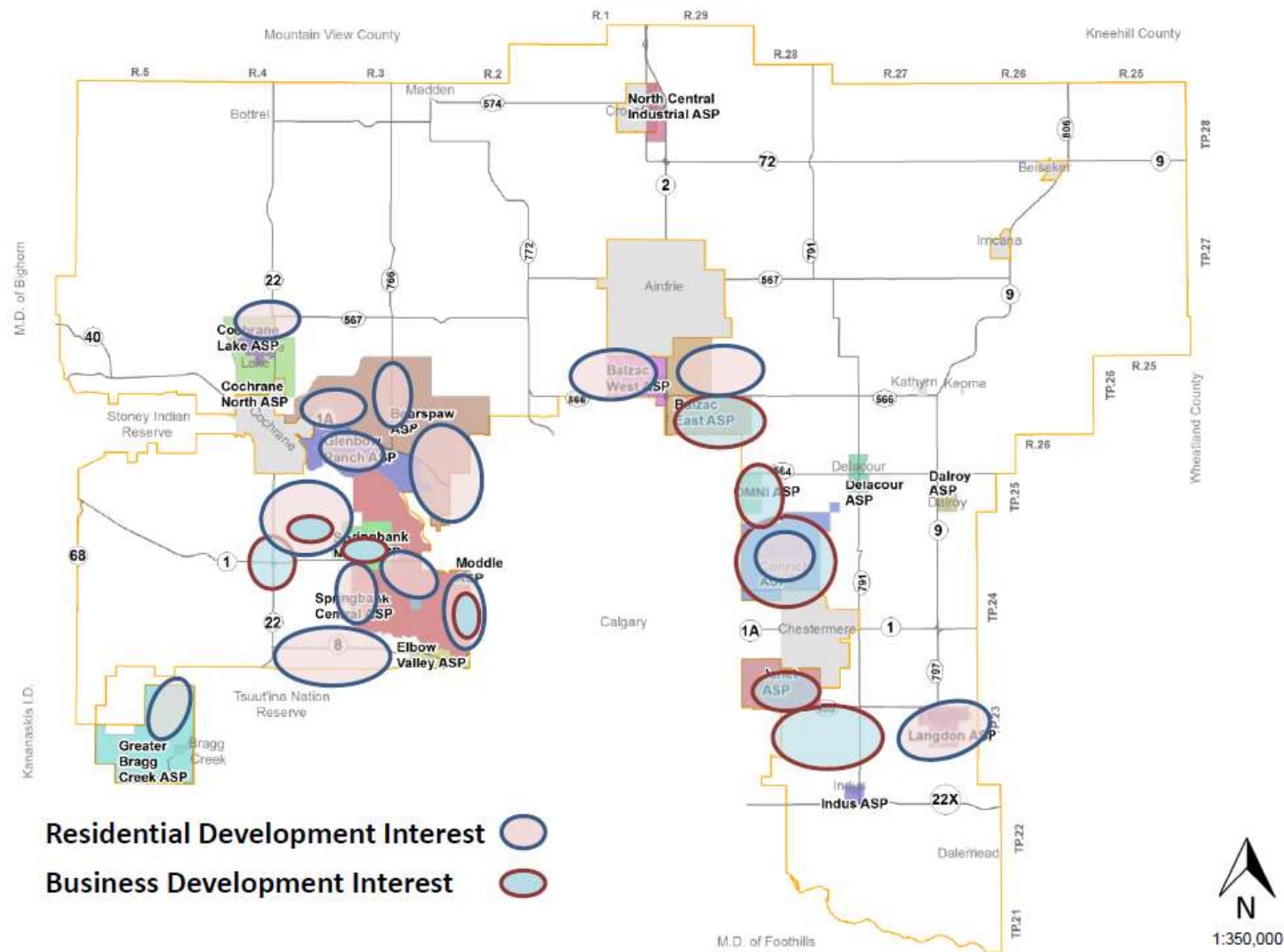
COUNTY PLAN AMENDMENTS COMPREHENSIVE REVIEW

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
Cultivating Communities

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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).

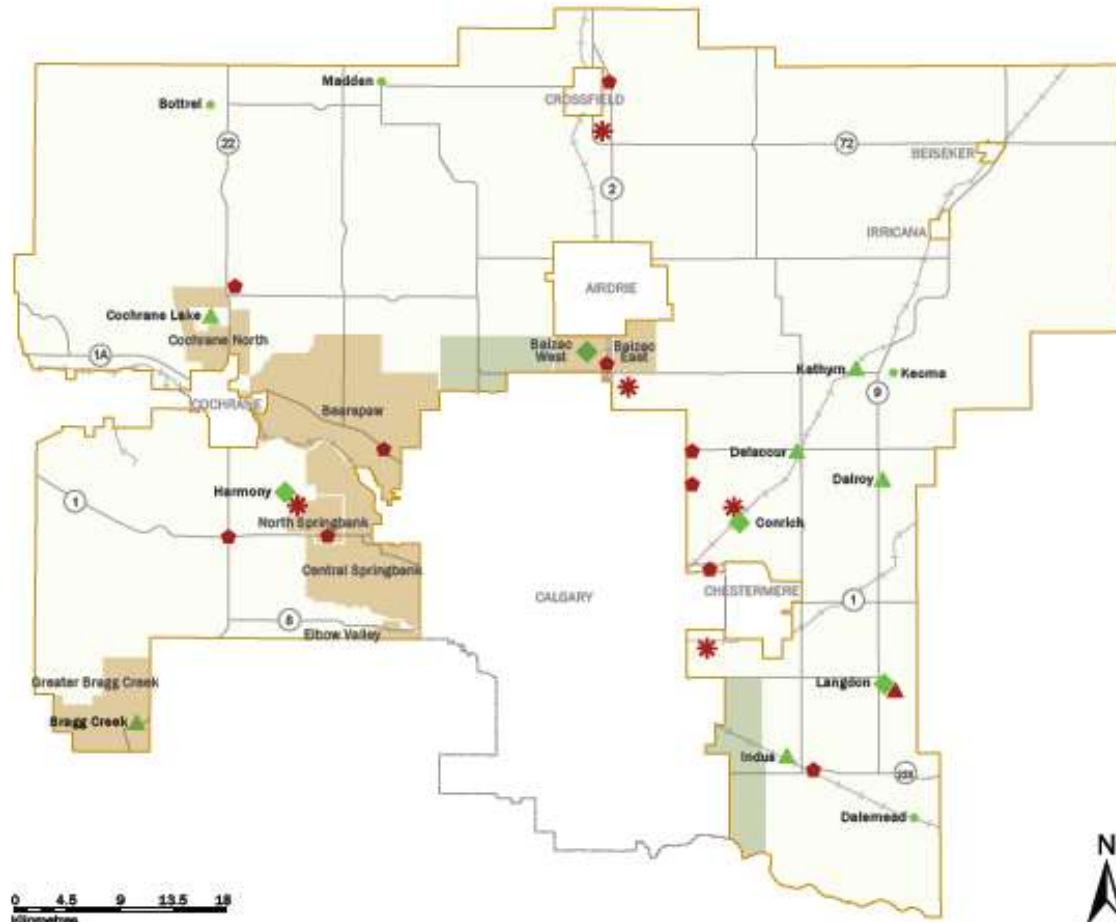
% of the regional population	2.71 – 3.11 %
Projected 2026 population	51,490 – 59,090
Projected 2011 - 2026 population increase	15,059 – 22,659

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.

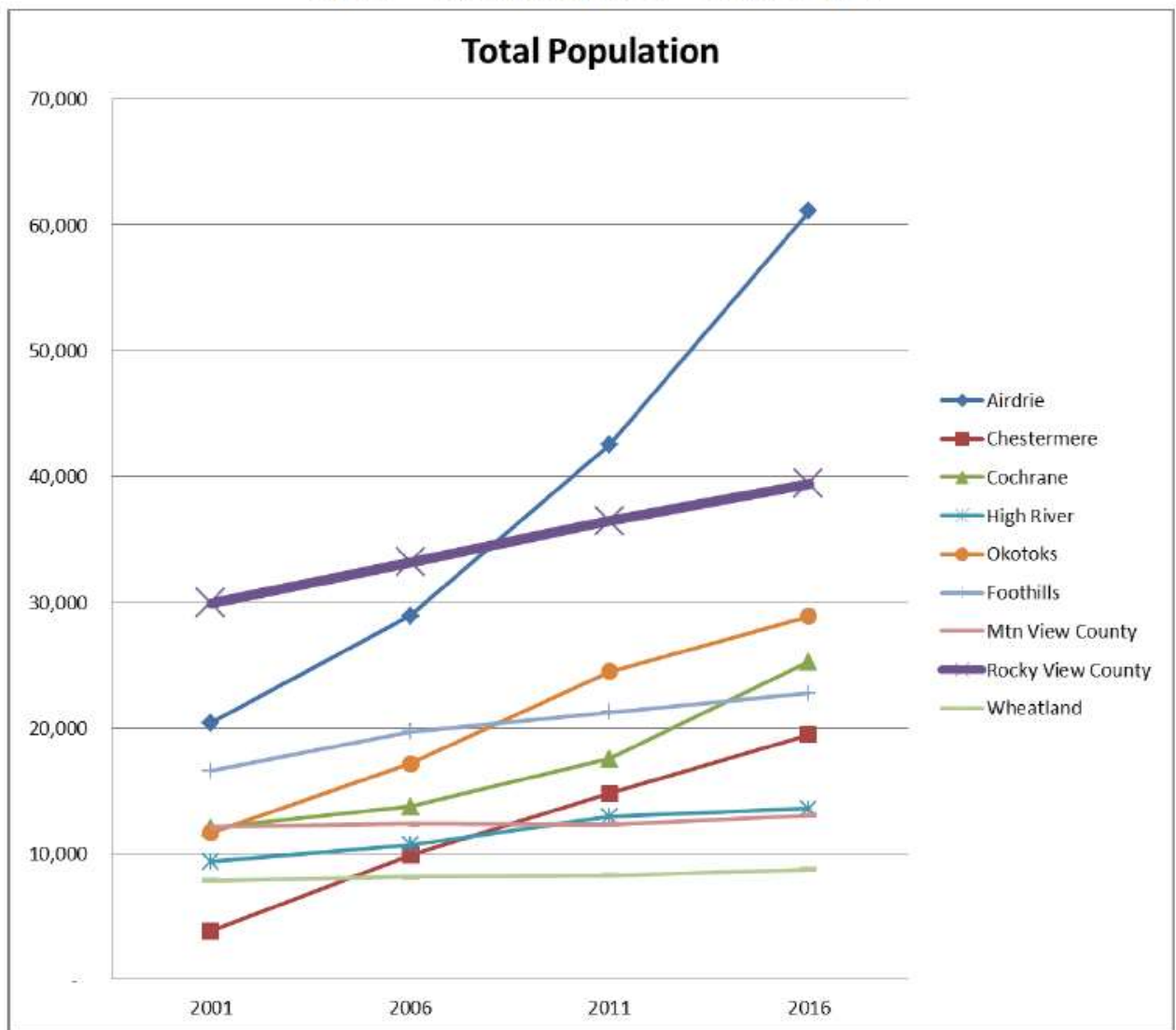
Table 3: Municipal Population – Calgary Region (2016 Census)

	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

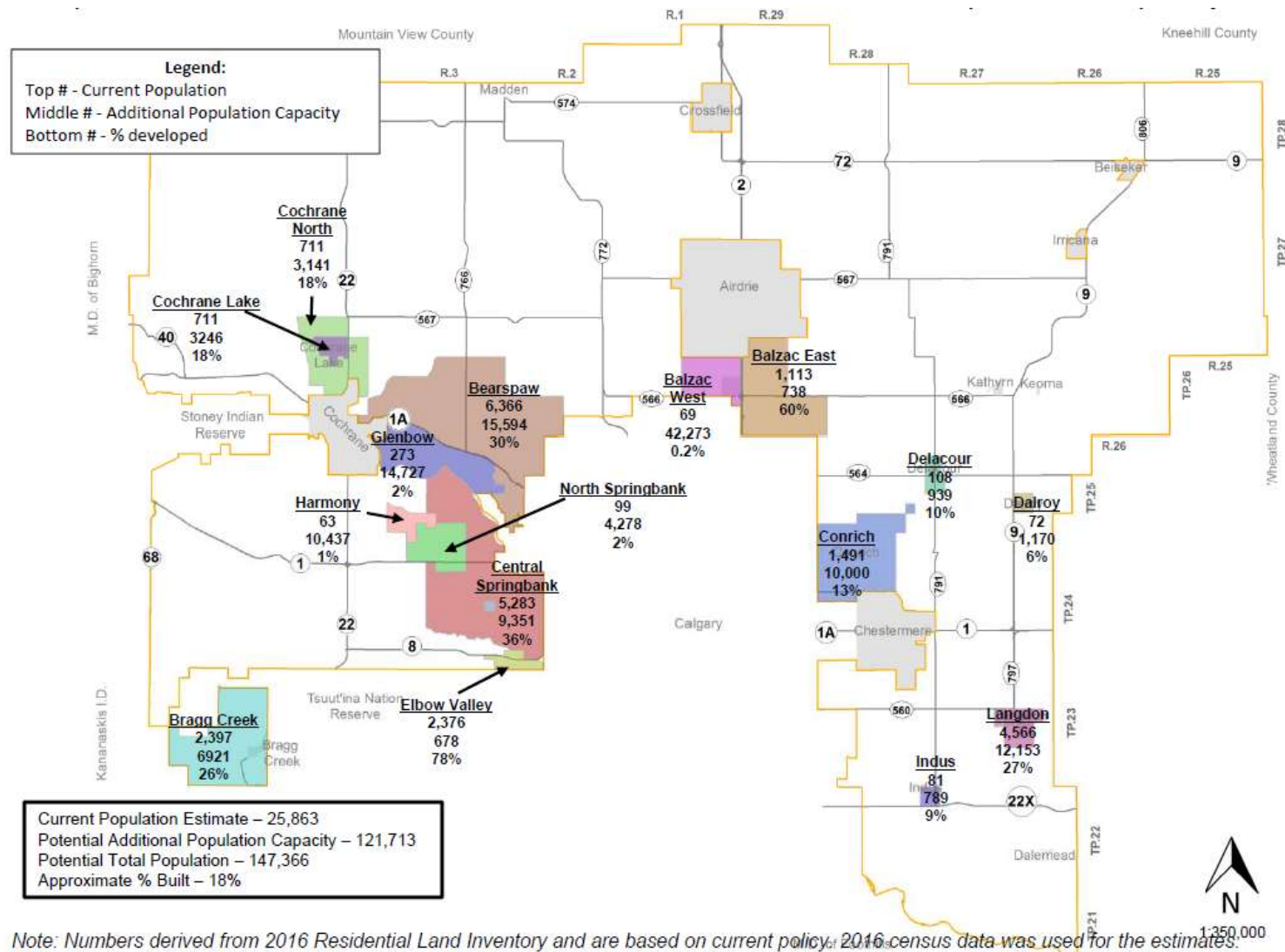
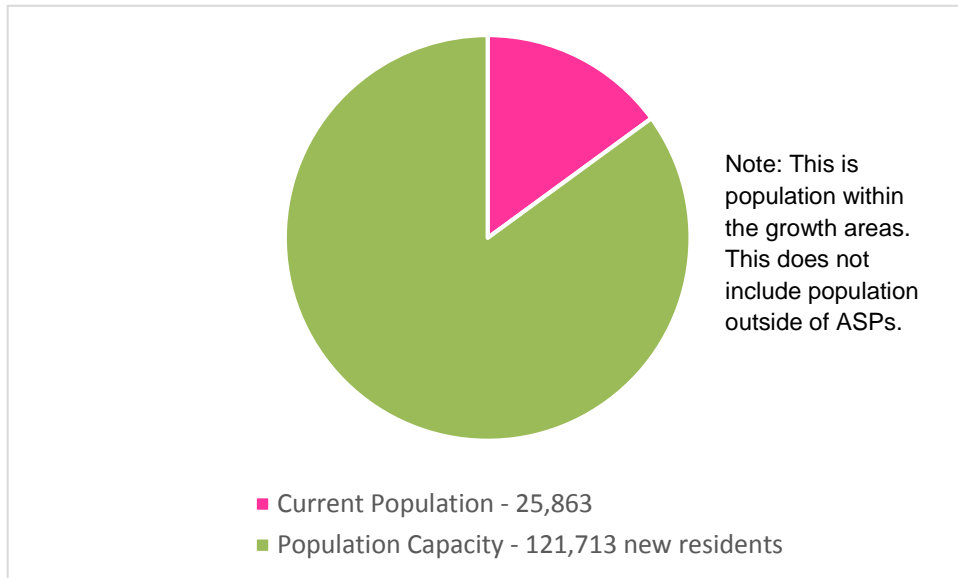


Figure 2: Pie Chart Depicting Current Residential Population and Potential Capacity of Identified Growth Areas



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%

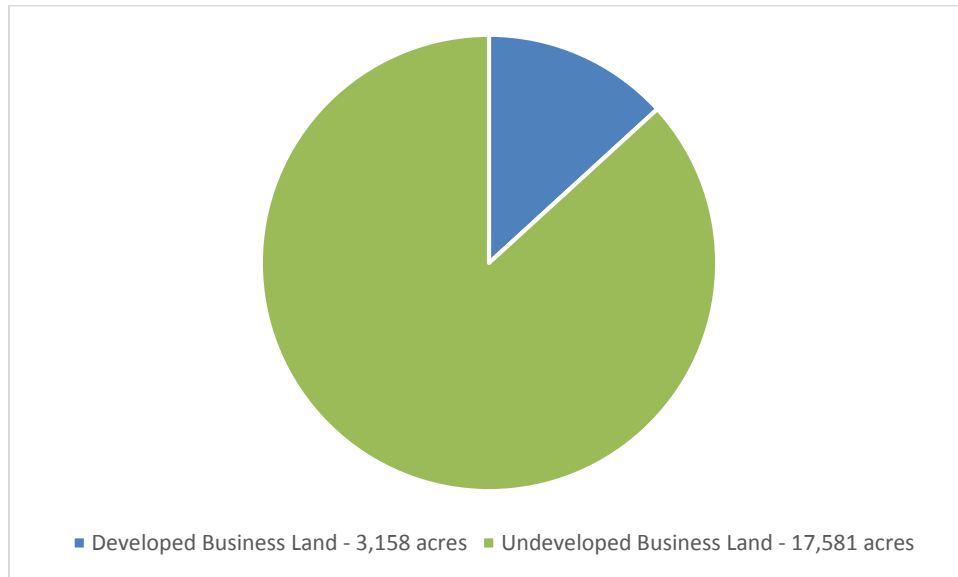
North Springbank
Developed – 266 ac
Total – 620 ac
% Built out - 42.90%

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

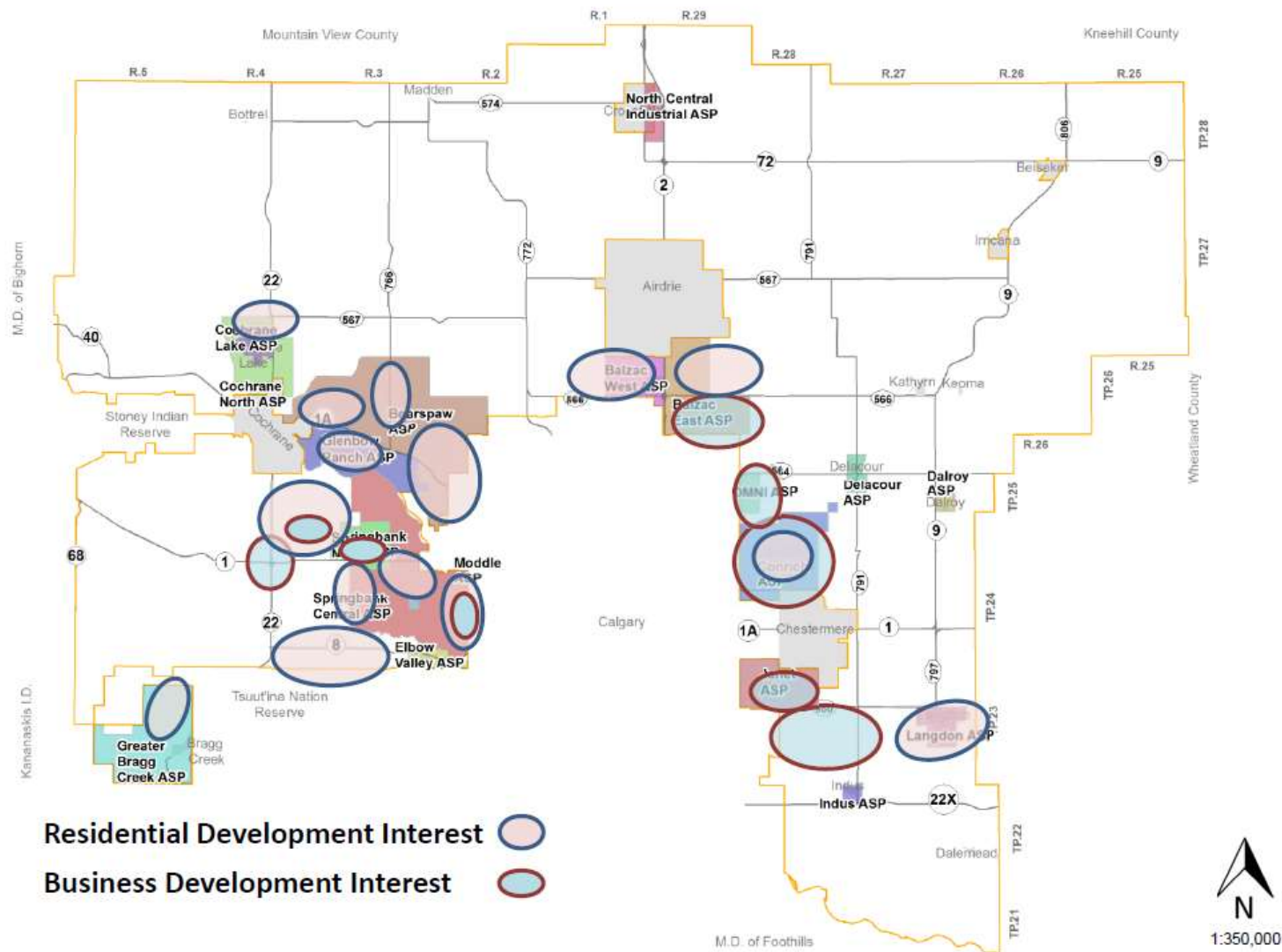
The principles and policies of the County Plan continually reference infrastructure requirements as they are an essential component to community building. Infrastructure servicing includes roads, water, wastewater, stormwater, solid waste, fire stations, and recreation facilities. Each of these components 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

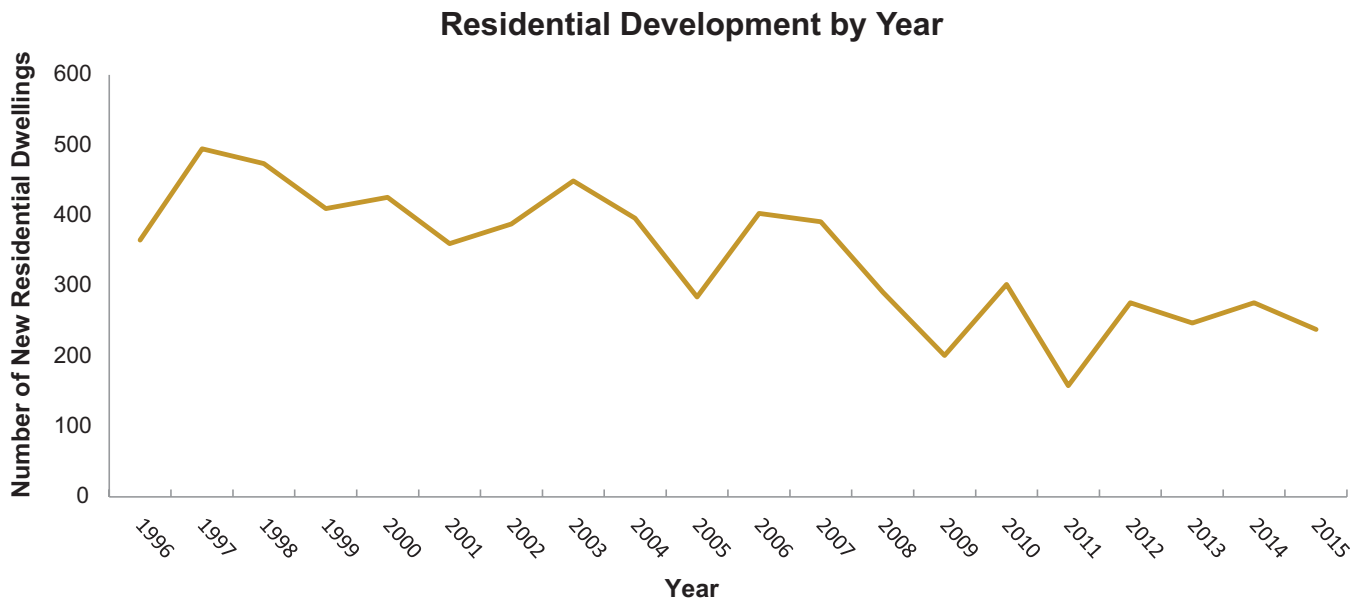
Agricultural Dwellings

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.

