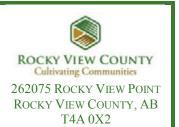
February 12, 2019

9:00 a.m.



CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

- A CONFIRMATION OF MINUTES
 - 1. January 22, 2019 Council Meeting

Page 5

- B FINANCIAL REPORTS
 - None
- C APPOINTMENTS/PUBLIC HEARINGS

<u>NOTE:</u> In accordance with section 606 of the *Municipal Government Act,* the following public hearings were advertised in the January 15, 2019 and January 22, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 4 – File: PL20180033 (03311001/02/03/04/03314001/02) – Bylaw C-7858-2019 – Redesignation Item – Ranch and Farm District – Site Specific Amendment

Staff Report Page 16

2. Division 7 – File: PL20180116 (06421037) – Bylaw C-7847-2018 – Redesignation Item – Residential Two District to Residential One District

Staff Report Page 83

AFTERNOON APPOINTMENTS 1:30 P.M.

3. Division 7 - File: PL20180076 (06411004/ 06412003/2004/ 06307003/7006/7007/7008/7012/7016) - Bylaw C-7819-2018 - Area Structure Plan Amendment - Balzac East Area Structure Plan Policy Amendments

Note: this item should be considered in conjunction with items C-4 and C-5

Staff Report Page 104

February 12, 2019

9:00 a.m.



Division 7 - File: PL20180077 (06412003/2004) - Bylaw C-7820-2018 - Conceptual Scheme Item - High Plains Industrial Park Conceptual Scheme Amendment

Note: this item should be considered in conjunction with items C-3 and C-5

Staff Report Page 133

5. Division 7 – File: PL20180078 (06412003/2004) – Bylaw C-7821-2018 – Redesignation Item –Ranch and Farm District to Industrial – Industrial Activity District and Public Services District

Note: this item should be considered in conjunction with items C-3 and C-4

Staff Report Page 194

Division 8 - File: PL20170033/34 (06711002/030) - Bylaw C-7849-2018 - Conceptual Scheme Item - Indigo Hills Conceptual Scheme
 Note: this item should be considered in conjunction with item C-7

Staff Report Page 217

7. Division 8 – File: PL20170035 (06711002/030) – Bylaw C-7850-2018 – Redesignation Item – Ranch and Farm* District to Residential One District Note: this item should be considered in conjunction with item C-6

Staff Report Page 432

D GENERAL BUSINESS

1. All Divisions – File: 6036-100 – Family and Community Support Services Budget Adjustment Request

Staff Report Page 565

2. All Divisions – File: 5011-406/4055-700 – Highway 566 and Range Road 11 Improvements Budget Adjustment

Staff Report Page 569

3. Division N/A - File: N/A - Budget Adjustment Request

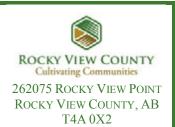
Staff Report Page 573

E BYLAWS

- None

February 12, 2019

9:00 a.m.



- F UNFINISHED BUSINESS
 - None
- G COUNCIL REPORTS
- H MANAGEMENT REPORTS
 - None
- I NOTICES OF MOTION
 - 1. Councillor Henn and Deputy Reeve Schule Amendments to Firearms Bylaw C-7782-2018

Notice of Motion Page 576

- J SUBDIVISION APPLICATIONS
 - 1. Division 5 File: PL20180111 (04333030) Subdivision Item Residential Two District

Staff Report Page 577

- K COMMITTEE OF THE WHOLE/IN CAMERA
 - 1. RVC2019-04

THAT Council move in camera to consider the confidential item "Southbow – Town of Cochrane" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 - Advice from officials

2. RVC2019-05

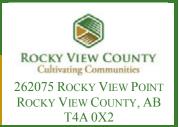
THAT Council move in camera to consider the confidential item "Status Update Regarding the City of Calgary's Offer to Purchase County Land" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 24 - Advice from officials

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

February 12, 2019

9:00 a.m.