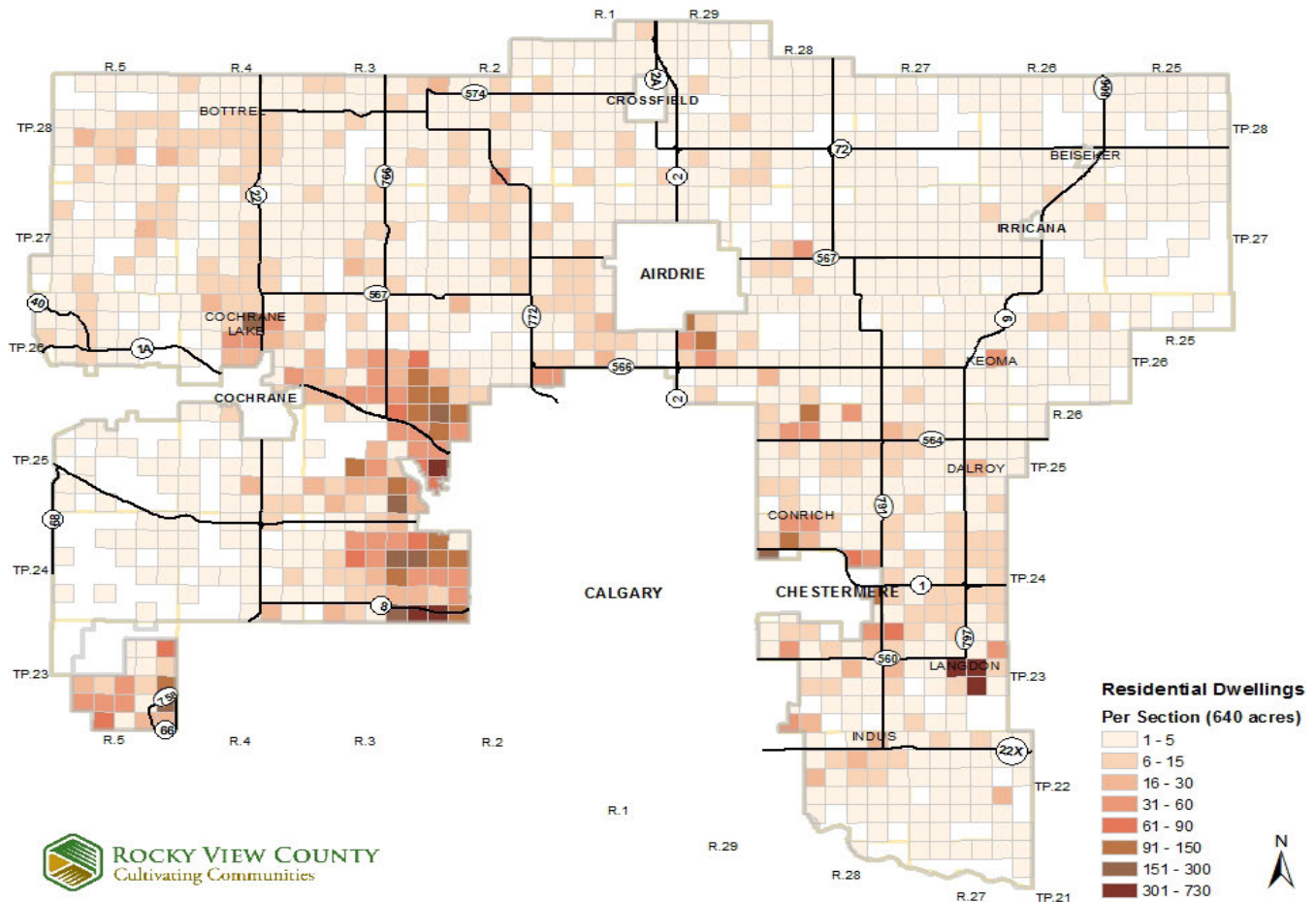
Table 3 – Existing Built Dwellings and Number of Parcels by Land Use

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)

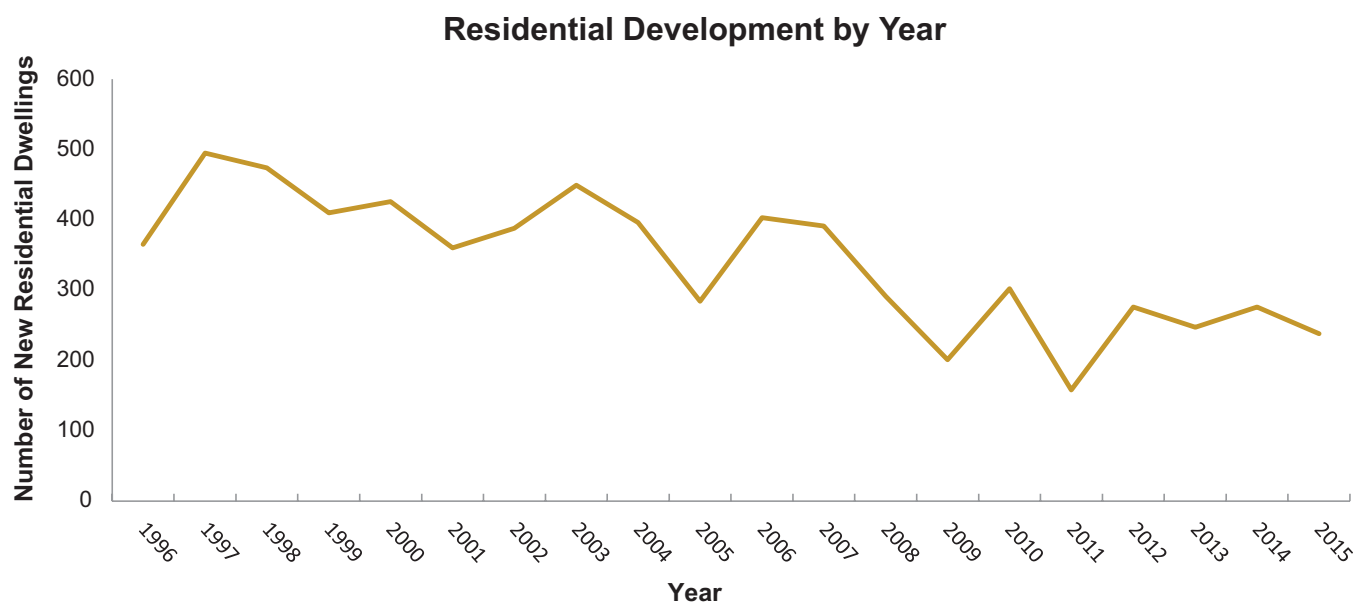
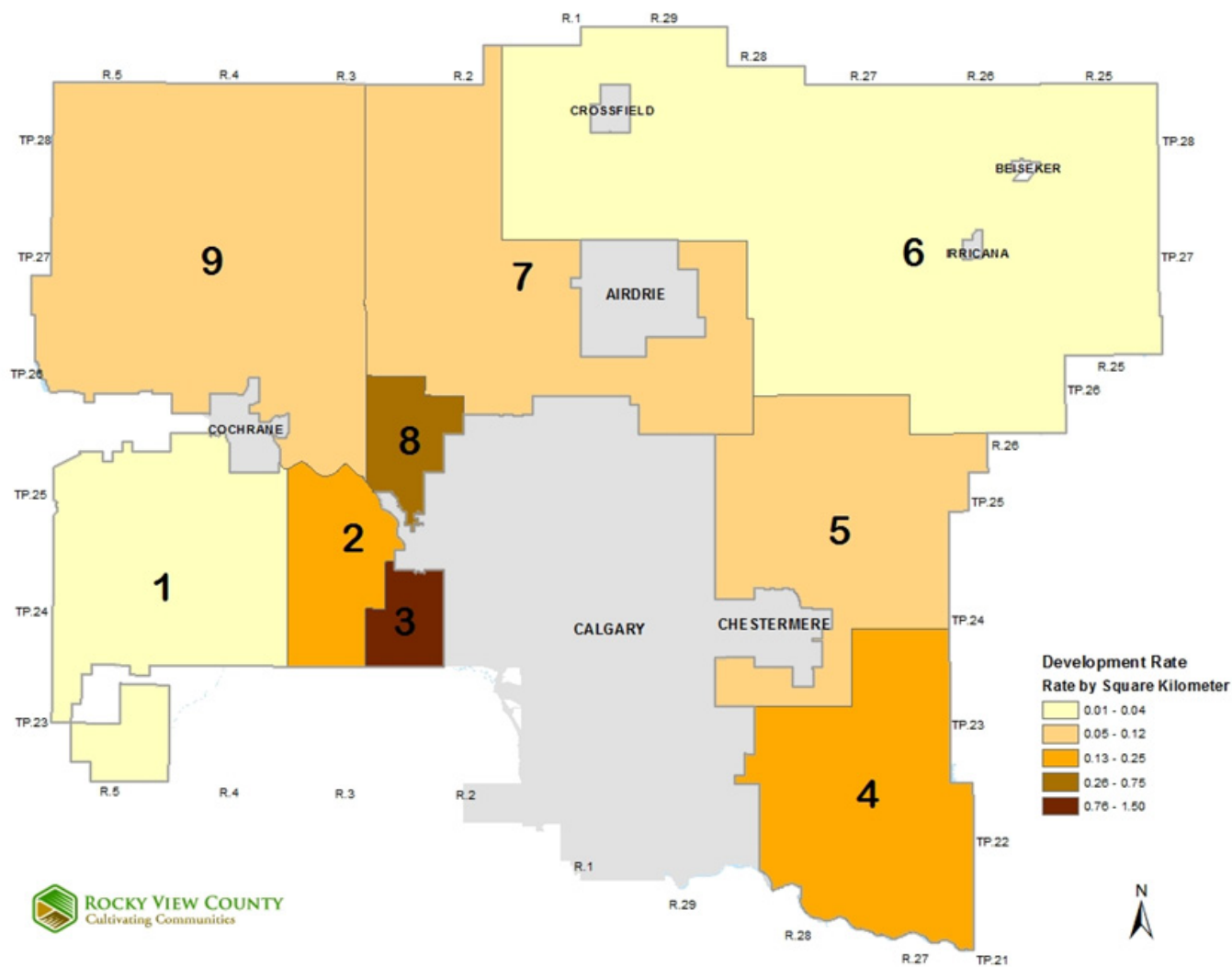


Figure 4 - Development Rate per Square Kilometre



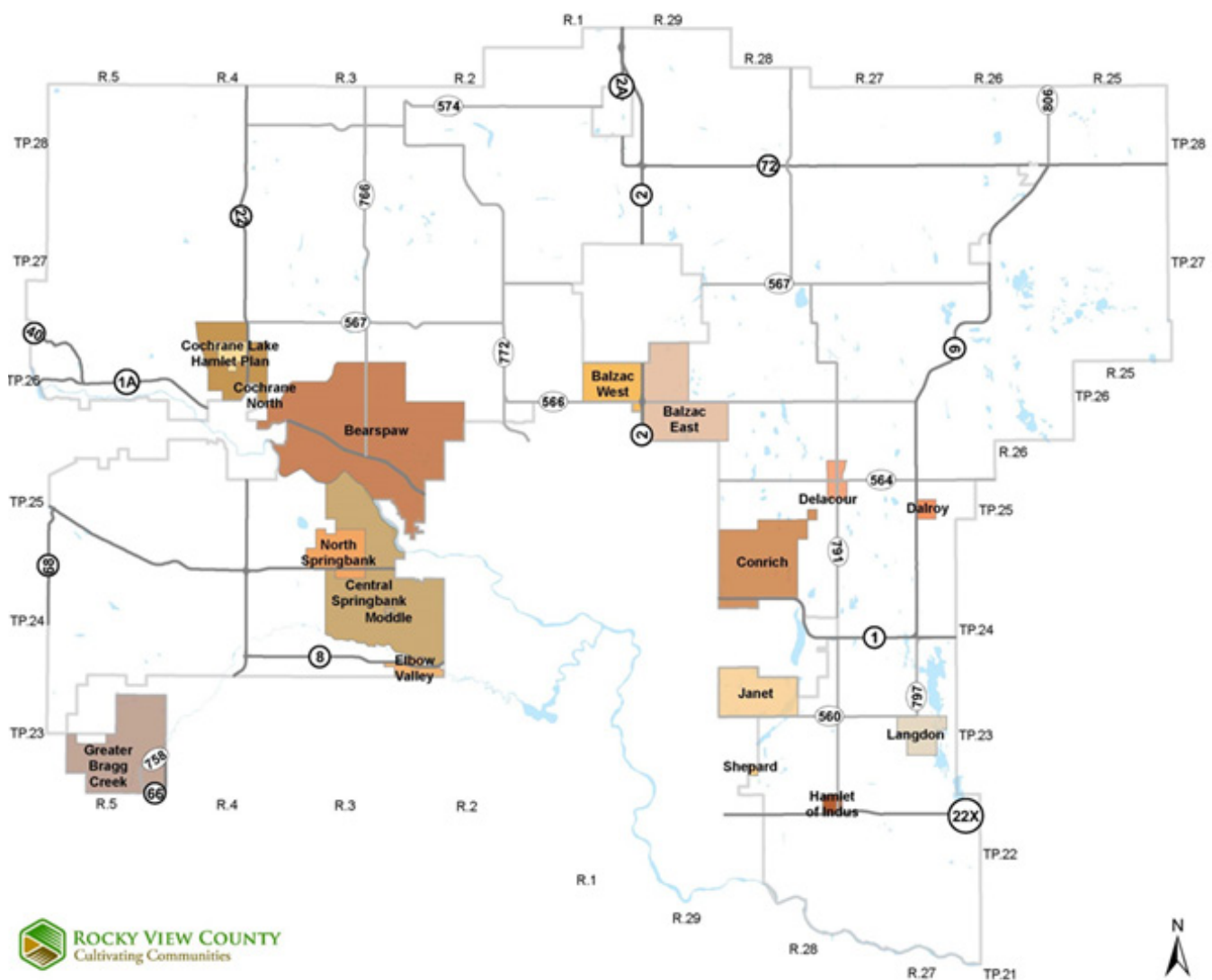
2 Policy Areas

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

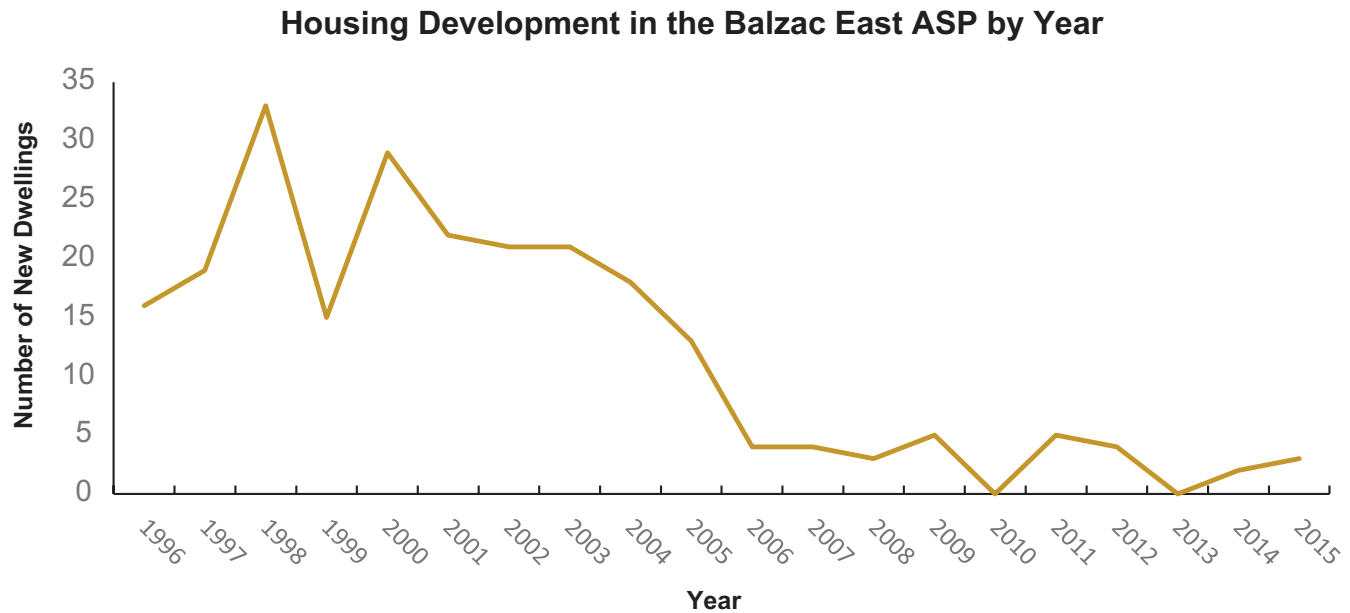


Table 11 - Balzac East 20-Year Development Rate

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

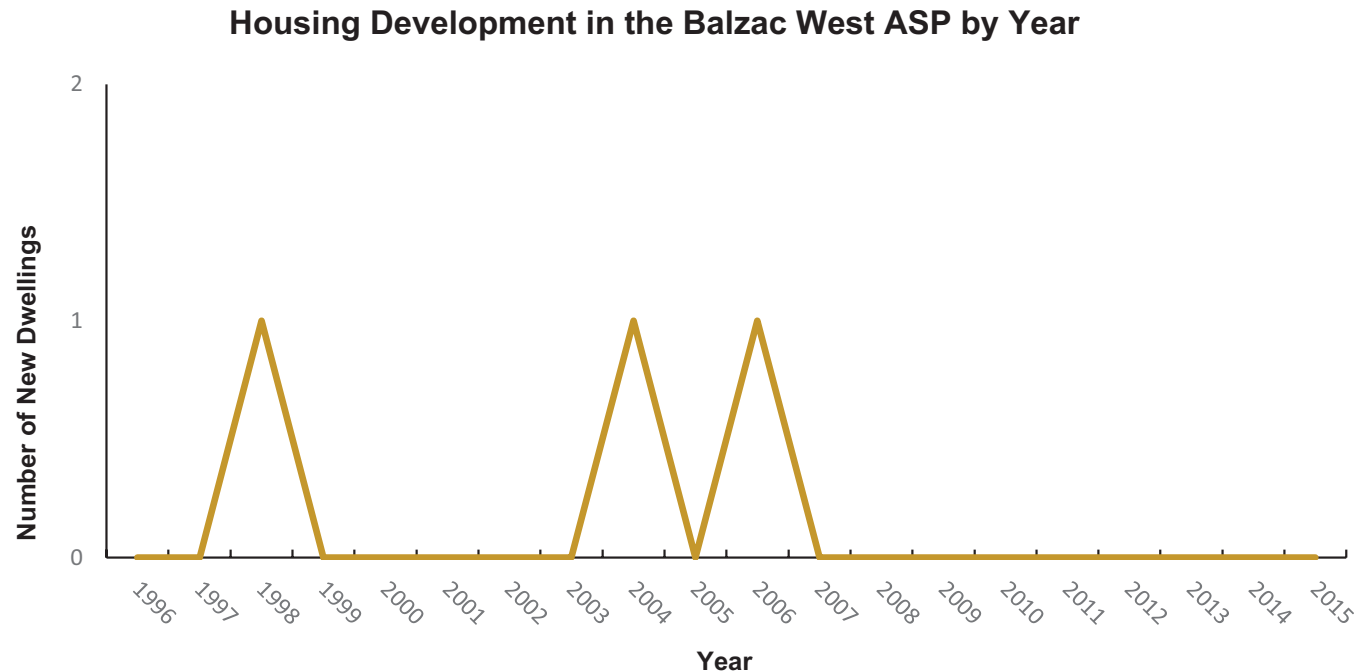


Table 13 - Development Rate Summary

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

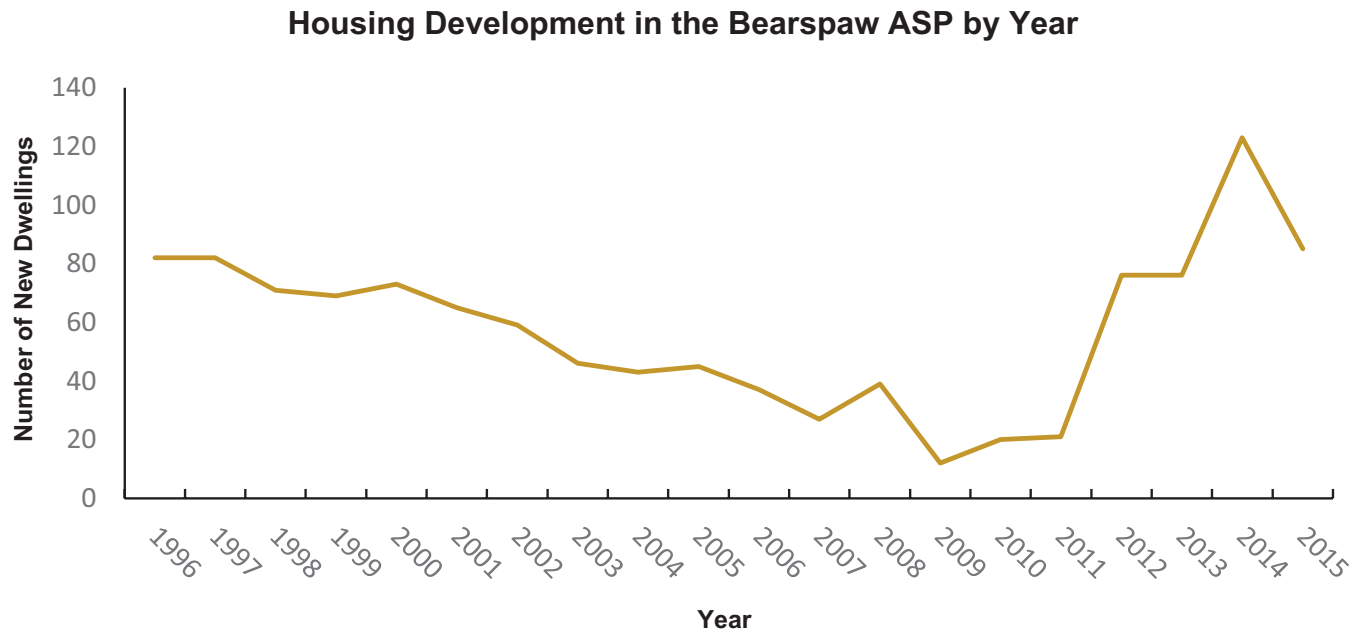


Table 15 - Bearspaw 20-year Development Rate

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

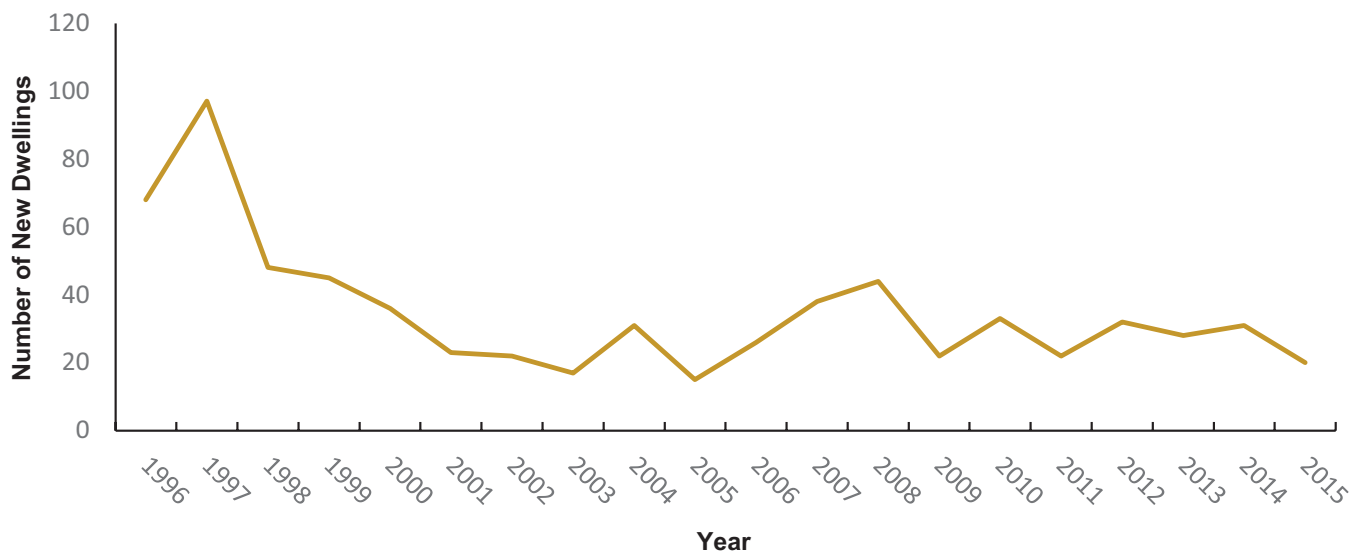


Table 17 - Central Springbank 20-Year Development Rate

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

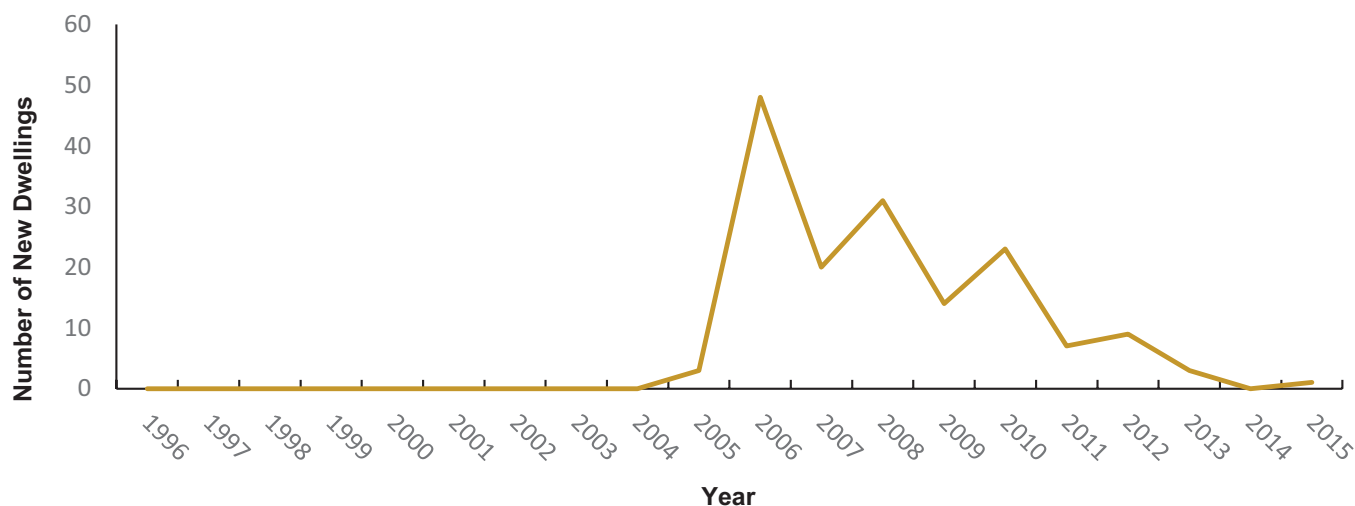


Table 19 - Cochrane Lake Hamlet Plan 20-Year Development Rate

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

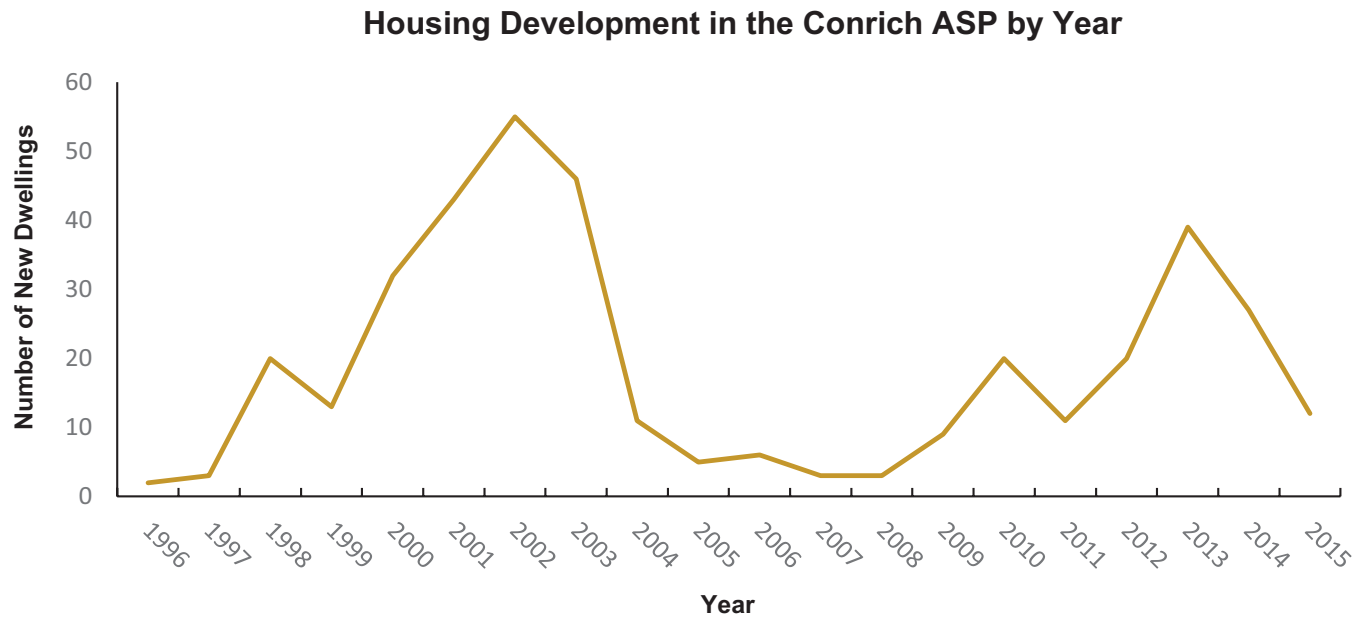


Table 21 - Cochrane North 20-Year Development Rate

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

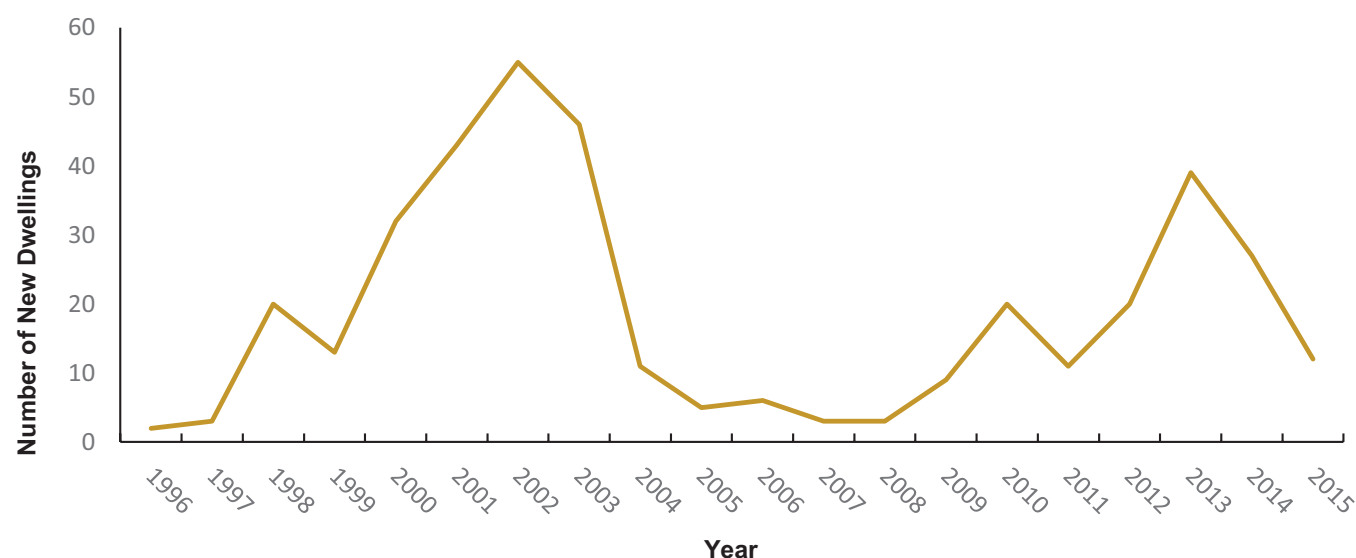


Table 23 - Conrich 20-Year Development Rate

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

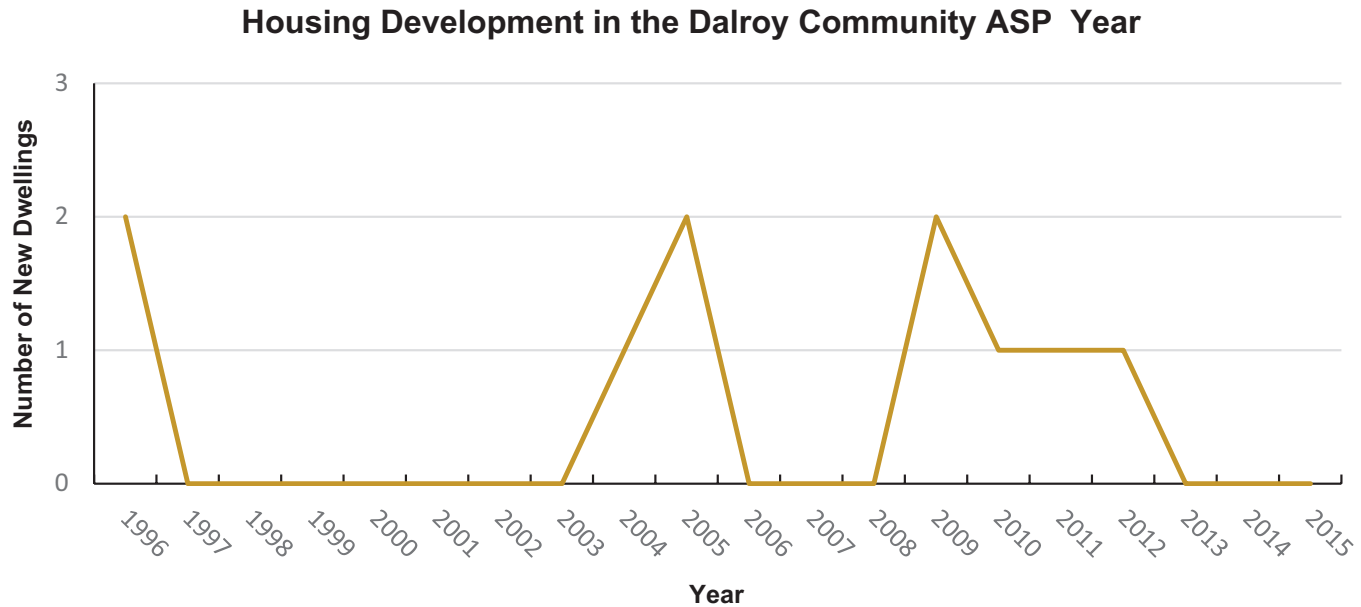


Table 25 - Dalroy 20-Year Development Rate

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

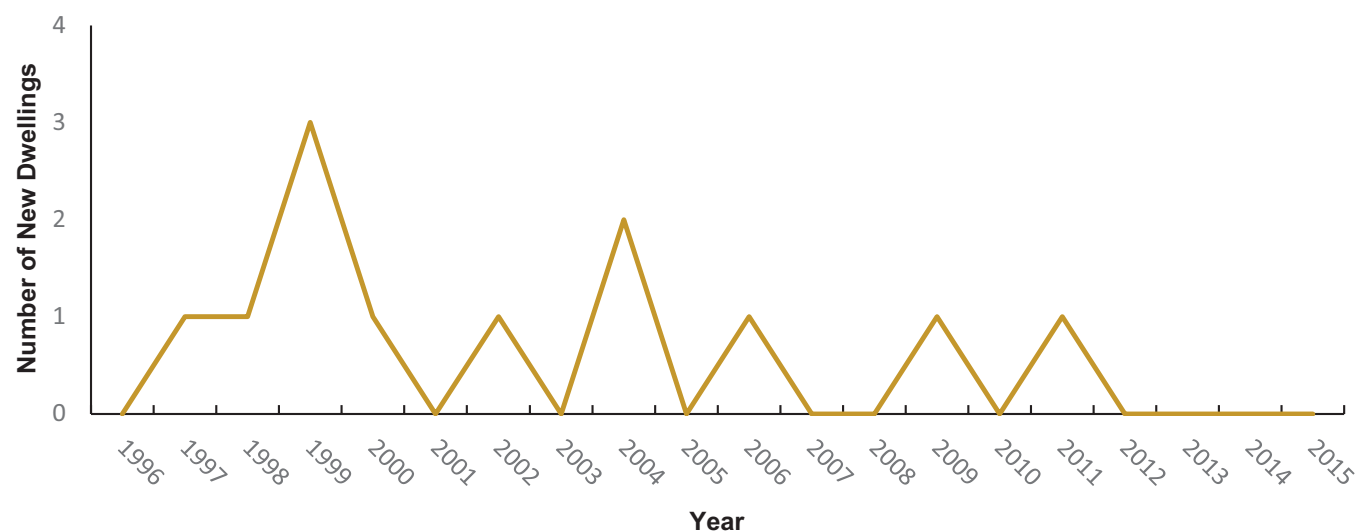


Table 27 - Delacour 20-year development rate

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

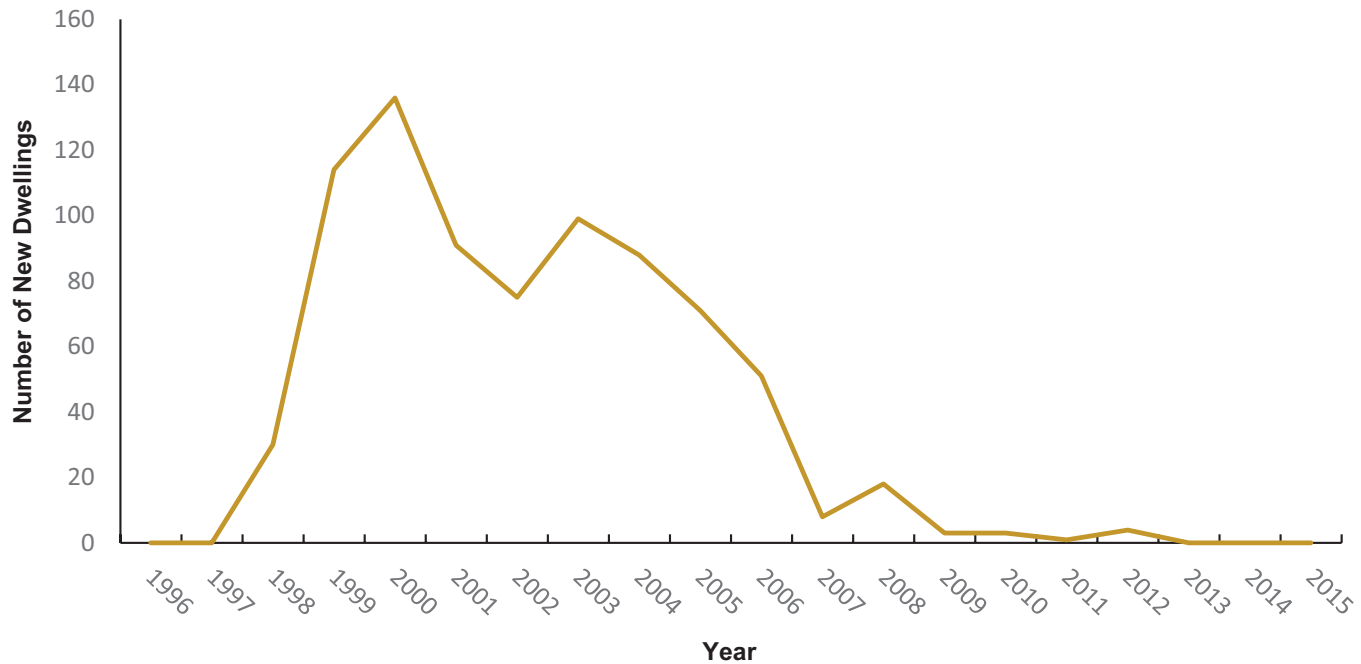


Table 29 - Elbow Valley 20-year development rate

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

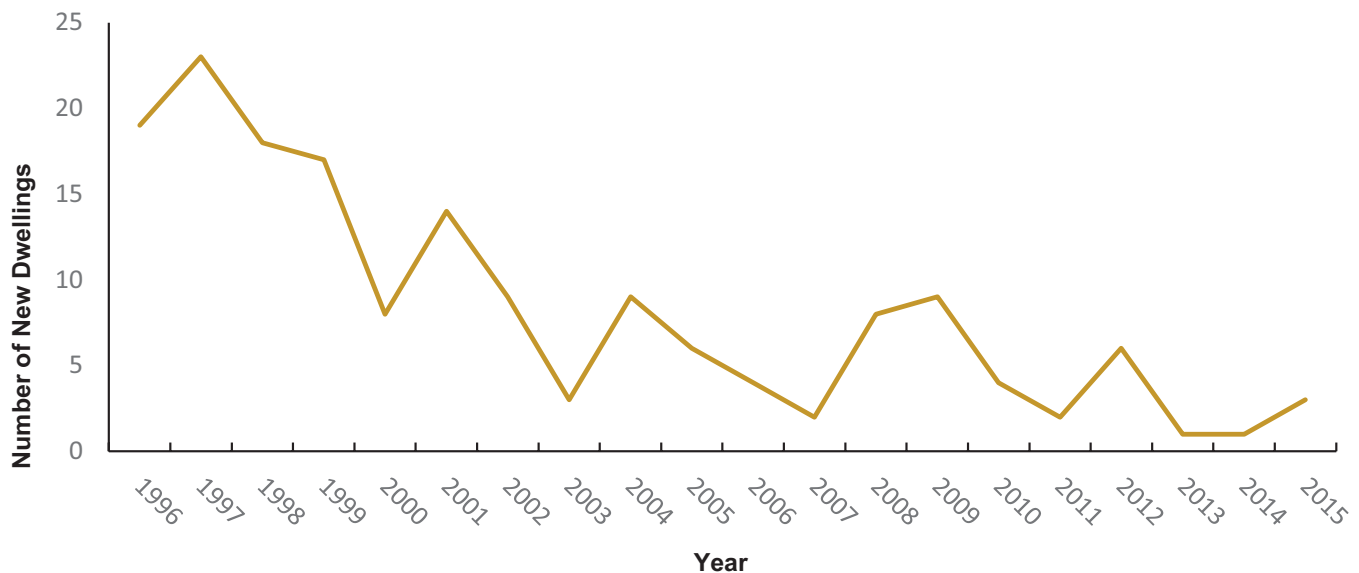


Table 31 - Greater Bragg Creek 20-Year Development Rate

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

Housing Development in the Hamlet of Indus ASP by Year

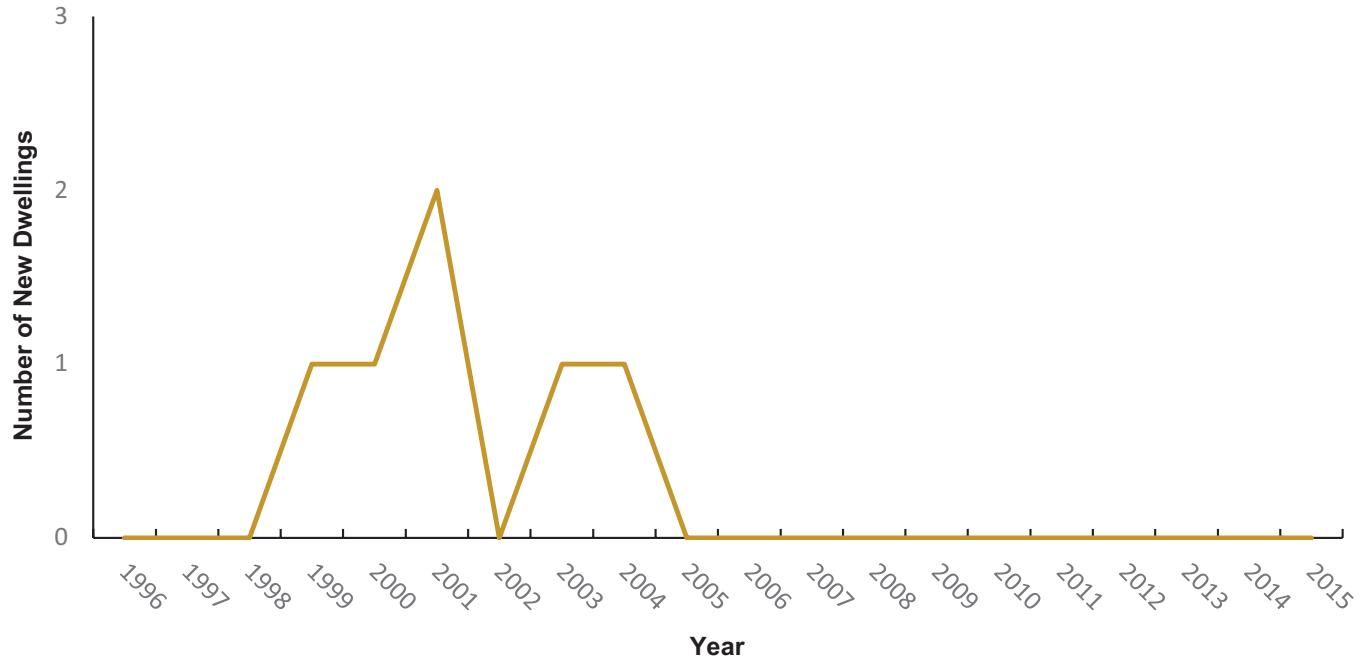


Table 33 - Hamlet of Indus 20-Year Development Rate

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

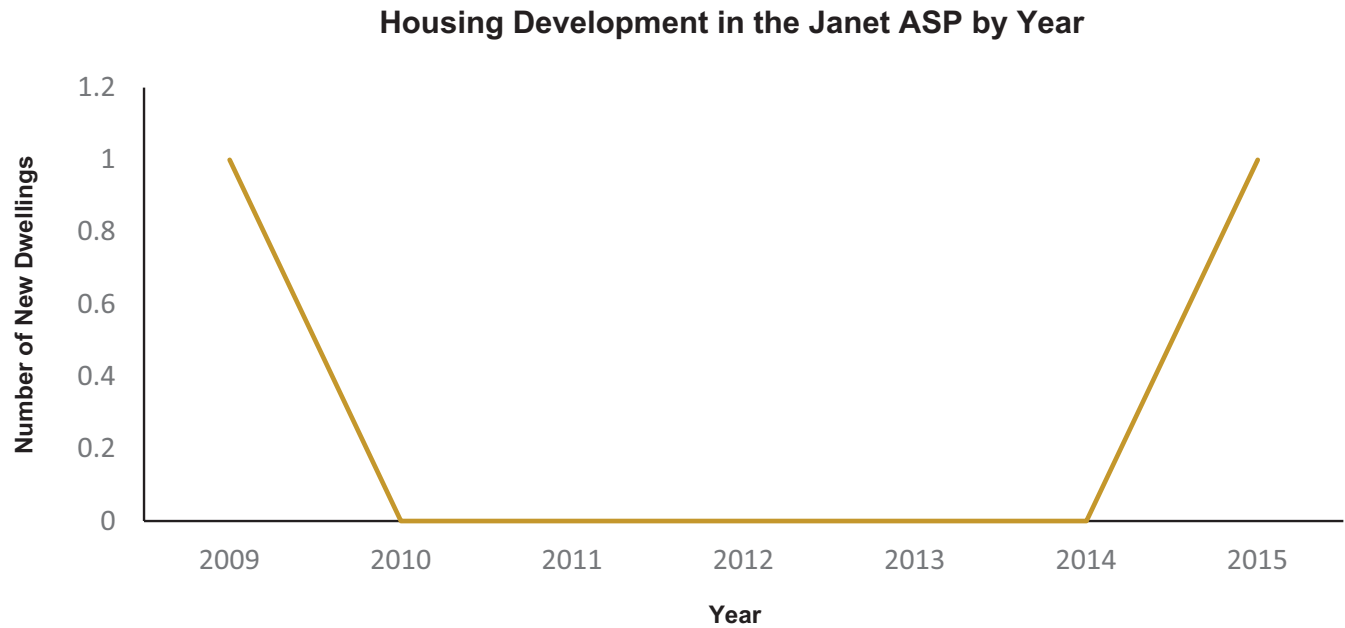


Table 35 - Janet 20-Year Development Rate