3. RVC2019-06

THAT Council move in camera to consider the confidential item "Cochrane Ag Lands Advisory Committee Update" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 - Advice from officials

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

ADJOURN THE MEETING

Page 1

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 22, 2019 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

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
- C. Satink, Municipal Clerk, Municipal Clerk's Office R. Barss, Manager, Intergovernmental Affairs
- M. Wilson, Manager, Planning and Development Services L. Plante, Manager, Information and Technology Services
- B. Woods, Manager, Financial Services
- A. Zaluski, Policy Planning Supervisor, Planning and Development Services S. MacLean, Planning Supervisor, Planning and Development Services
- G. Nijjar, Acting Engineering Supervisor, Planning and Development Services
- L. Stark, Taxation Team Lead, Financial Services
- J. Kirychuk, Planner, Planning and Development Services
- L. Ganczar, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- S. de Caen, Community Services Coordinator, Recreation, Parks and Community Support
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present.

1-19-01-22-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the January 22, 2019 Council meeting agenda be amended as follows:

- Add emergent in camera item K-1 Land Disposal Update 911, 32 Ave NE, Calgary
- Add emergent in camera item K-2 Personnel Matter

Carried

MOVED by Deputy Reeve Schule that the January 22, 2019 Council meeting agenda be approved as amended.

Carried

Page 2

1-19-01-22-15 (K-2)

All Divisions – Emergent In Camera Item – Personnel Matter File: RVC2019-03

MOVED by Councillor Henn that Council move in camera at 9:08 a.m. to consider the confidential item "Personnel Matter" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 17 – Disclosure harmful to personal privacy

Carried

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

Rocky View County: A. Hoggan, Chief Administrative Officer

K. Robinson, Executive Director, Corporate Services

MOVED by Deputy Reeve Schule that Council move out of in camera at 9:37 a.m.

Carried

1-19-01-22-02

Confirmation of Minutes

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

Carried

1-19-01-22-06 (D-1)

All Divisions – Terms of Reference – County Plan Amendments

File: 1013-135

MOVED by Councillor Wright that item D-2 be tabled.

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present.

1-19-01-22-03 (C-1)

Division 9 – Bylaw C-7853-2018 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm Two District to Agricultural Holdings District.

File: PL20160128 (06929014)

MOVED by Councillor Kissel that the public hearing for item C-1 be opened at 10:06 a.m.

Carried

Person(s) who presented: Giovanni Fiorino, applicant and owner of subject lands

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

Page 3

MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:24 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7853-2018 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7853-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7853-2018 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7853-2018 be given third and final reading.

Carried

1-19-01-22-04 (C-2)

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

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 10:26 a.m.

Carried

Person(s) who presented: Ross Thurnmeier, Scheffer Andrew Ltd., applicant

Person(s) who spoke in favour:

None

Person(s) who spoke in opposition:

None

Person(s) who spoke in rebuttal:

None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:38 a.m.

Carried

MOVED by Deputy Reeve Schule that application PL20180083 be refused.

Carried

The Chair called for a recess at 10:40 a.m. and called the meeting back to order at 10:48 a.m. with all previously mentioned members present.

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1-19-01-22-12 (J-1)

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

MOVED by Councillor Wright that the applicant be allowed to address Council on item J-1.

Carried

<u>In Favour:</u> <u>Opposed:</u> Councillor Kamachi Reeve Boehlke

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

The applicant, Justin Fleming, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180109.

MOVED by Councillor Wright that subdivision application PL20180109 be approved with the conditions noted in Appendix 'A':

- 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 Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Statutory Policy:
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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.

Page 5

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:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 2;
 - b) Documentation proving that water supply has been purchased and secured for proposed Lot 2;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 4) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) 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:
 - a) 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;
 - b) 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:
 - a) If the recommendations of the SSIP require improvements, than the Applicant shall enter into a Development Agreement (Site Improvements/Services Agreement);
 - b) Consideration of the post development conditions to ensure there are no negative impacts to adjacent parcels or the County Right-of-Way;
 - c) Registration of any required drainage easements and/or utility rights-of-way, including adjacent properties;
 - d) Any necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
 - e) 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.

Page 6

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*.

D. <u>Subdivision Authority Direction</u>

1) 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*.