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

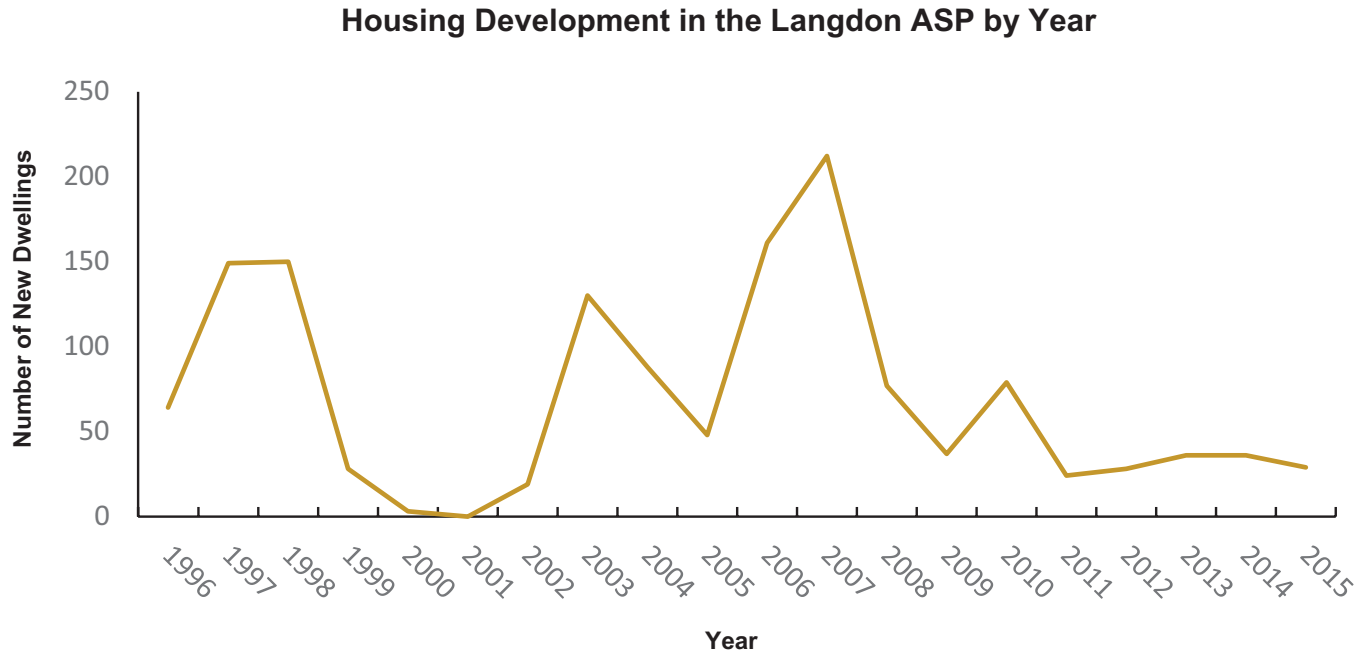


Table 37 - Langdon 20-Year Development Rate

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

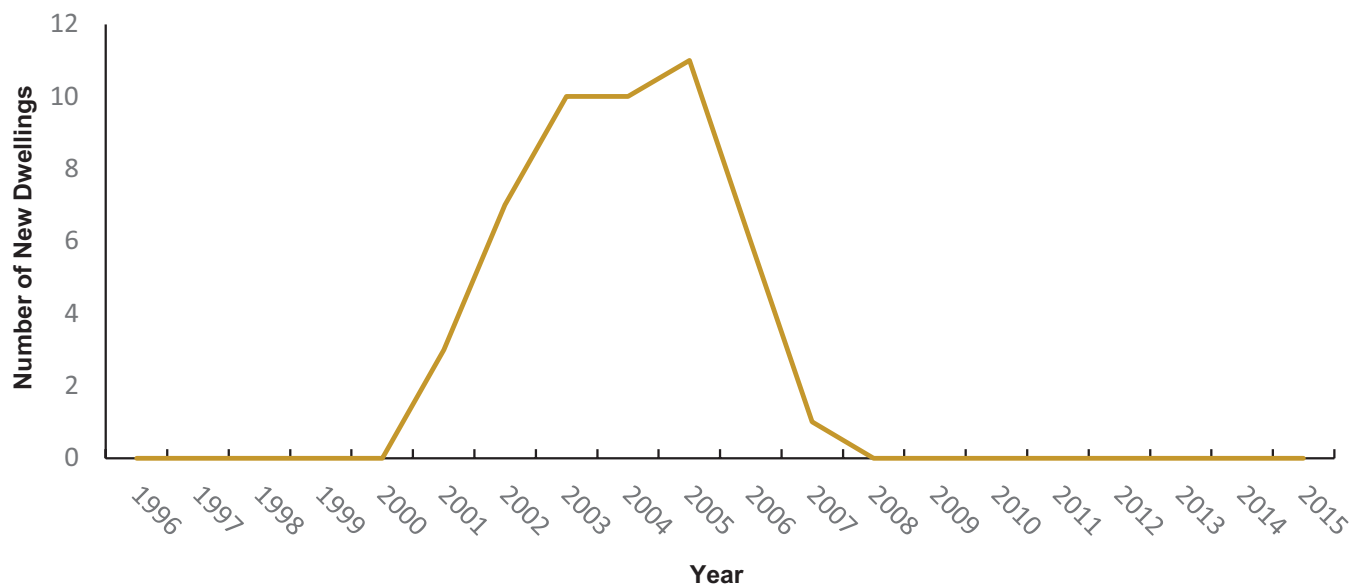


Table 39 - Moddle 20-Year Development Rate

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

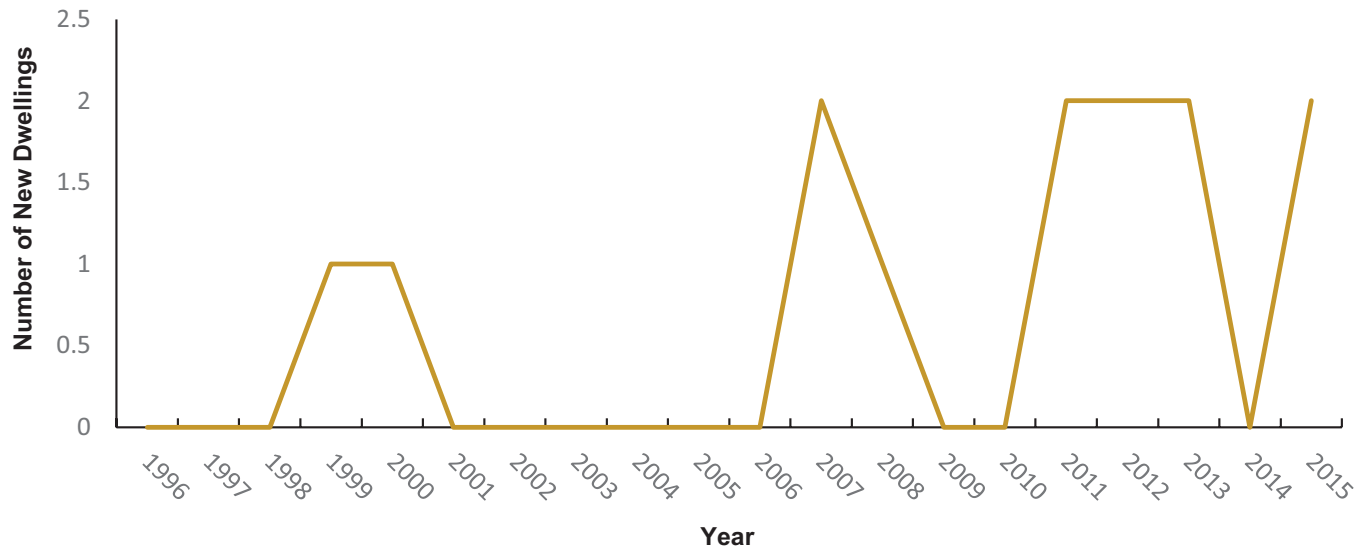


Table 39 - North Springbank 20-Year Development Rate

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

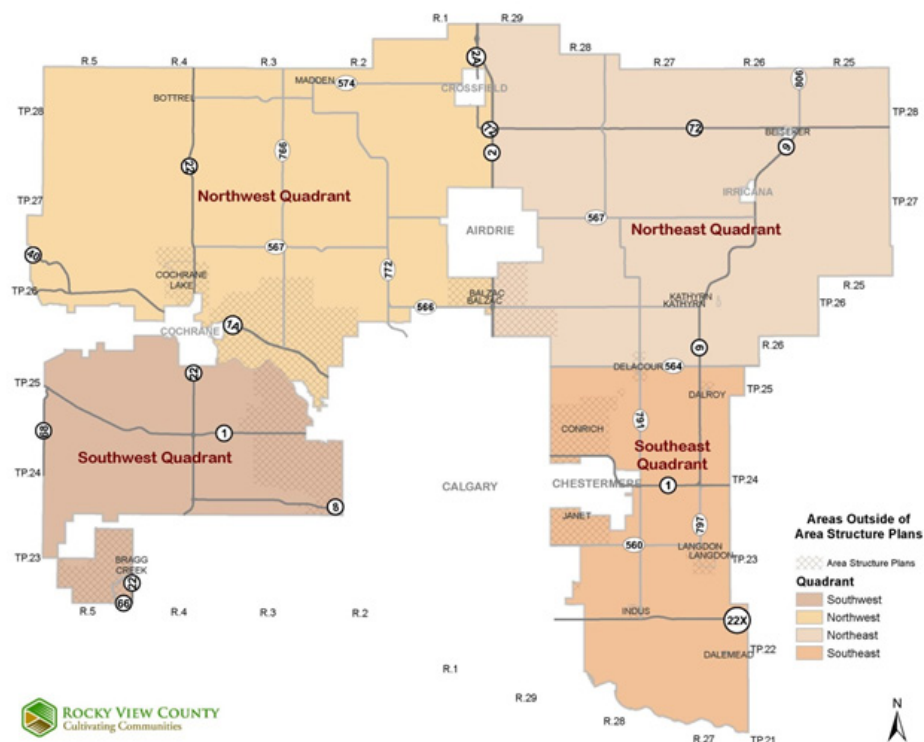


Table 46 - Northwest Inventory and Development Capacity Summary

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

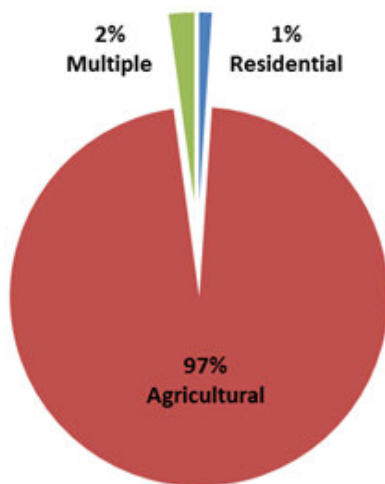


Table 47 - Development Rate Northwest Quadrant

1996-2000	34
2001-2005	24
2006-2010	27
2011-2015	16
Overall	25

Figure 24 - Northwest Quadrant 20-year development trend

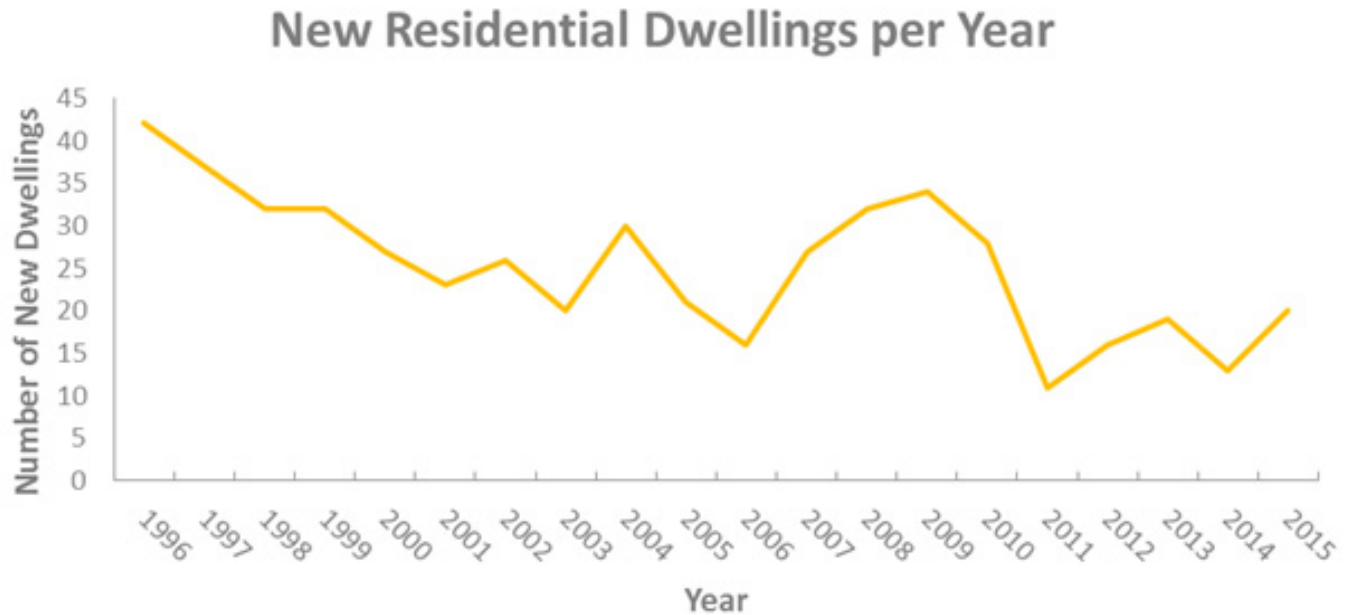


Table 48 - Northeast Inventory and Development Capacity Summary

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

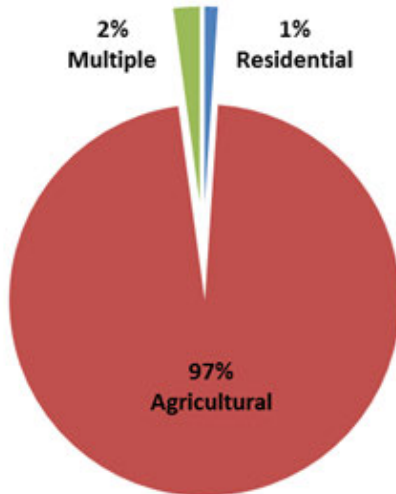


Table 49 - Development Rate Northeast Quadrant

1996-2000	26
2001-2005	22
2006-2010	15
2011-2015	12
Overall	19

Figure 26 - Northeast Quadrant 20-year development trend

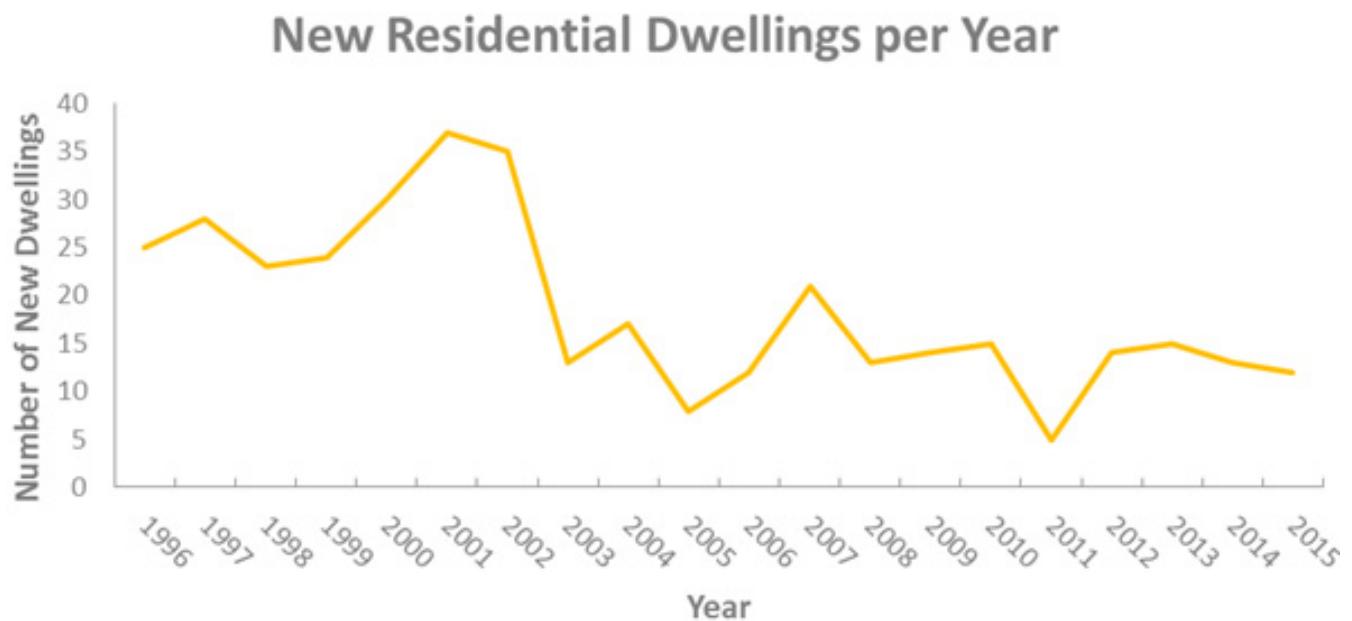


Table 50 - Southwest Inventory and Development Capacity Summary

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

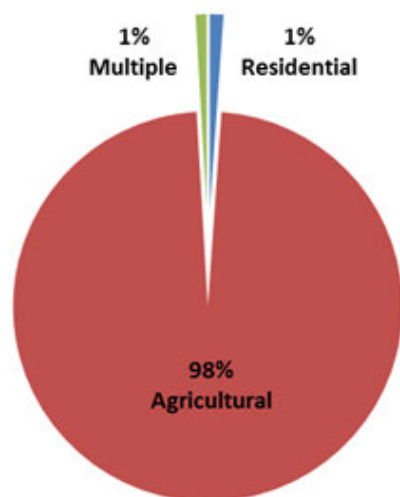


Table 51 – Southwest Quadrant Development Rate

1996-2000	10
2001-2005	6
2006-2010	5
2011-2015	7
Overall	7

Figure 28 - Southwest Quadrant 20-year development trend

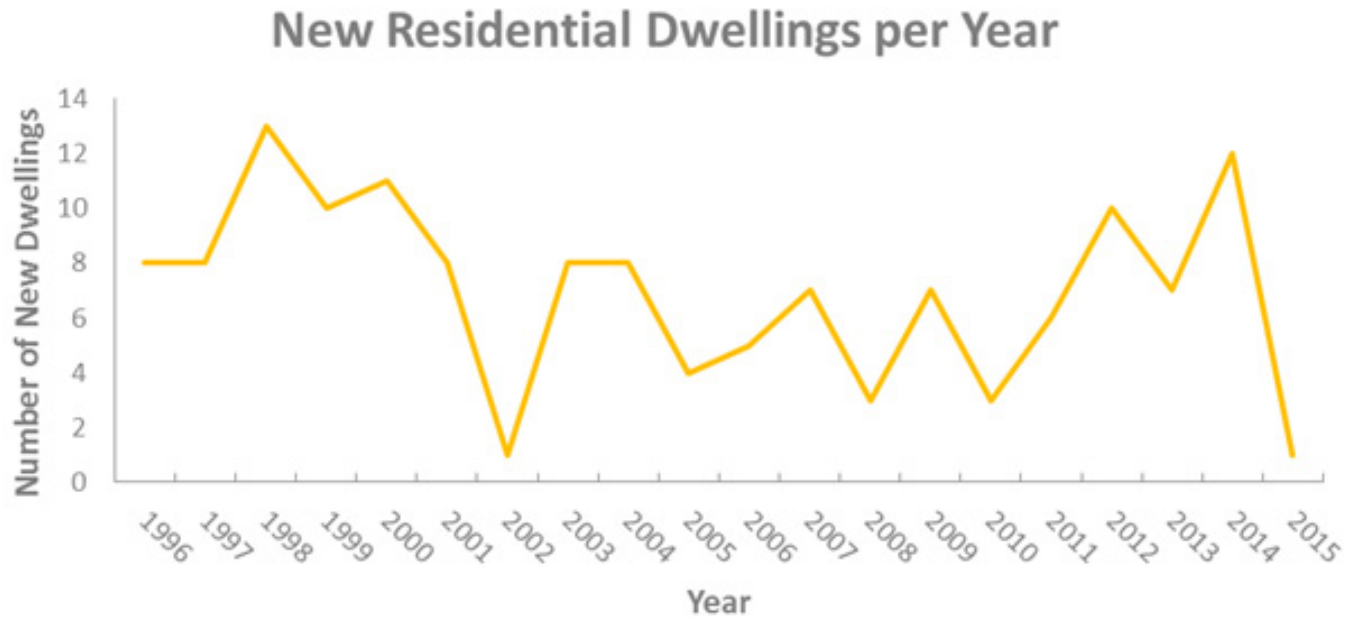


Table 52 - Southeast Inventory and Development Capacity Summary

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

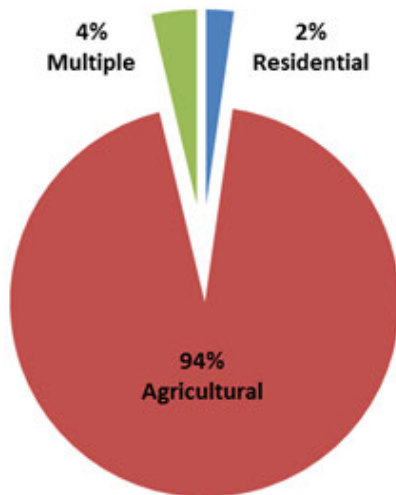
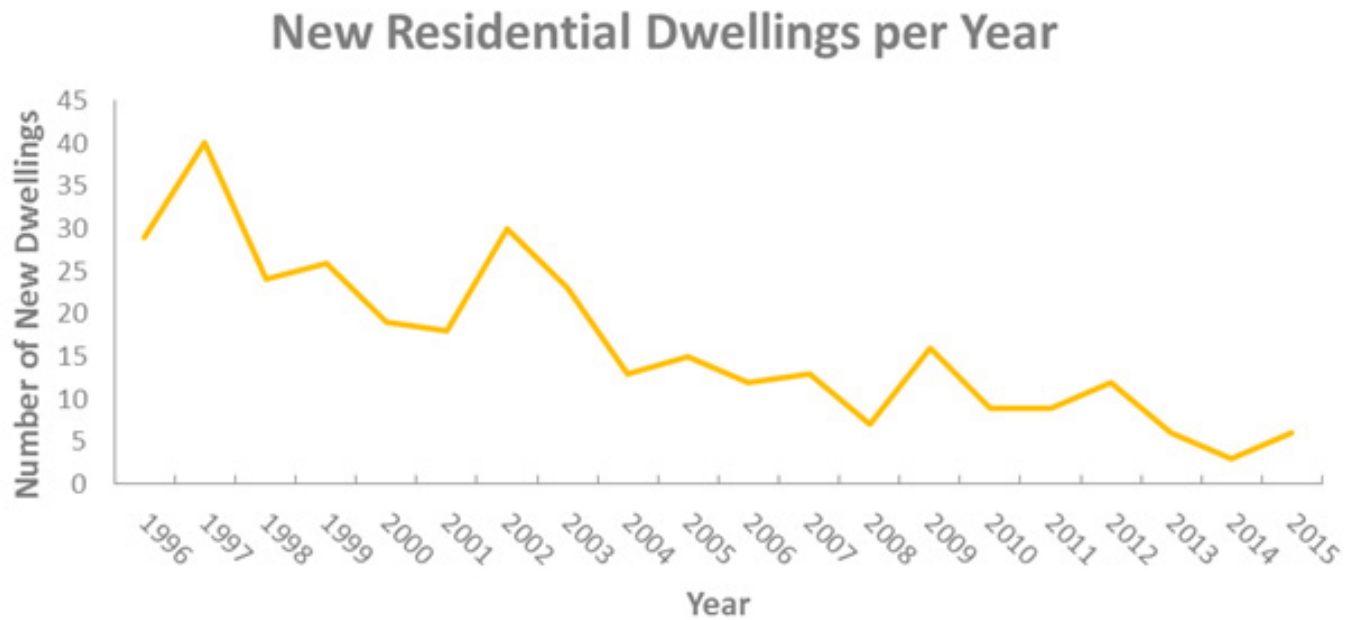


Table 53 - Development Rate Southeast Quadrant

1996-2000	28
2001-2005	20
2006-2010	11
2011-2015	7
Overall	17

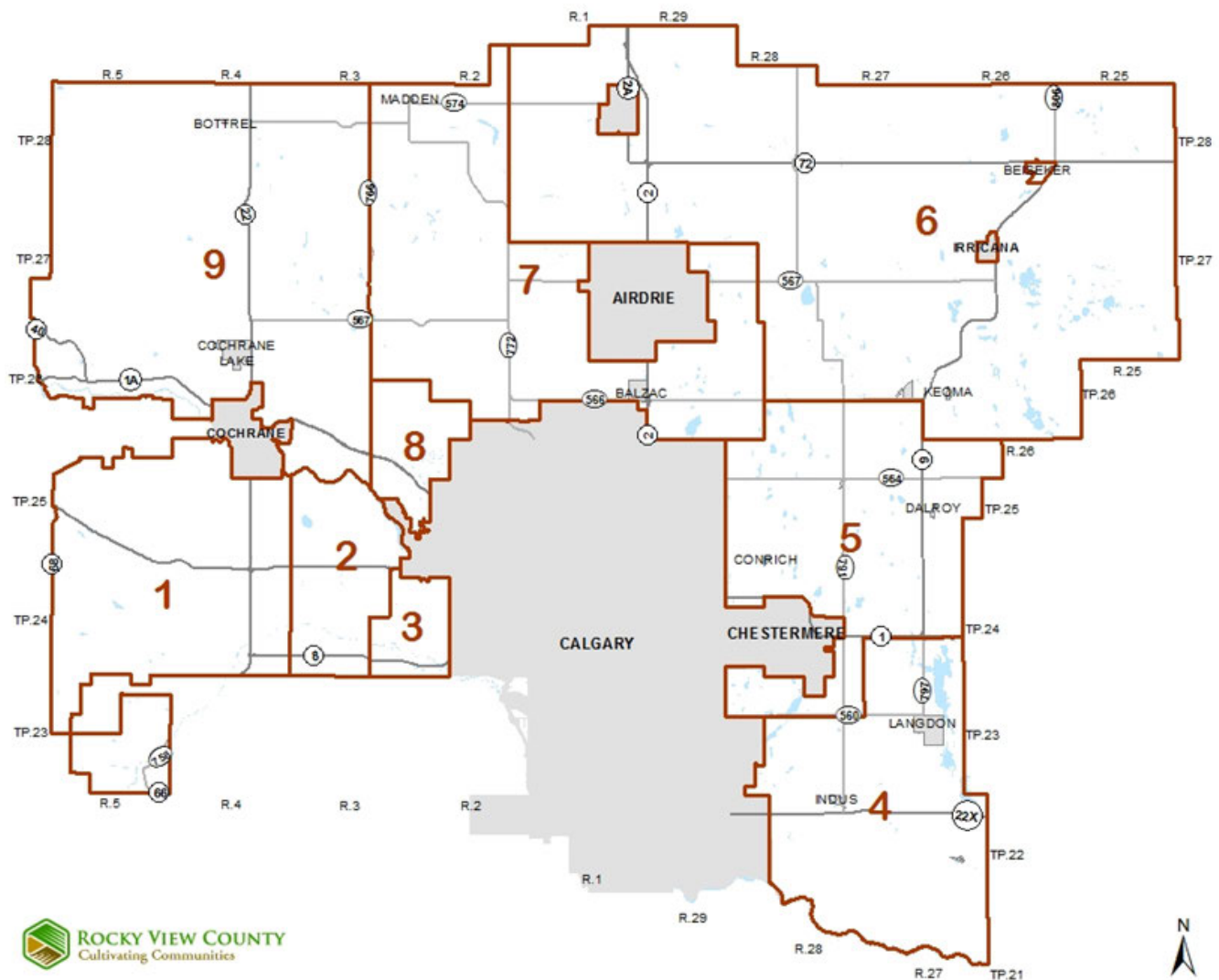
Figure 30 - Southeast Quadrant 20-Year Development Trend



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

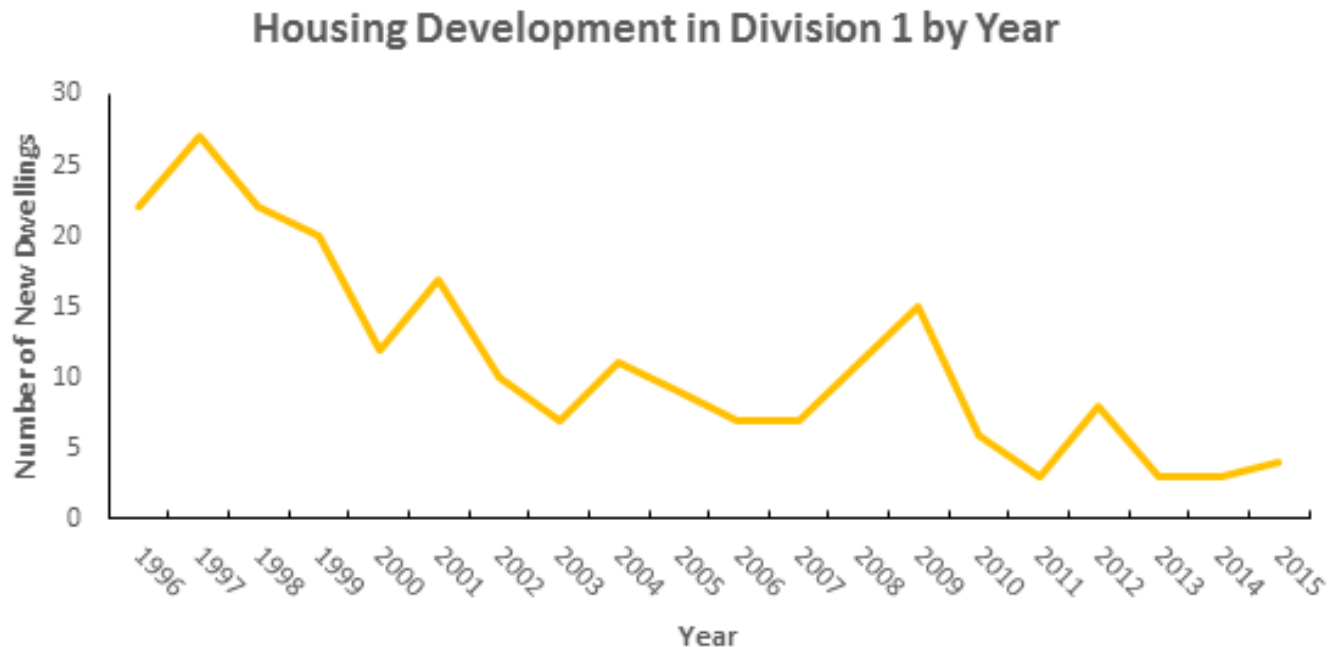


Table 55 - Division 1 20-year development rate

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

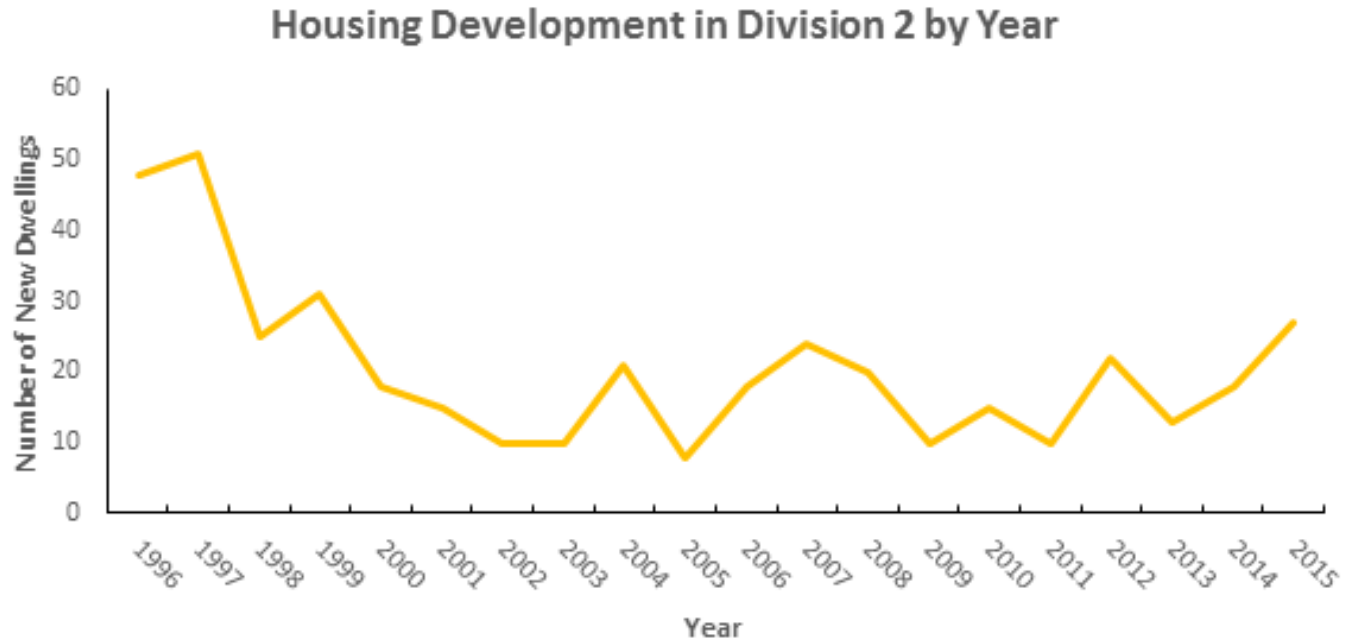


Table 57 - Division 2 20-Year Development Rate

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

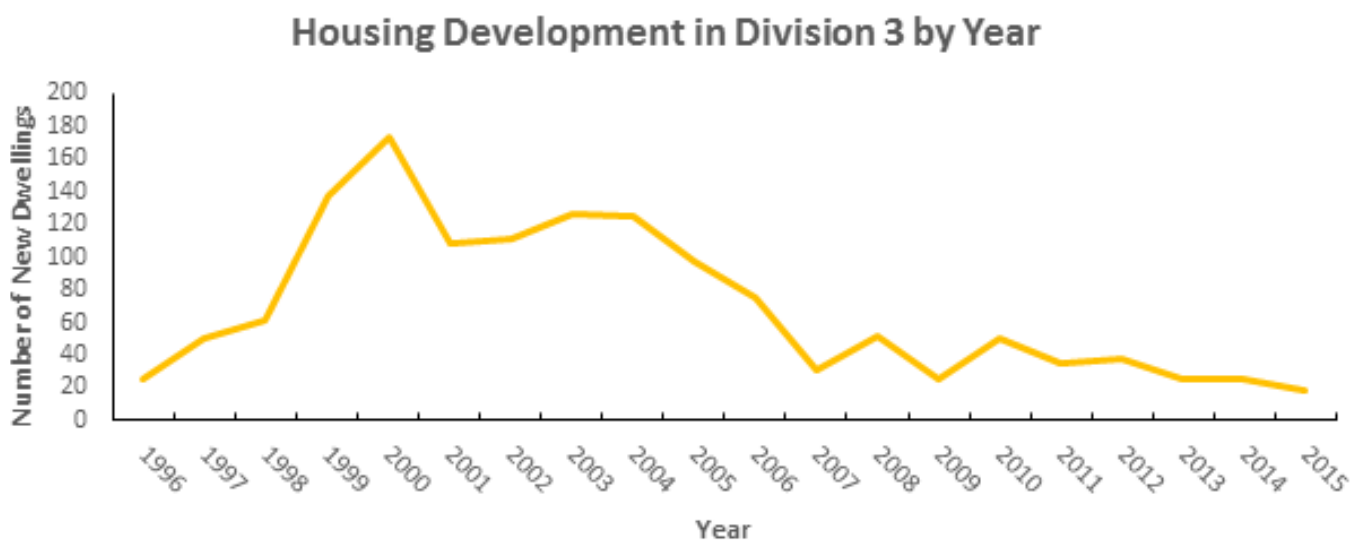


Table 59 - Division 3 20-Year Development Rate

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

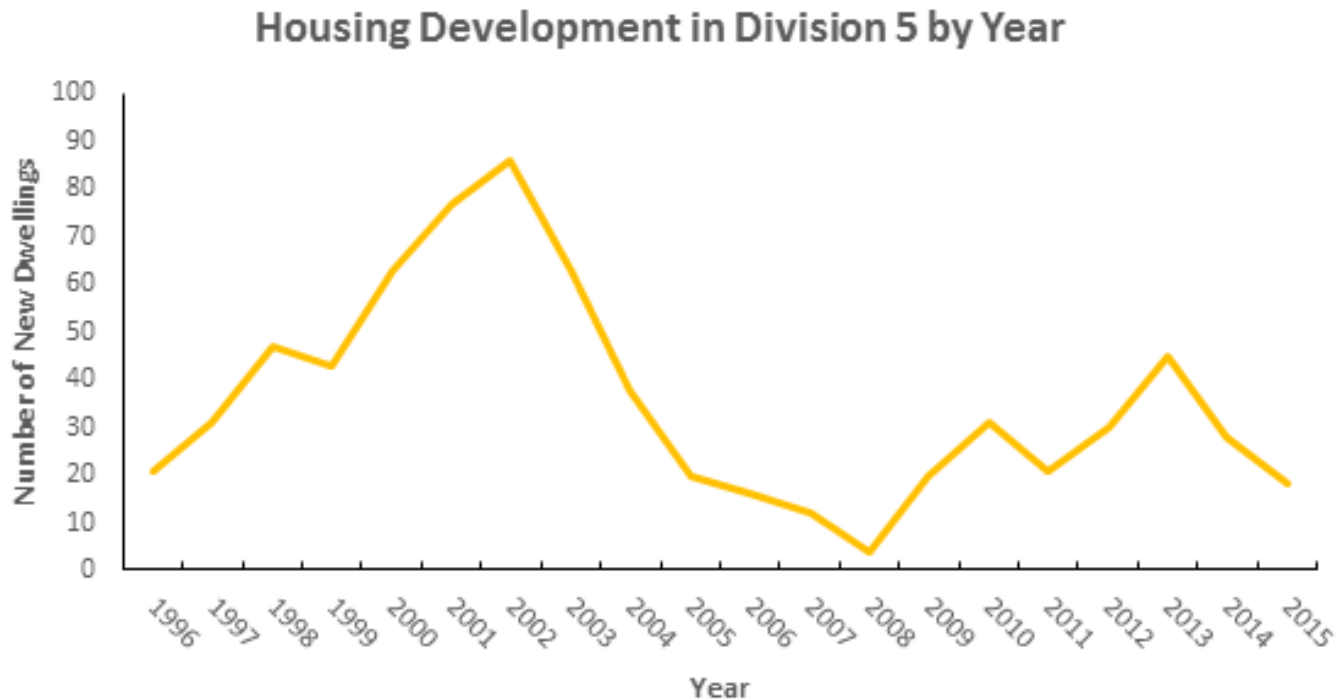


Table 63 - Division 5 20-Year Development Rate

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

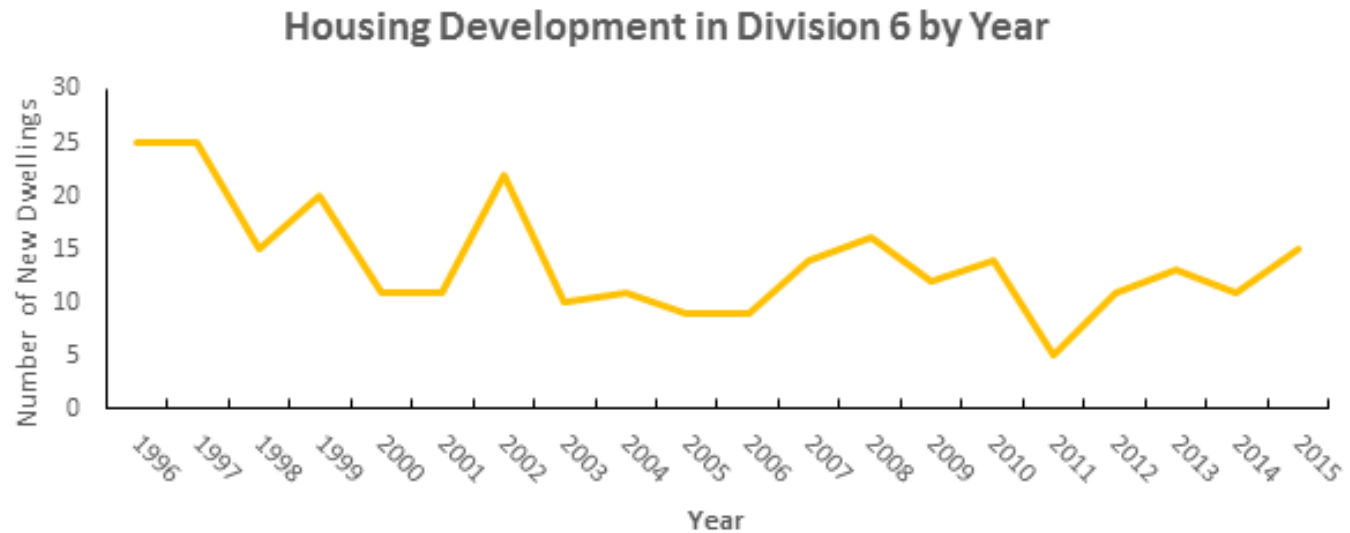


Table 65 - Division 6 20-Year Development Rate

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

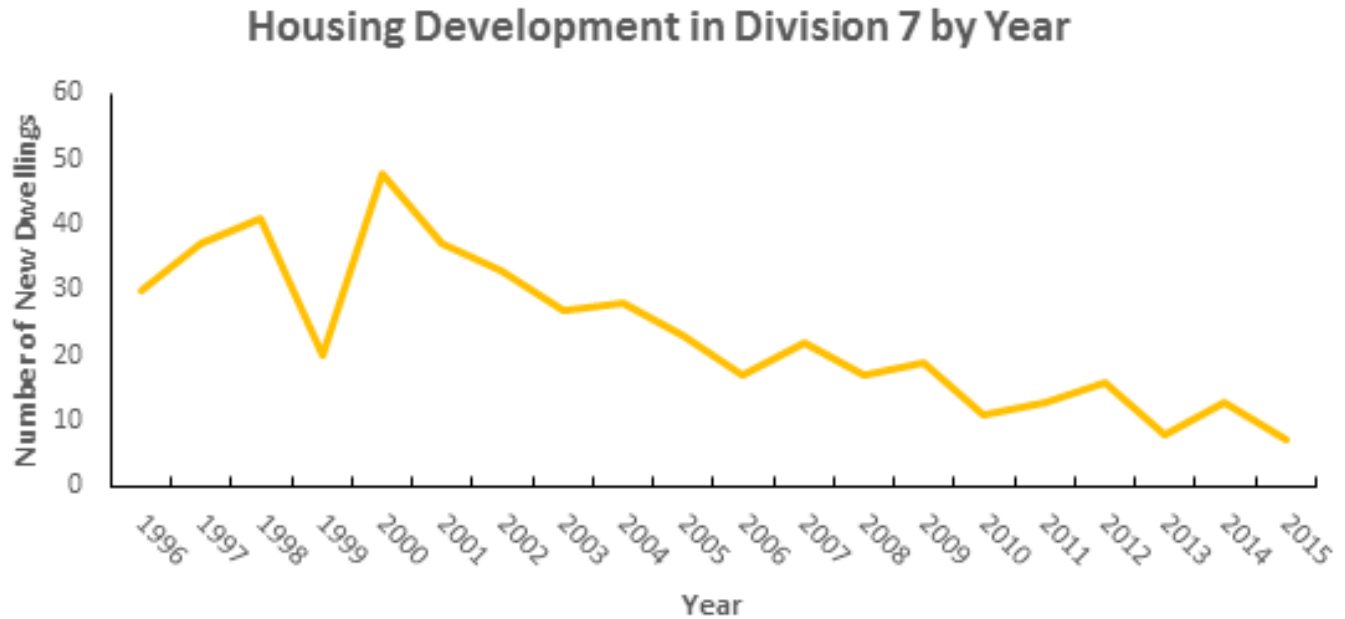


Table 67 - Division 7 20-Year Development Rate

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

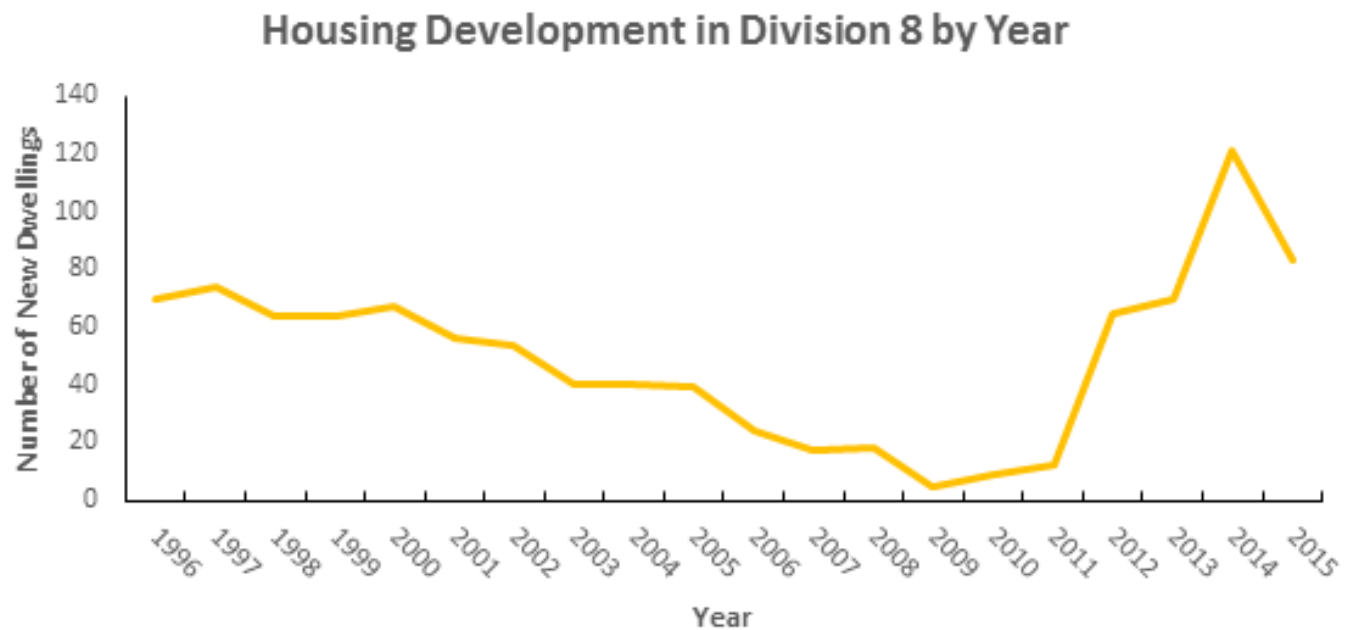


Table 69 - Division 8 20-Year Development Rate

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

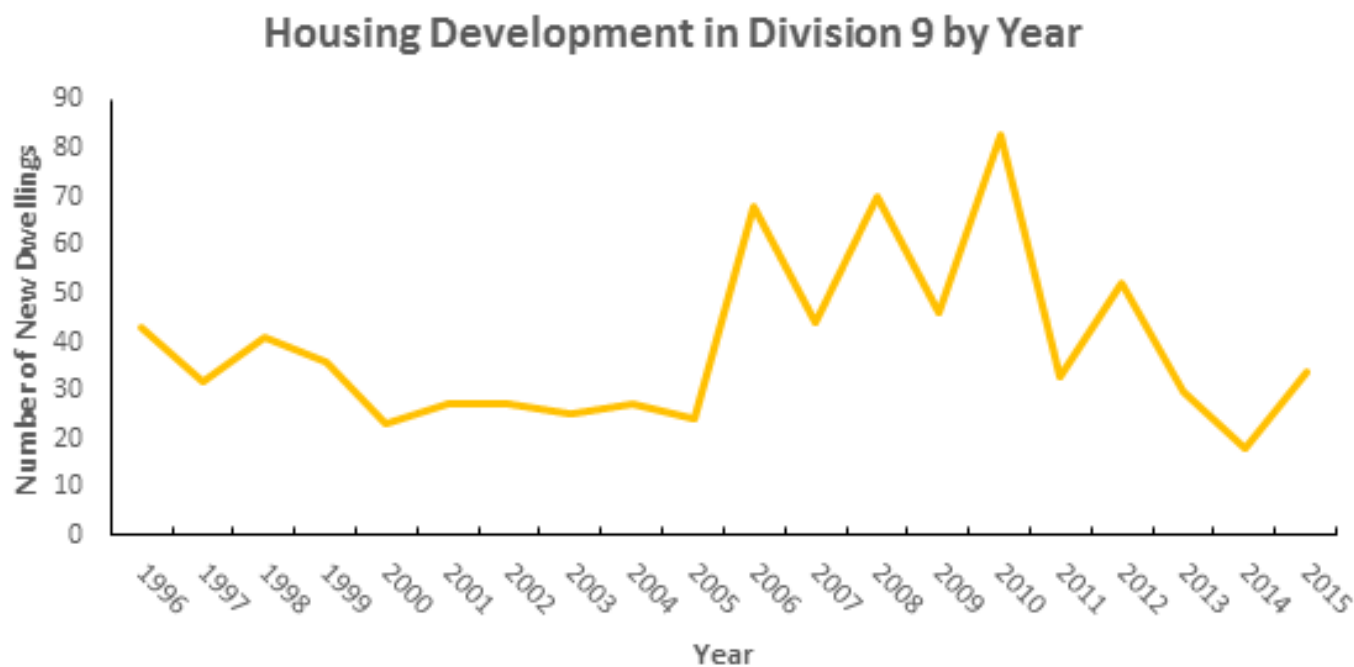


Table 71 - Division 9 20-Year Development Rate

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

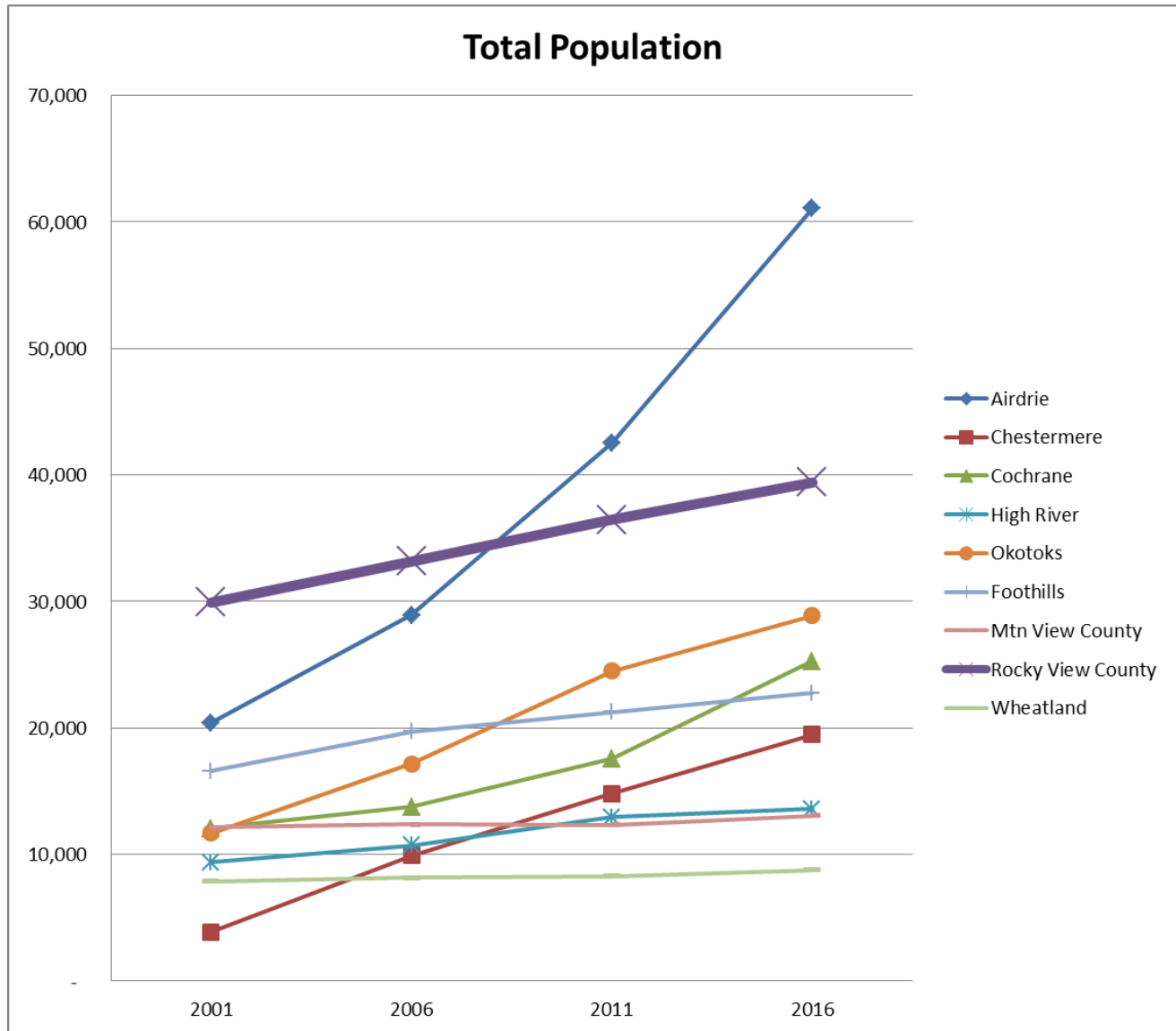
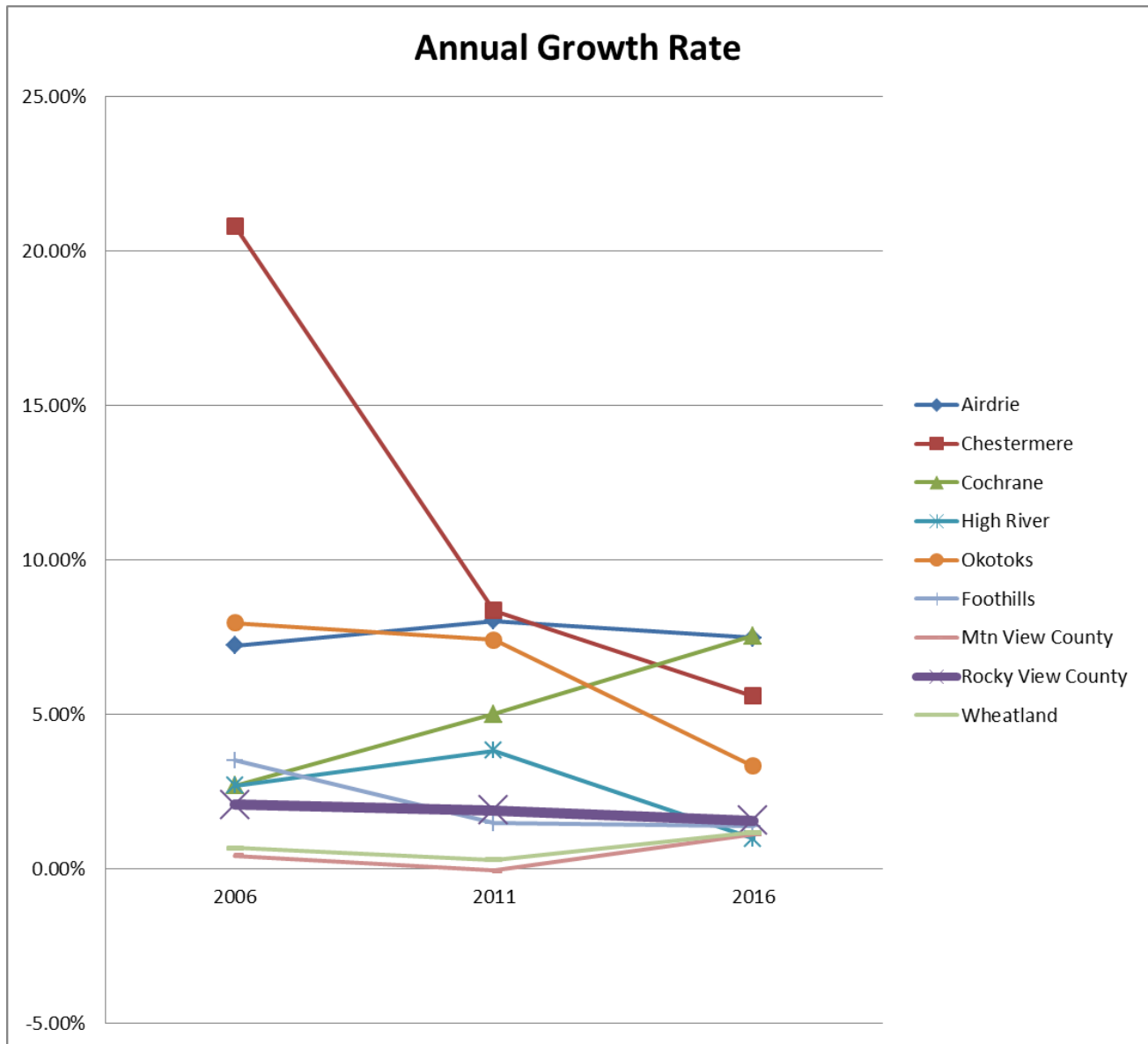


Figure 1 shows that while the County has experienced a steady increase in population since 2001, the rate of this growth has been slowly decreasing. For example, from 2006-2011 population increased by 3,288 (a 1.91% annual growth rate), and from 2011 to 2016 it increased by 2,946 residents (a 1.57% annual 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.

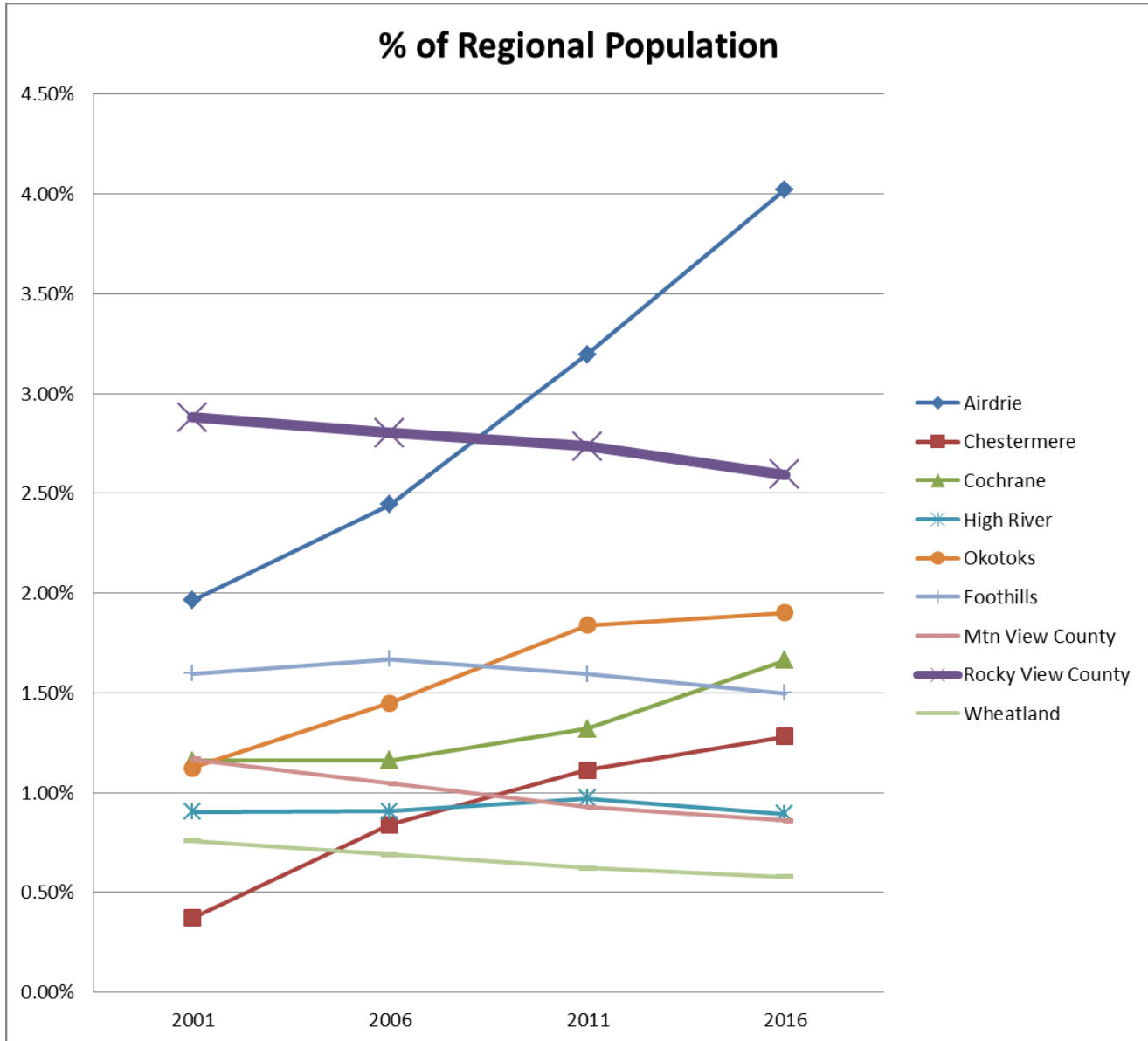
This data indicates that growth trends within Rocky View County are similar to rates seen in other rural municipalities. Additionally, as Rocky View's population has never exceeded 2.5% to 3.0% of the regional total, growth targets as established by the County Plan are realistic. From a high of 2.88% 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

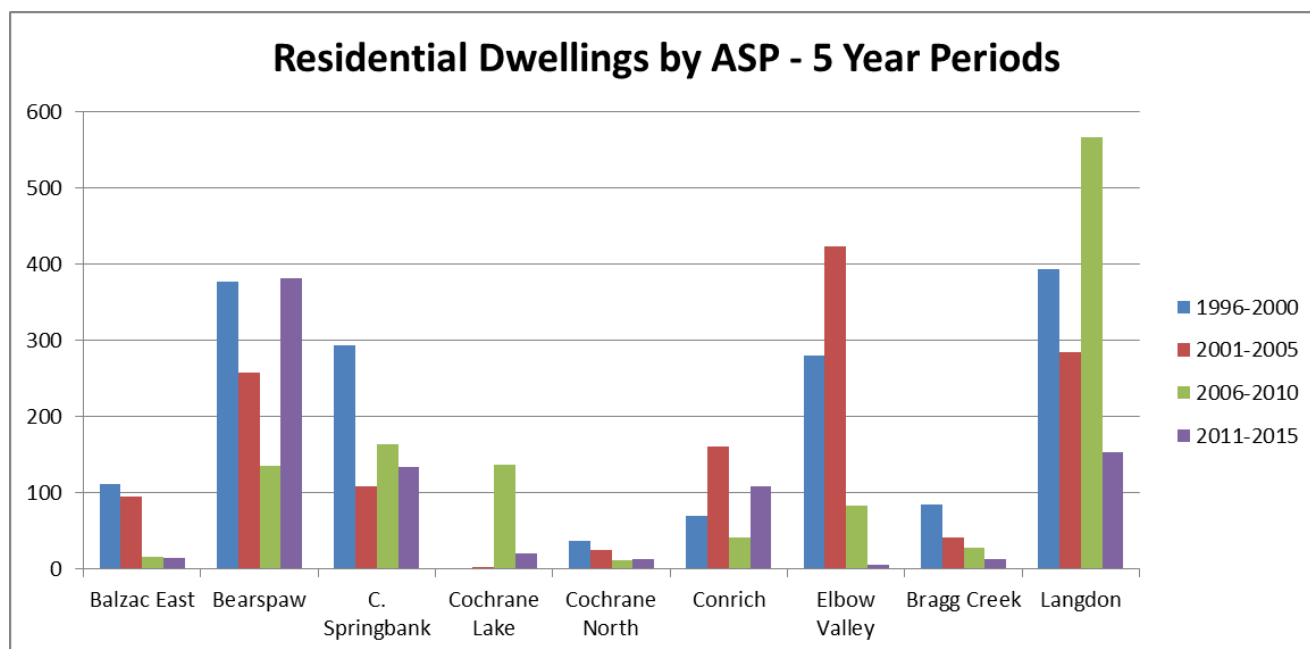
There are many development areas currently identified within Rocky View County that have growth potential. Highways provide access to the provincial transportation network, a strong regional economy allows for opportunity, and a variety of stunning landscapes make the County a beautiful place to live. 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



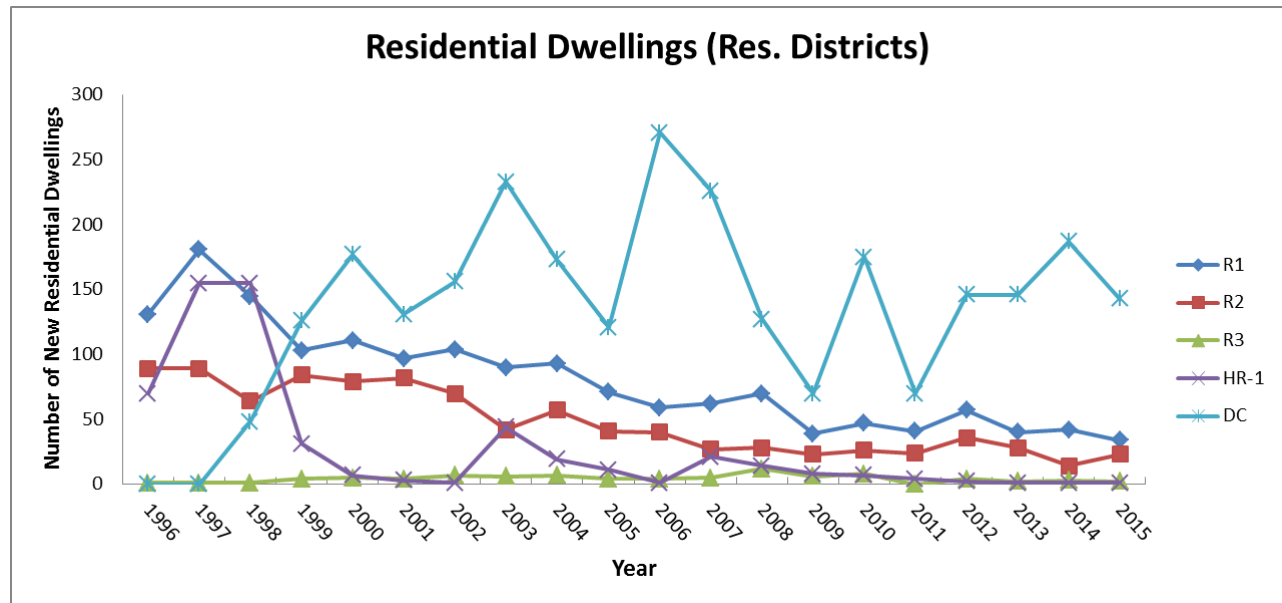
General Decline in New Dwelling Construction on Country Residential Lots

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.

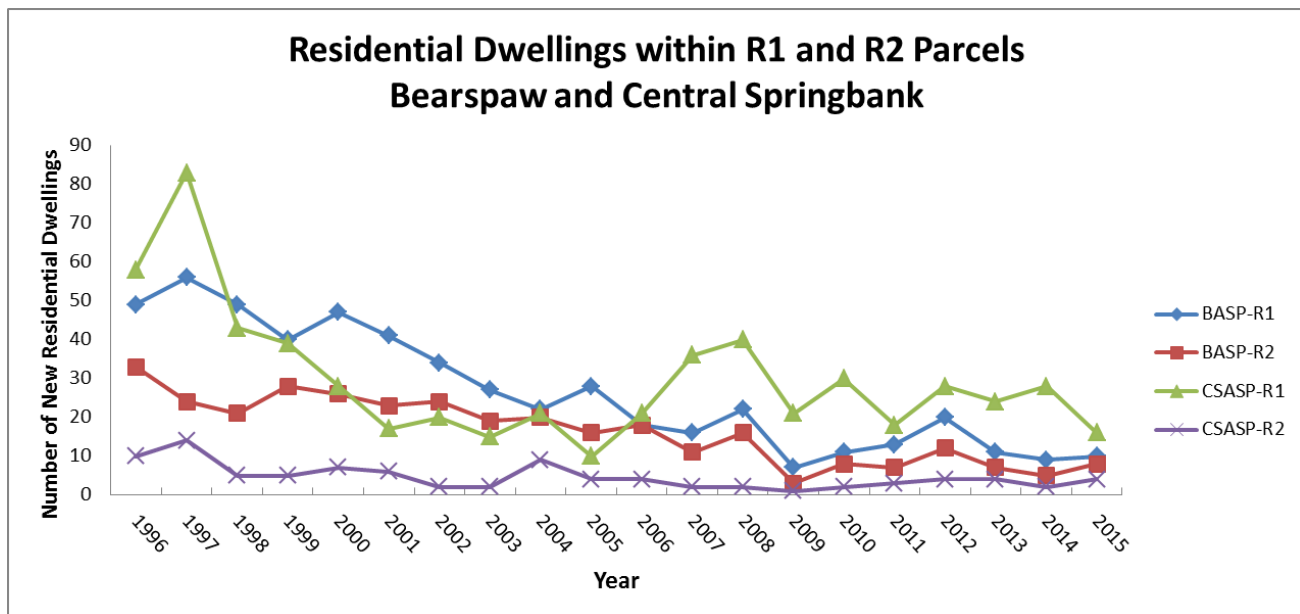


Figure 6 - Number of New Residential Dwellings by Year and Land Use District



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

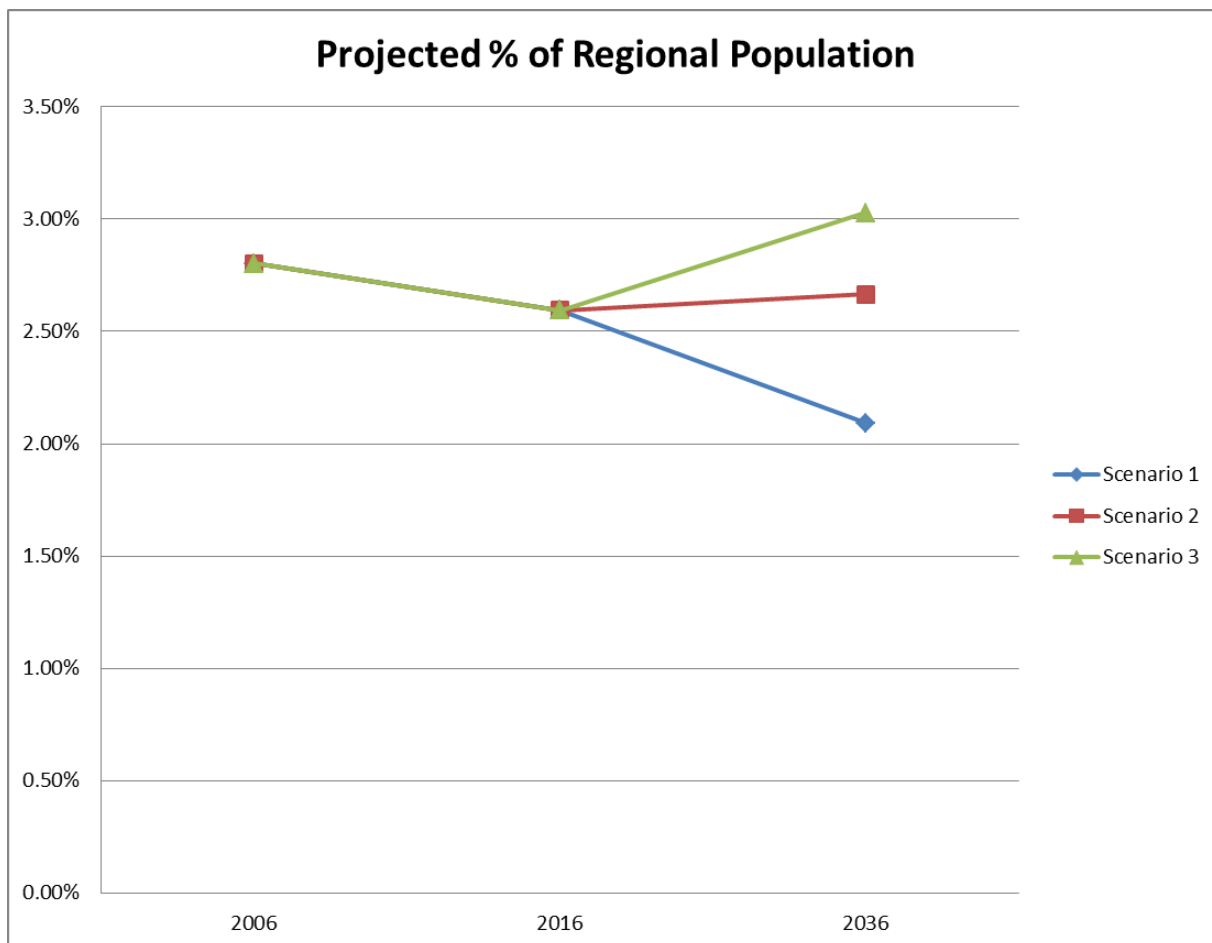


between 2.5% and 3%; only that it does not go above the range. This means that the 2.09% projected within Scenario 1 would still satisfy this target.

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%



PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: January 22, 2019 **DIVISION:** 5, 6, & 7

FILE: N/A **APPLICATION:** N/A

SUBJECT: Alberta Communities Partnership Grant Application Support

¹POLICY DIRECTION:

Recreational service delivery to County residents is an important component of building successful communities. County Plan (2013) policy 21.6 states: “*Co-operate with neighbouring municipalities through recreation, social, and cultural cost sharing agreements to improve affordability and access, create user fee equity, and avoid duplication of services.*” This request is made in the spirit of cooperation with adjacent municipalities to assist with recreational service delivery to residents.

EXECUTIVE SUMMARY:

The County is currently working with the City of Calgary to commission a joint study to determine recreational usage, amenities, and cost-sharing mechanisms for the northwest portion of Calgary and Rocky View County, particularly the Bearspaw and Rocky Ridge areas. The study will assist the two municipalities in determining recreational needs and equitable cost sharing mechanisms for recreation. The City, with the County’s support, successfully applied for a 2018 Alberta Community Partnership Grant from the Province for this project.

Given the potential value of this study in assisting with regional recreation service delivery, the City of Calgary, the City of Chestermere, and Rocky View County have determined that a similar study for Chestermere, northeast Calgary, and surrounding areas in the County, would be beneficial. The City of Calgary is applying for a 2019 Alberta Community Partnership (ACP) Grant for \$200,000 for this study and requires a motion of support from Rocky View County Council.

If successful, the ACP grant money would be used to commission a joint study, and the three municipalities would collaborate to determine the project scope and study area. Option #1 provides a motion for Council’s support of the ACP Grant application.

BUDGET IMPLICATIONS:

There are no budget implications other than staff resources for proposed study. The City of Calgary will apply for and administer the grant, if successful.

OPTIONS:

- Option #1: THAT Rocky View County supports the City of Calgary’s Alberta Communities Partnership grant application for a joint regional recreation study for the City of Calgary and the City of Chestermere.
- Option #2: THAT alternative direction be provided.

¹ **Administration Resources**

Richard Barss, Intergovernmental Affairs



Respectfully submitted,

Concurrence,

“Sherry Baers”

Executive Director
Community Development Services

“Al Hoggan”

Chief Administrative Officer

AZ/rp

RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: January 22, 2019 **DIVISION:** 4

FILE: 6060-300

SUBJECT: Langdon Recreation Special Tax Funding Grant Application – Langdon Community Association

¹POLICY DIRECTION:

The Langdon Community Association's (LCA's) application was evaluated in accordance with the Langdon Recreation Special Tax Funding Grant Policy C-328, and was found to be compliant.

EXECUTIVE SUMMARY:

The Langdon Recreation Special Tax Funding Grant is an annual program funded through a special tax levy on households within the hamlet of Langdon. The purpose of the grant is to resource community initiatives that improve recreation services in Langdon. Administration received an application in December 2018 from the Langdon Community Association (LCA) for \$15,517.65 to run the Adopt-a-Planter program and cover operational expenses for Langdon Park (porta-potties, garbage pick-up, snow removal, rink lights, security monitoring, phone, and board insurance). Langdon Park is a public park open to all County residents. The funding requested would enhance long-term sustainability of the LCA as well as the safety and security of all park users.

Council is the approval authority under the Langdon Recreation Special Tax Funding Grant Policy. The funding request was received and reviewed by Administration based on the criteria in the Langdon Recreation Special Tax Funding Grant Policy C-328 (Appendix 'A').

BACKGROUND:

The Langdon Recreation Special Tax Funding Grant Policy addresses significant gaps in community recreation facilities and programs by providing Council with the discretion to fund religious societies, recreation facilities on private property, and programs or recreation facilities that receive funding from Family & Community Support Services (FCSS) or Social Services. Applications are accepted on June 1 and December 1 annually. All Langdon recreation groups were advised of this opportunity.

A total of \$88,600.00 was collected through Langdon Special Tax for Recreational Services levy in 2018. In addition, there is \$30,415.99 of undispersed funds from previous years; consequently, \$119,015.99 is available for distribution.

The following table provides a summary of the funding request received and allocation amount:

¹ **Administration Resources**

Susan de Caen, Recreation, Parks and Community Support

APPLICANT	2017 FUNDING RECEIVED BY APPLICANT	2018 FUNDING RECEIVED BY APPLICANT	TOTAL PROJECT	AMOUNT SOUGHT
Langdon Community Association	<i>District Capital:</i> \$25,075.46 <i>LST Operational:</i> \$15,000.00 <i>LST Programs:</i> \$5,000.00	<i>District Capital:</i> \$48,000.00 \$731.00 <i>Emergency:</i> \$3,425.00	\$15,517.65	<i>LST Operations & Maintenance:</i> \$15,517.65

BUDGET IMPLICATION(S):

Should the request for \$15,517.65 be approved, a balance of \$103,498.34 for future programs and projects would remain.

OPTIONS:

- Option #1 THAT the Langdon Community Association's request for \$15,517.65 to assist with the Adopt-a-Planter program and to help cover operational expenses for Langdon Park be approved from the Langdon Recreation Special Tax Funding Grant.
- Option #2 THAT the application be refused.
- Option #3 THAT alternative direction be provided.

Respectfully submitted,

"Sherry Baers"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

County Manager

SD/rp

APPENDICES:

- Appendix 'A': Policy #C-328 (Langdon Recreation Special Tax Funding Grant)
- Appendix 'B': Langdon Community Association Langdon Recreation Special Tax Funding Grant Application



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

Council Policy

Policy #C-328

Purpose

- 1) This policy establishes the Langdon Recreation Special Tax Funding Grant which resources community Initiatives that improve Recreation Services in the Hamlet of Langdon.



Policy Statement

- 2) The County and Community Organizations share the responsibility for Recreation development, Programs, Facilities, and Special Events for the benefit of Hamlet residents.



Policy

- 3) This grant program is resourced exclusively through the Langdon Recreation Special Tax Levy.

4) Roles and Responsibilities

1) Council:

- (a) Approves the Langdon Special Tax Levy annually through the *Langdon Recreation Special Tax Rate Bylaw*;
- (b) Develops policy governing the Langdon Recreation Special Tax Funding Grant; and
- (c) Approves grant awards.

2) Administration:

- (a) Administers the program in accordance with Council policy;
- (b) Evaluates grant applications and recommends awards to Council;
- (c) Establishes procedure that aligns with this policy and the overall direction set out by Council; and
- (d) Evaluates the program annually for effectiveness.

5) Criteria

1) The following criteria are used to evaluate each grant application:

- a) Applicants are Not-For-Profit organizations that either provide Recreation Programs or develop Recreation Facilities within the Hamlet of Langdon.



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

- b) Initiatives must improve the quality and/or quantity of Recreational opportunities within Hamlet boundaries.
- c) Programs must be offered to residents at a reasonable non-restrictive fee.
- d) Recreation Facilities must provide space to residents for:
 - (i) Rentals; or
 - (ii) Regularly scheduled classes, Programs and activities that are open to the public.
- e) Funding priority is given to Initiatives that encourage Hamlet residents to participate.
- f) Applicants submit complete grant reporting (Project Completion Reports) as required for all previously approved Rocky View County grants before making an application for a Langdon Recreation Special Tax Funding Grant.
- g) Council retains the right to approve funding for applications that do not meet some or all of the requirements set out in this policy.

6) Non-Eligible Associations, Initiatives, and Expenditures

- 1) The following organizations, Initiatives, and expenditures are ineligible for funding under this Policy:
 - (a) Libraries;
 - (b) Museums;
 - (c) School Boards;
 - (d) School Activities;
 - (e) Societies or associations that are not open to the general public;
 - (f) Programs and Recreation Facilities outside the Hamlet of Langdon;
 - (g) Costs to operate the Applicant organization (i.e. salaries, wages, day to day administration);
 - (h) Fundraising activities or salaries;
 - (i) Honoraria;
 - (j) Computers and website maintenance;
 - (k) Consumables; and
 - (l) Retroactive expenditures.

7) Discretionary Associations, Initiatives, Programs, and Expenditures

- 1) The following organizations, Initiatives, and expenditures are subject to Council's discretion:
 - (a) Religious Societies;
 - (b) Programs or Recreation Facilities that receive funding from FCSS or Social Services;
 - (c) Service Clubs; and



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

(d) Recreation Facilities on private property.

8) Terms of Award

- 1) A maximum of \$50,000 can be awarded per Recreation Facility per year.
- 2) A maximum of \$20,000 per application is considered for:
 - (a) Annual Program funding; or
 - (b) Annual Operating and Maintenance of Recreation infrastructure.
- 3) In the event that the number of funding requests exceeds the funds available, eligible Initiatives may not receive full funding.
- 4) Grant funds are used for the approved purpose identified in the grant application.
- 5) Any unused grant funds are returned to the County upon request.
- 6) Capital funds are used within two years of grant award.
- 7) Operational funds must be used within one year of receipt.
- 8) Awarded funds cannot be used to match other County grants.
- 9) A grant award may be approved subject to Council conditions and funds are released once all conditions are satisfied.
- 10) Successful Capital applications may require a Funding Agreement.
- 11) Any development permit costs are included in the community Initiative budget.

9) Project Completion Report

- 1) Community Organizations provide a Project Completion Report no more than three months after the Initiative is completed.
- 2) A Project Completion Report requires evidence of expenditures associated with Program implementation and Initiative completion. If this reporting is not provided, the Applicant is ineligible for future funding until this requirement is fulfilled.

References

Act(s)	<ul style="list-style-type: none"> • Municipal Government Act, RSA 2000, c M-26 • Societies Act, RSA 2000, c S-14 • Agricultural Societies Act, RSA 2000, c A-11
Regulation(s)	<ul style="list-style-type: none"> • n/a
Plans	<ul style="list-style-type: none"> • n/a
Related Policies, Bylaws, Directives	<ul style="list-style-type: none"> • Bylaw of Rocky View County, <i>Langdon Special Tax Rate Bylaw</i>



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

Related Procedures	• n/a
Service Standards	• n/a
Other	• n/a
Approval Date	• October 14, 2014
Replaces	• Note that on June 5, 2018 this policy was renumbered from C-322 to C-328 to correct a clerical error.
Lead Role	• Recreation and Community Services
Administrative Responsibility	• Recreation and Community Services
Last Review Date	• June 5, 2018
Next Review Date	• June 5, 2021

Definitions

10) In this policy:

- 1) "Administration" means an employee(s) of Rocky View County.
- 2) "Applicant" means an organization or individual applying for a grant pursuant to this policy.
- 3) "Capital" means resourcing used to enhance infrastructure that can be recorded as an asset and/or depreciated under the organization's financial statements.
- 4) "Community Organization" means a voluntary, community-based, Not-For-Profit organization registered (or incorporated) under the *Societies Act* or the *Agricultural Societies Act* with a mandate to provide social leisure or Recreational opportunities.
- 5) "Consumables" means nondurable or soft goods that are meant to be consumed. Included are food, fuel and promotional items.
- 6) "Council" means the elected Council of Rocky View County.
- 7) "County" means Rocky View County.
- 8) "Funding Agreement" means a memorandum of understanding defining the provision of municipal support/oversight through the life of the project or for the provision of the improvement, including minimum conditions for funding award and the expectations that:
 - transparent and fair competitive tendering practices occur;
 - all Initiatives utilizing public funds are subject to County audit; and



Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)

- the Recreation Facility provides for an appropriate level of public use.
- 9) "Hamlet" means the Hamlet of Langdon.
 - 10) "Initiative" means any undertaking by a Community Organization that results in the purchase, rehabilitation, upgrading or construction of a Recreation Facility, or development and/or provision of a Recreation Program.
 - 11) "Not-For-Profit" means an organization incorporated under the *Societies Act* or the *Agricultural Societies Act* whose objectives reflect their interest in serving the Recreation needs of the public without realizing a profit to its members.
 - 12) "Operating and Maintenance" means funds for the ongoing cost of running or maintaining a Recreation Facility or Program.
 - 13) "Operational" means matters related to the operation of a Program, service or Recreation Facility.
 - 14) "Programs" are formal, planned, instructor-led opportunities for individuals to develop skill or understanding in a specific content area; whether through registering for, or dropping into, a scheduled activity. It does not refer to participant-led, unstructured activities that are accessed at public open spaces or through admission into a Recreation Facility, nor the rental of parks, playgrounds, or Recreation Facilities by individuals or groups.
 - 15) "Project Completion Report" means a report a Community Organization is required to submit to the County that outlines how grant funds were actually spent.
 - 16) "Recreation" is an experience that results from freely chosen participation in physical, social, intellectual, and creative pursuits that enhance individual and community well-being.
 - 17) "Recreation Facility" means a location designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.
 - 18) "Recreation Services" means a broad concept related to sports, fitness, social Recreation, special community events, and Capital community Initiative development.
 - 19) "Religious Societies" means the incorporated congregations of a church or a religious denomination under the Religious Societies Land Act.
 - 20) "School Activities" means any activities that are either provided as part of the regular Alberta Education Curriculum or by a school outside regular school hours.
 - 21) "Service Clubs" means voluntary, Not-For-Profit organizations whose members meet regularly to perform charitable works either by direct hands-on efforts or by raising money for other organizations.
 - 22) "Special Event" means any public or private event, gathering, celebration, festival, competition, contest, exposition or similar type of activity that has an Expected Attendance of 250 or more people in a 24 hour period; or a private or non-profit function, which has an Expected Attendance of 100 or more people in a 24 hour period; and a) takes place in any building that is not normally used for a public assembly or that is not classified for a public assembly use; or b) involves a change in the existing use of a street, park, or other area for the purpose of a public gathering.



Langdon Recreation Special Tax Funding Grant Application

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: Langdon Community Association

Mailing Address: Box 134

City: Langdon Province: AB Postal Code: TOJ1X2
(All correspondence and cheques will be mailed to this address)

Contact Person: Chrissy Craig

Telephone: (W) (Email)

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 15517.65

(Maximum funding provided per application for annual operating or maintenance of recreation infrastructure, or programs is \$20,000)

(Maximum funding provided per year per Recreation Facility capital projects is \$50,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

- Hamlet of Langdon: 5000
- Outside the Hamlet of Langdon: 1000

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

	Number	Percentage		Number	Percentage
Children/Youth	**		Families:	**	
Adults	**		Seniors:	**	

**As Langdon Park is a public park that is open 24/7, it is impossible to put numbers to the users. All residents in District 4 have access to the park.

How many volunteers will be involved with your project? 29

How many volunteer hours? 480

How will these funds and this project enhance your organization's long-term financial sustainability?
(Attach a separate sheet if required)

These funds will enhance the LCA to redirect income funds to enhance the long-term stability of the LCA board and continue maintenance of all the amenities within Langdon Park



How will these funds better serve the organization and Langdon community?
(Attach a separate sheet if required)

These funds will assist the LCA to continue to run the Adopt-a-Planter Program. This program is will be in the 6th year, in which the residents of Langdon adopt a planter to care for the summer, in the from of weeding and watering. These planters enhance the beautification of Langdon Main Street and Langdon Park. This program allows families to volunteer and contribute to their community, that fits into their family schedule.

The other funds are to assist with items that are required to keep Langdon Park running smoothly. The porta-potties and garbage pick-up, ensure that residents have access to sanitary services when using facilities like the playground, ball diamonds or skate park. The snow removal and EPCOR for rink lights, allow Langdon Park to be accessible and useable in the winter. The monitoring cost for the security system allow Langdon park to be safe and secure so that these that use it without fear of vandalism. The TELUS bill allows the Langdon Fieldhouse to continue to be a shelter in emergencies with the land line, as well allows all users to have access to a phone for emergencies. The board Insurance ensures that the LCA board is able to go about their duties without fear of personal attack by the public, as well ensures that all the LCA leased facilities are protected.

4. BUDGET

REVENUES: List all revenues, including grants, for the project this application references.

1. <u>Langdon Recreation Special Tax Grant</u>	\$ <u>15517.65</u>
2. _____	\$ _____
3. _____	\$ _____

EXPENDITURES: List all Expenditures for the project this application references. Where applicable, please clearly identify the source of the quote being used for the budget.

1. Adopt-a-planter program _____	\$ <u>2349.63</u>
2. Snow removal _____	\$ <u>4050</u>
3. Security System Monitoring _____	\$ <u>360</u>
4. <u>Porta Potties</u> _____	\$ <u>2260.00</u>
5. <u>Telus</u> _____	\$ <u>820.00</u>
6. <u>Board Insurance</u> _____	\$ <u>2111.50</u>
7. <u>Garbage Pick up</u> _____	\$ <u>2700.00</u>
8. <u>Epcor</u> _____	\$ <u>866.52</u>
Total Revenue	\$ <u>15517.65</u>
Total Expenditures	\$ <u>15517.65</u>
Net gain or Loss	\$ <u>0</u>

5. SUPPORTING DOCUMENTS



The following documents MUST be attached:

- ☐ Copies of three quotes or estimates for each initiative/project component (if applicable)
- ☐ Organization's most recent Financial Statements – audited (if available) – information required is outlined by Service Alberta at <https://www.servicealberta.ca/financial-reporting.cfm>
- ☐ Annual Budget for next fiscal year
- ☐ List of organization's officers and directors
- ☐ Other documents required for further clarification, as requested

<u>Chrissy Craig</u>	<u>Chair</u>	<u>Dec 1, 2018</u>
<small>Print Name</small>	<small>Title</small>	<small>Date</small>

Chrissy Craig

Signature of Applicant



CORPORATE SERVICES

TO:	Council	
DATE:	January 22, 2019	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Response to Notice of Motion – Canada Post Addressing	

¹EXECUTIVE SUMMARY:

The purpose of this report is to provide an Administrative response to a Notice of Motion received at the January 8, 2019 Council meeting. The adopted Notice of Motion, seeks to have the County advocate for all mailing addresses within Rocky View County be replaced with Municipal Addresses.

BACKGROUND:

As set out in the County's *Procedure Bylaw*, Administration must provide a response to a Notice of Motion at that next scheduled Council meeting. The Notice of Motion received at the January 8, 2019 Council meeting seeks to have all mailing addresses within Rocky View County be replaced with Municipal Addresses. While this address change process remains entirely a Canada Post responsibility, the Notice of Motion asks that Council advocate for the change through both a letter to Canada Post as well as a letter to a number of elected officials.

Should Council support this Notice of Motion, Administration is prepared to submit a formal letter to the parties identified in the Notice of Motion.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | <p>THAT Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within Rocky View County be replaced with municipal addresses;</p> <p>AND THAT Canada Post gives priority to replacing mailing addresses of all Rocky View County Residents;</p> <p>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.</p> |
| Option #2 | <p>THAT Council provides alternative direction.</p> |

¹ **Administration Resources**

L. Plante, Information and Technology Services



ROCKY VIEW COUNTY
Cultivating Communities

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – January 8, 2019 Canada Post Notice of Motion

Notice of Motion: To be read in at the January 8, 2019 Council Meeting
To be debated at the January 22, 2019 Council Meeting

Title: Canada Post Mailing Address Changes

Presented By: Councillor Kevin Hanson, Division 3, on behalf of
Councillor Jerry Gautreau, Division 5

WHEREAS Canada Post is currently conducting reviews of addressing information within Rocky View County to facilitate the implementation of municipal-based addressing at a future date;

WHEREAS Using municipal addressing for all residents and businesses in Rocky View County 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 mailing addresses with their respective 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 effective delivery of both 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.



FINANCIAL SERVICES

TO: Council

DATE: January 22, 2019 **DIVISION:** All

FILE: 2020-250

SUBJECT: 2019 Tax Recovery Sale Properties – Tax Sale Conditions

¹POLICY DIRECTION:

Section 419 of the *Municipal Government Act* states that “Council must set a reserve bid for each parcel of land offered for sale and any conditions that apply to the sale”. Due to the time frame for advertising in the Alberta Gazette as required by Section 421(1) (a) of the *Municipal Government Act*, Administration is requesting that the Tax Sale Conditions be set at this time. Administration will present a report regarding the reserve bids prior to the tax sale in April 2019.

EXECUTIVE SUMMARY:

Properties with outstanding tax arrears for 3 years are subject to Rocky View County’s 2019 Tax Sale. The purpose of this request is for Council to consider the conditions that apply to the 2019 Tax Sale.

Section 419 of the *Municipal Government Act* states that “Council must set a reserve bid for each parcel of land offered for sale and any conditions that apply to the sale”. Due to the time frame for advertising in the Alberta Gazette as required by Section 421(1) (a) of the *Municipal Government Act*, we are only requesting the tax sale conditions be set at this time and that Administration will present a report to Council regarding the reserve bid(s) prior to the tax sale in April 2019.

a) Request to authorize the 2019 tax sale conditions as follows:

TERMS: Cash or certified cheque.
DEPOSIT: 10% of bid at the time of the sale on April 26, 2019.
BALANCE: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes

In accordance with Sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction.

This tax sale will only proceed if the outstanding tax arrears as of December 31, 2018 remain unpaid as of 2:00 p.m. on April 26, 2019.

BUDGET IMPLICATION(S):

The revenue that would be recognized is a 5% Administration fee for each property sold.

¹ Administration Resources
Barry Woods, Financial Services



OPTIONS:

- Option #1 THAT the 2019 Tax Sale conditions be as follows:
- TERMS: Cash or certified cheque.
- DEPOSIT: 10% of bid at the time of the sale on April 26, 2019.
- BALANCE: 90% of the bid within 30 days of receipt by Rocky View County;
 Goods and Services Tax (GST) applicable as per Federal
 Statutes
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director of Corporate Services

Chief Administrative Officer

BW/ls

PLANNING & DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: January 22, 2019 **DIVISION:** 8

FILE: 06713017 **APPLICATION:** PL20180109

SUBJECT: Subdivision Item – Bearspaw Area Structure Plan - Residential One District

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, as well as the policies within the County Plan and the Bearspaw Area Structure Plan (BASP), and was found to be compliant:

- The proposal is consistent with the land use designation approved in June 2018;
- The proposal is consistent with the subdivision policies in section 8 of the Bearspaw ASP; and
- All technical matters are addressed through the suggested conditions of approval.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 1.06 hectare (± 2.63 acre) parcel (Lot 1) with a ± 1.25 hectare (± 3.08 acre) remainder (Lot 2). The lands were redesignated from Residential Two District to Residential One District in June 2018.

PROPOSAL: To create a ± 1.06 hectare (± 2.63 acre) parcel with a ± 1.24 hectare (± 3.08 acre) remainder.	GENERAL LOCATION: Located approximately 0.40 kilometers (1/4 mile) west of Bearspaw Road and on the north side of Township Road 262, approximately 3.0 miles northwest of the city of Calgary.
LEGAL DESCRIPTION: Lot 4, Block 8, Plan 9012421; SE-13-26-03-W05M	GROSS AREA: ± 2.31 hectares (± 5.71 acres)
APPLICANT: Kustom Projects Inc. OWNER: Justin & Kristie Fleming	RESERVE STATUS: Municipal Reserves were previously provided in full on Plan 9012421.
LAND USE DESIGNATION: Residential One District (R-1)	LEVIES INFORMATION: The Transportation Off-Site Levy is applicable in this case.
DATE SUBDIVISION APPLICATION RECEIVED: September 6, 2018 DATE DEEMED COMPLETE: September 6, 2018	APPEAL BOARD: Subdivision and Development Appeal Board

¹ **Administration Resources**

Jessica Anderson and Gurbir Nijjar, Planning & Development Services

<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Level 1 Assessment Variation (January 11, 2019); • Level II PSTS Assessment prepared by Groundwater Information Technologies Ltd. (September 24, 2018); • Letter from Rocky View Water Co-op (May 17, 2017); 	<p>LAND USE POLICIES AND STATUTORY PLANS:</p> <ul style="list-style-type: none"> • County Plan (Bylaw C-7280-2013); • Land Use Bylaw (Bylaw C-4841-97); and • Bearspaw Area Structure Plan (Bylaw C-4129-1993).
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PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 126 adjacent landowners, from whom no letters in response were received. The application was also circulated to a number of internal and external agencies, the responses from which are available in Appendix 'B'.

HISTORY:

- June 12, 2018** Redesignation application PL20170152 was approved redesignating the lands from Residential Two District to Residential One District.
- January 18, 1994** The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.
- December 10, 1990** Plan 9012421 is registered to create two parcels including the subject \pm 2.31 hectares (\pm 5.71 acres).

TECHNICAL CONSIDERATIONS:

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

a) The site's topography:

The subject land is generally flat with drainage towards the northeast. There are no wetlands or other water bodies located on the lands.

Conditions: None.

b) The site's soil characteristics:

The subject lands contain Class 3 soils with moderate limitation to agriculture due to adverse climate.

Conditions: None

c) Stormwater collection and disposal:

As a condition of subdivision approval, the Applicant/Owner would be required to provide a Site-Specific Stormwater Implementation Plan assessing the post development stormwater management of the site. The SSIP shall be in accordance with the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards.

Conditions: 6

d) Any potential for flooding, subsidence, or erosion of the land:

The County's wetland mapping indicates that there are no wetlands on the subject site.

Conditions: None

e) Accessibility to a road:

The parcel is currently accessed from Township Road 262, which is a paved road. As a condition of subdivision, the Applicant/Owner would be required to ensure that the existing approach is upgraded to a mutual standard, in accordance with the County Servicing Standards, and would be required to provide a Mutual Access Easement Agreement and the required Right-of-Way Plan for the shared approach.

Conditions: 2

Transportation Off-site Levy

As a condition of subdivision, the Applicant/Owner would be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at the future subdivision stage for the total gross acreage of the lands.

- The estimated levy payment owed at time of subdivision endorsement is \$26,237.45 (Base = \$4,595/ac x 5.71 ac = \$26,237.45).

Conditions: 8

f) Water supply, sewage, and solid waste disposal:

The subject lands are currently serviced by an existing water well and septic tank and field system, which would remain on Lot 1 for the existing home. The Applicant has submitted a Level 1 Variation Assessment confirming that the existing septic system is in good working condition. Engineering has no further concerns.

During redesignation stage, the Applicant submitted a letter from Rocky View Water Co-op that indicates that the Co-op has capacity to service the proposed new lot. As a condition of subdivision approval, the Applicant would be required to provide confirmation of the tie-in for Lot 2 to the Rocky View Water Co-op distribution system.

The Applicant submitted a Level II PSTS Assessment for Lot 2, prepared by Groundwater Information Technologies Ltd; it confirms that a Package Sewage Treatment Plant is suitable, in accordance with Policy 449.

As a condition of subdivision, a Deferred Services Agreement would be required to be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal wastewater and stormwater services when they become available.

Conditions: 3, 5

g) The use of the land in the vicinity of the site:

Surrounding land uses are primarily country residential, with a combination of Residential One and Residential Two districts where gradual infilling has occurred since the 1970s. The Bearspaw Heights Conceptual Scheme is located directly north of the subject lands, while Jewel Valley and Westminster Glen are located on the south side of Township Road 262.

Conditions: None

h) Other matters:

Municipal Reserves

Municipal Reserves were previously provided in full on Plan 9012421.

Conditions: None.

POLICY CONSIDERATIONS:**Bearspaw Area Structure Plan (Bylaw C-4129-93)**

Section 8 of the Bearspaw ASP addresses subdivision applications.

8.1.19 when considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:

- a) the natural condition of the lands proposed for subdivision and the manner in which these conditions (i.e. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;*
 - There are no significant topographic features or environmentally sensitive areas on the subject lands.
- b) the serviceability of the proposed parcels by private and public utilities;*
 - The Applicant provided the necessary reports to demonstrate that the proposed Lots are serviceable by both public and private utilities.
- c) the suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;*
 - The proposed parcels are suitable to accommodate a dwelling and ancillary structures.
- d) the context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;*
 - Land use compatibility was assessed at the redesignation stage. The proposed subdivision design is compatible with adjacent lands and would provide access directly from Township Road 262 to limit any negative impact to adjacent lands by way of increased access points or traffic.
- e) the intensification potential of the tentative plan of subdivision and the flexibility of the proposed design to accommodate future subdivision;*
 - The designation of the lands would not allow for future subdivision potential without further redesignation.
 - Section 8.1.22 of the BASP states that where a tentative plan of subdivision proposes panhandle access, the County may consider this design element appropriate only where topographic conditions preclude other design solutions. While the topography of the subject land does not limit accessibility of the land, the location of the existing dwelling restricts a conventional subdivision style.
- f) the conformity of the tentative plan of subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;*
 - The proposal is consistent with the previous redesignation proposal. Council did not require a concept plan to be prepared for the lands at redesignation stage.
- g) the design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;*

- No internal road system is proposed and the mutual approach shall be constructed to the County standard.
- h) *conformity to this Plan, which may necessitate an amendment to the Plan;*
 - The proposal is consistent with the BASP.
- i) *any other matter deemed appropriate by the Municipality.*
 - No other matters have been identified for assessment with the subject application.

The site is located within Development Priority Area 1 of the BASP. Figure 3 of the Plan identifies the subject lands as being located in an area for which a conceptual scheme is recommended to be completed in order to proceed to redesignation and subdivision. Although the Applicant did not propose a conceptual scheme, they have indicated a willingness to comprehensively develop the site. After evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands for the following reasons:

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

Council's decision to approve the redesignation in June was consistent with the above interpretation of the ASP policies, and therefore, a concept plan has not been requested at this stage.

Land Use Bylaw (C-4841-97)

The subject land holds a Residential One District land use designation, which is the appropriate designation for the proposed lot.

CONCLUSION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, as well as the policies within the County Plan and the Bearspaw Area Structure Plan, and was found to be compliant. The proposal is consistent with the land use designation approved in June 2018, and with the subdivision policies in section 8 of the Bearspaw ASP, and all technical matters are addressed through the suggested conditions of approval.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180109 be approved with the conditions noted in Appendix 'A'.
- Option #2: THAT Subdivision Application PL20180109 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/rp

APPENDICES

APPENDIX ‘A’: Conditions of Subdivision Approval

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX A: CONDITIONS OF SUBDIVISION APPROVAL

- A. The application to create a ± 1.06 hectare (± 2.63 acre) parcel with a ± 1.24 hectare (± 3.08 acre) remainder within Lot 4, Block 8, Plan 9012421, SE-13-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall upgrade the existing road approach to a mutual paved standard, in order to provide access to Lots 1 and 2. The Owner shall provide an access right-of-way plan and prepare and register respective easements on each title for the mutual approach.

Servicing

- 3) The Owner is to provide confirmation of 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 information regarding:
 - i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 2;
 - ii. Documentation proving that water supply has been purchased and secured for proposed Lot 2;
 - iii. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 4) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:

- i. A Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards in accordance with the Level II PSTS Assessment, prepared by Groundwater Information Technologies Ltd.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1 and 2, indicating:
 - i. Each future Lot Owner is required to connect to County piped water (Lot 1), wastewater, and stormwater systems (Lot 1 and 2) at their cost when such services become available;
 - ii. Requirements for decommissioning and reclamation once County servicing becomes available;

Stormwater/Developability

- 6) The Owner is to provide and implement a Site-Specific Stormwater Implementation Plan assessing the post development stormwater management of the Site. The SSIP shall be in accordance with the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards. Implementation of the SSIP shall include the following:
 - i. If the recommendations of the SSIP require improvements, than the Applicant shall enter into a Development Agreement (Site Improvements/Services Agreement);
 - ii. Consideration of the post development conditions to ensure there are no negative impacts to adjacent parcels or the County Right-of-Way;
 - iii. Registration of any required drainage easements and/or utility rights-of-way, including adjacent properties;
 - iv. Any necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
 - v. Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

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 new lot.
- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

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*.

SUBDIVISION AUTHORITY DIRECTION

- D. Prior to final endorsement of the subdivision, Administration is directed to present the Applicant/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 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 submission. At this time we do not have any concerns with the information as 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	No comments provided.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.

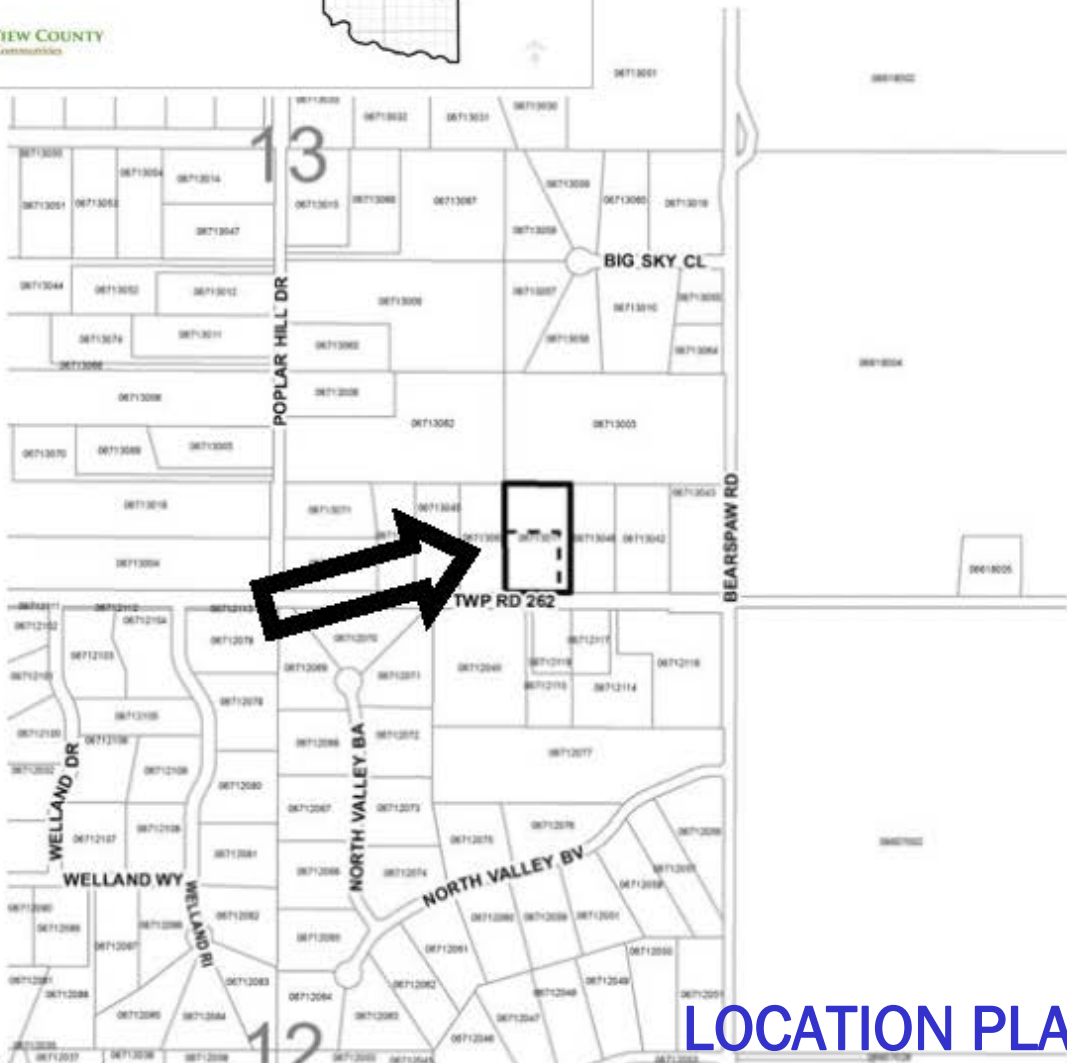
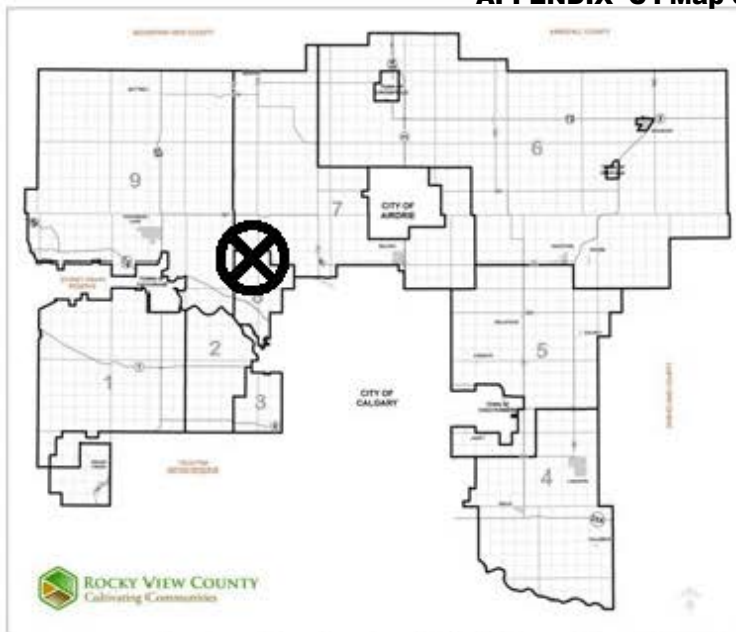
AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No comments provided.
City of Calgary	
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	Given that Municipal Reserves were previously provided on Plan 9012421, the Bearspaw Glendale Recreation Board has no comments on this circulation.
Bearspaw Glendale Recreation Board	
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Municipal Lands Office has no concerns with this subdivision application as applicable reserves have been previously dedicated as per Plan 9012421. No comments provided.
Development Authority	The preliminary address for the property is 30042 TWP RD 262, Rocky View County.
GIS Solutions	No comments provided.
Building Services	No comments provided.
Bylaw and Municipal Enforcement	No comments provided.
Fire Services	Fire Services has no comments at this time.
Planning & Development Services - Engineering	General <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/ recommendations may be subject to change to ensure best practices and procedures. Geotechnical <ul style="list-style-type: none"> Engineering has no requirements at this time. Transportation <ul style="list-style-type: none"> The parcel is currently accessed from Township Road 262, which is a paved road; Township Road 262 is currently identified as a Network B Road in the Long Range Transportation Network, requiring 30 meters of right of way in the future. The current right of way width is 30 meters. Therefore, road dedication is

AGENCY	COMMENTS
	<p>not required;</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant/owner shall be required to ensure that the existing approach is built to a mutual standard, in accordance with the County Servicing Standards; • As a condition of subdivision, the applicant shall provide a Mutual Access Easement Agreement and the required Right-of-Way Plan for the shared approach. An additional approach on Township Road 262 is not recommended, as it is part of the Long Range Transportation Network; • As a condition of subdivision, the applicant shall be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision approval, for the total gross acreage of the lands, as the applicant is proposing to subdivide an R1 parcel. Based on the current Bylaw C7356-2014, the estimated levy payment at the time of subdivision endorsement is: \$26,237.45 (Base = \$4,595/ acre x 5.71 acres = \$26,237.45; Special Area not applicable).
	<p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> • The applicant provided a Level I Assessment Variation for the existing septic field on the subject lands. The assessment indicated that the existing septic system is in good working condition. Engineering has no further concerns. • The applicant has submitted a Level II PSTS Assessment, prepared by Groundwater Information Technologies Ltd, dated September 24, 2018. <ul style="list-style-type: none"> ○ Two test pits were evaluated, whose suitability were highlighted. In summary, the ground condition is suitable for conventional treatment fields; ○ However, in accordance with Policy 449, as the proposed new lot is between 1.98 & 3.95 acres, the use of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards shall be required. Hence, prior to subdivision hearing, recommendations in accordance to Policy 449 is required for proposed sanitary systems; ○ The Applicant shall enter into a Site Improvement / Site Services Agreement to ensure any improvements are made in

AGENCY	COMMENTS
	<p>accordance with the PSTS Assessments.</p> <ul style="list-style-type: none"> 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</p> <ul style="list-style-type: none"> Connection to the Rocky View Water Co-op distribution system is available in the road allowance of Township Road 262 adjacent to the subject lands; During Redesignation stage, the applicant submitted a letter from Rocky View Water Co-op (May 17, 2017), which indicates that the co-op has capacity to service the proposed development; As a condition of subdivision, the applicant is required to provide confirmation of tie-in of Lot 2 to the Rocky View Water Co-op distribution system, as per the approved Tentative Plan. The applicant will be required to provide: <ul style="list-style-type: none"> Documentation showing that the necessary water supply has been purchased for the proposed new lot; Documentation showing that all necessary water infrastructures will be installed and that the water supplier has approved the associated plans and specifications (Servicing Agreement). <p>Storm Water Management</p> <ul style="list-style-type: none"> As a condition of subdivision, the Applicant/Owner is to provide a Site-Specific Stormwater Implementation Plan assessing the post development stormwater management of the Site. The SSIP shall be in accordance with the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards. Implementation of the SSIP shall include the following: <ul style="list-style-type: none"> If the recommendations of the SSIP require improvements, then the Applicant shall enter into a Development Agreement (Site Improvements/Services Agreement); Consideration of the post development conditions to ensure there are no negative impacts to adjacent parcels or the County Right-of-Way;

AGENCY	COMMENTS
	<ul style="list-style-type: none">○ Registration of any required drainage easements and/or utility right-of-way including adjacent properties;○ Any necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and○ Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system <p>Environmental</p> <ul style="list-style-type: none">• ES has no requirements at this time.
Transportation Services	No comments provided.
Capital Project Management	No comments provided.

Circulation Period: September 21, 2018 to October 12, 2018



LOCATION PLAN

SE-13-26-03-W05M Division: 08

Lot:4 Block:8 Plan:9012421

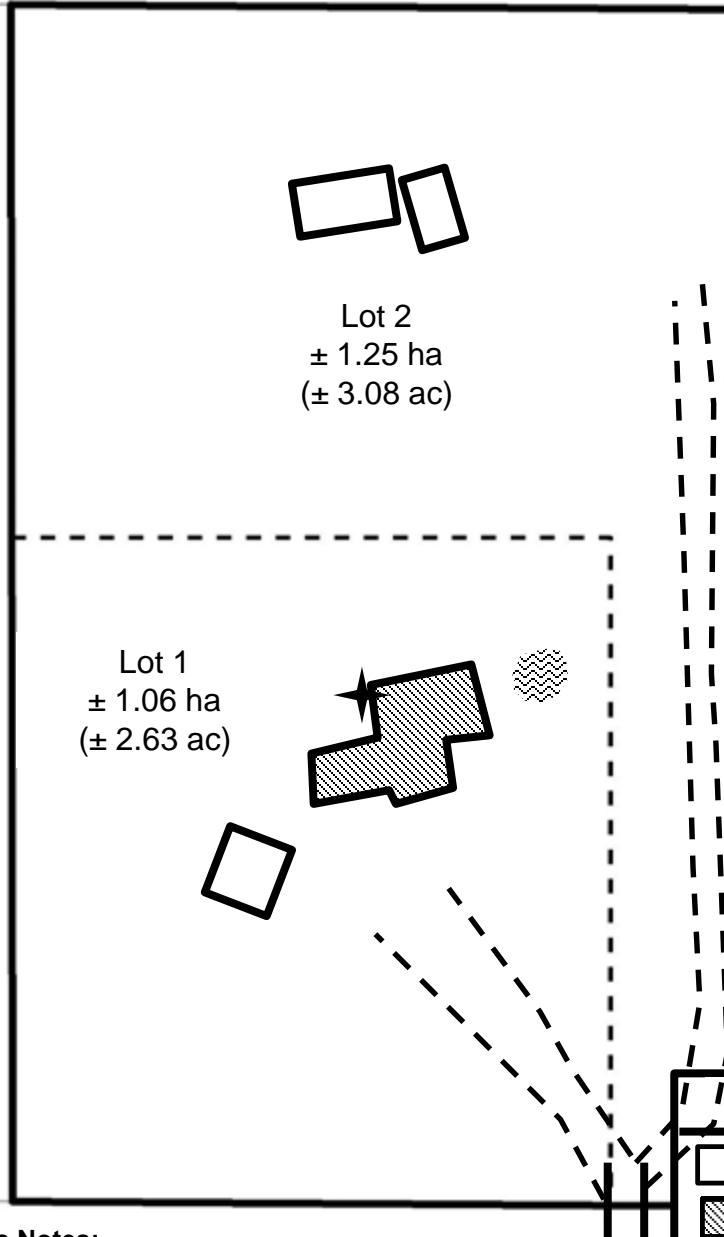
Date: 11-Jan-19

File: 06713017

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Subdivision Proposal: To create a ± 1.06 hectare (± 2.63 acre) parcel (Lot 1) with a ± 1.25 hectare (± 3.08 acre) remainder (Lot 2).



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.
3. Existing accessory buildings on Lot 2 may remain as non-conforming in accordance with Section 643 of the Municipal Government Act.

Legend

- Accessory Building
- Dwelling
- Existing Access
- Driveway
- Well
- Septic

TENTATIVE PLAN



SE-13-26-03-W05M Division: 08

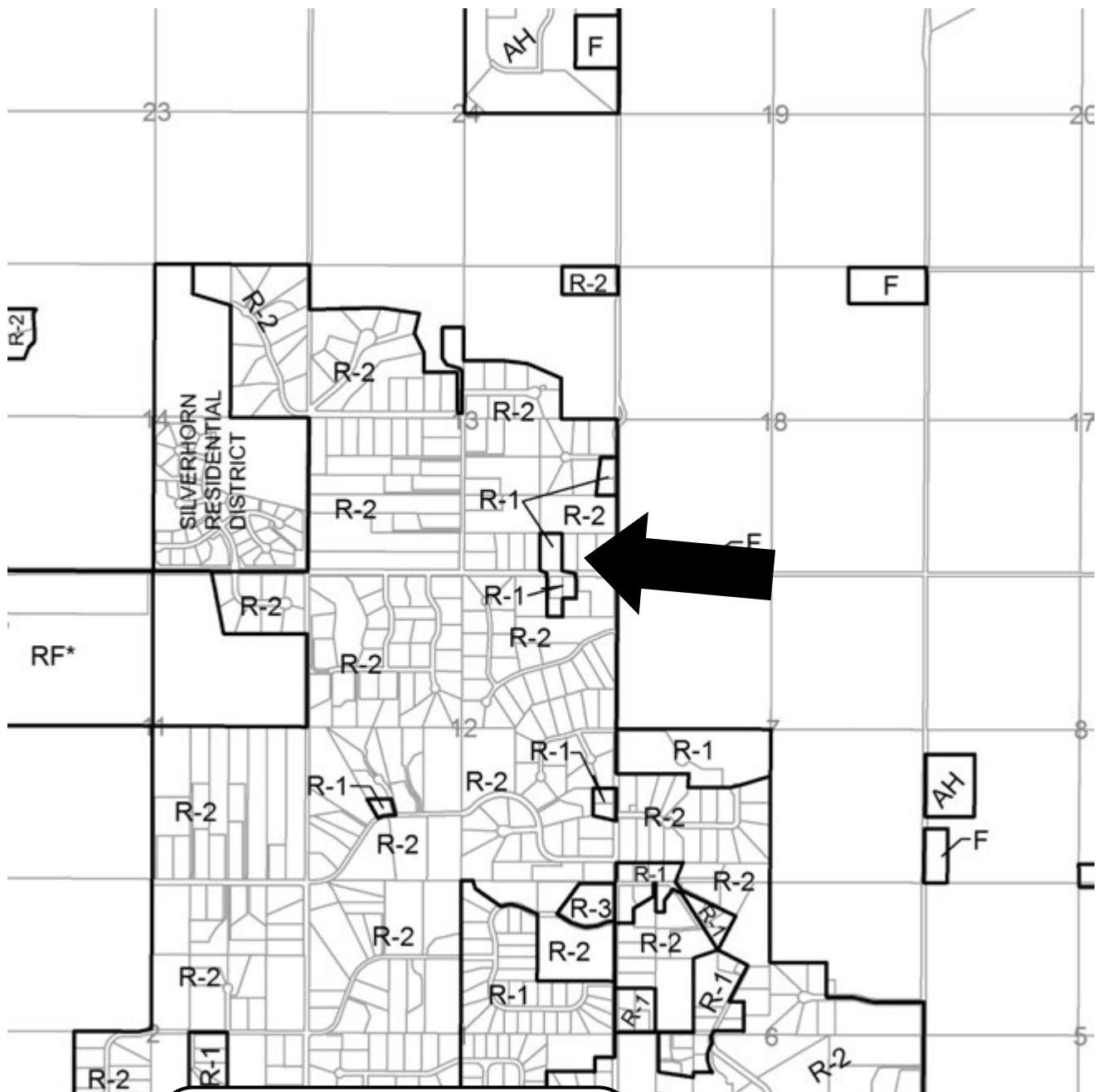
Lot:4 Block:8 Plan:9012421

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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

SE-13-26-03-W05M Division: 08

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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



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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

SE-13-26-03-W05M Division: 08

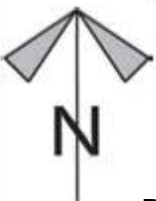
Lot:4 Block:8 Plan:9012421

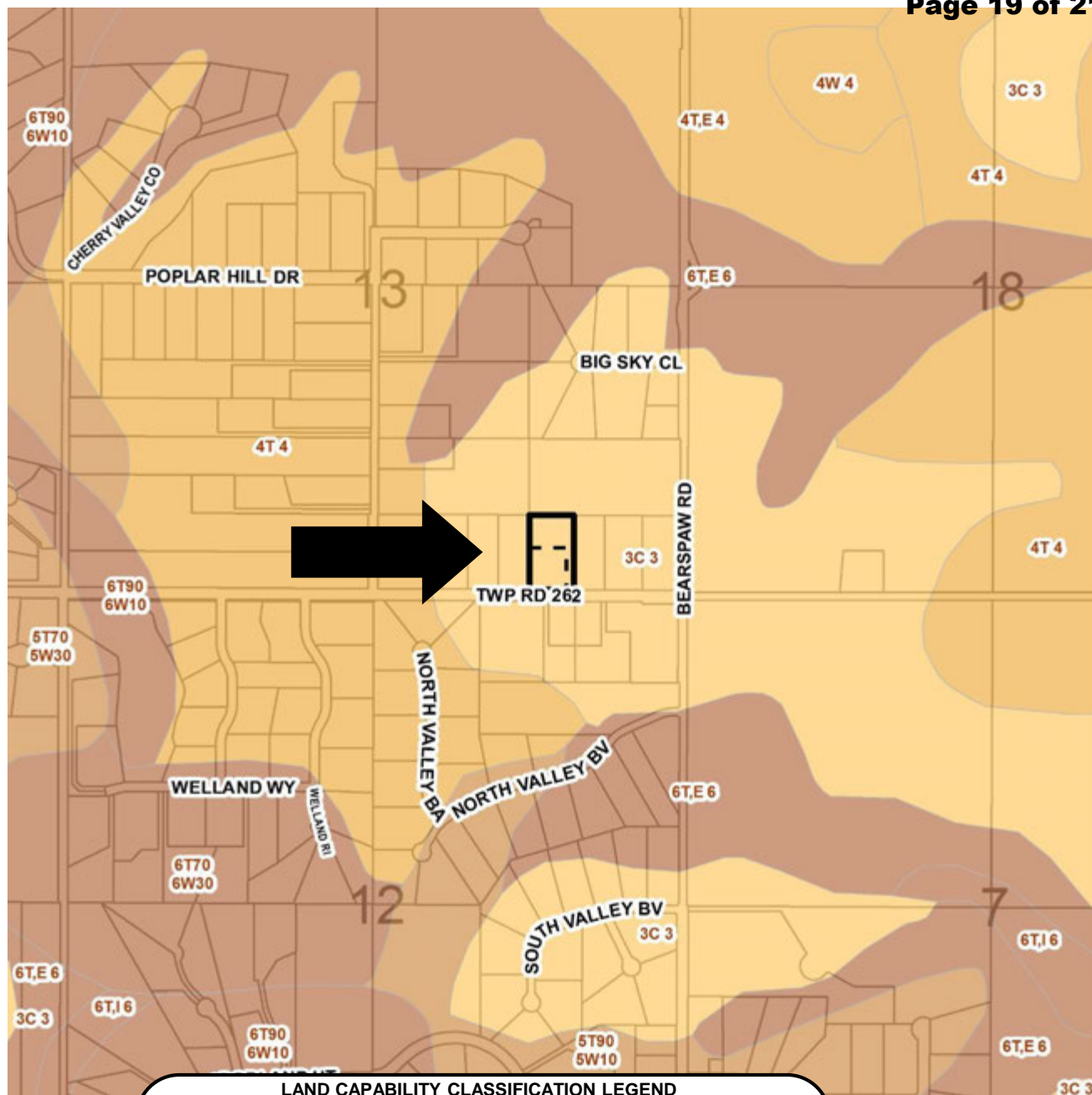
Date: 11-Jan-19

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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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- 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

Lot:4 Block:8 Plan:9012421

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