Carried

1-19-01-22-06 (D-1)
All Divisions – Terms of Reference – County Plan Amendments
File: 1013-135

MOVED by Councillor Wright that item D-2 be lifted from the tabled.

Carried

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:52 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

• Review wording on page 18 of the County Plan with respect to residential capacity in Langdon.

Carried

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

 Review wording on page 20 of the County Plan with respect to the definition of moderate residential growth.

Carried

In Favour:
Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn
Councillor Kissel

Opposed: Councillor Wright

Page 7

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

Review Map 1 of the County Plan with respect to the business designation in growth areas.

Carried

MOVED by Deputy Reeve Schule that the following motion be rescinded:

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

Review wording on page 18 of the County Plan with respect to residential capacity in Langdon.

Carried

Carried

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

Review wording on page 18 of the County Plan with respect to residential capacity in growth areas.

Carried

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Comprehensive Review Terms of Reference:

Consideration of the addition of the Glenmore Trail East area as a business growth corridor.

Carried

In Favour: Opposed:

Councillor Kamachi Councillor Hanson Councillor McKylor Councillor Wright

Councillor Gautreau Reeve Boehlke **Deputy Reeve Schule** Councillor Henn Councillor Kissel

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Comprehensive Review Terms of Reference:

Consideration of the addition of the Highway 8 area as a growth corridor.

Carried

In Favour: Opposed:

Councillor Kamachi Councillor Hanson Councillor McKylor Councillor Wright

Councillor Gautreau Reeve Boehlke **Deputy Reeve Schule** Councillor Henn Councillor Kissel

Page 8

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Comprehensive Review Terms of Reference:

Consideration of the addition of the Highway 1 West as a business growth corridor.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson Councillor McKylor Councillor Wright

Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn
Councillor Kissel

MOVED by Deputy Reeve Schule that the following item be included in the County Plan Amendments Targeted Review Terms of Reference:

 Review policy 14.19 of the County Plan with respect to business development adjacent to existing business areas.

Carried

<u>In Favour:</u> <u>Opposed:</u>

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

Councillor Henn

MOVED by Deputy Reeve Schule that the *County Plan Amendments Targeted Review Terms of Reference* in Appendix 'A' as amended and the *County Plan Amendments Comprehensive Review Terms of Reference* in Appendix 'B' as amended be approved to run sequentially, with the Targeted Review to run first.

Carried

The Chair called for a recess at 12:24 p.m. and called the meeting back to order at 1:33 p.m. with all previously mentioned members present.

1-19-01-22-05 (C-3)

Division 5 – Bylaw C-7845-2018 – Redesignation Item – Agricultural Holdings District to Business Industrial Campus District

File: PL20160094 (04330009)

MOVED by Councillor Gautreau that the public hearing for item C-3 be opened at 1:33 p.m.

Carried

Person(s) who presented: Steve Grande, applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Rudolf Dold

Person(s) who spoke in rebuttal: Steve Grande, applicant

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MOVED by Councillor Gautreau that the public hearing for item C-3 be closed at 2:09 p.m.

Carried

MOVED by Councillor Gautreau that application PL20160094 be refused.

Carried

1-19-01-22-10 (D-4)

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

MAIN MOTION:

MOVED by Councillor Gautreau 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;

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.

AMENDING MOTION:

MOVED by Councillor McKylor that the main motion be amended as follows:

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;

AND THAT Canada Post gives priority to replacing mailing addresses of all Rocky View County Residents outside of designated hamlet areas:

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.

Carried

The Chair called for a vote on the main motion as amended.

MAIN MOTION AS AMENDED:

MOVED by Councillor Gautreau 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;

AND THAT Canada Post gives priority to replacing mailing addresses of all Rocky View County Residents outside of designated hamlet areas;

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.

Carried

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1-19-01-22-07 (D-2)

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

MOVED by Councillor Gautreau 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.

Carried

1-19-01-22-09 (D-3)

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

MOVED by Deputy Reeve Schule 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.

Carried

1-19-01-22-11 (D-5)

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

MOVED by Councillor Hanson 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.

Carried

1-19-01-22-13 (G)

Councillor Reports

Council reported on the activities they attended and the issues affecting their respective divisions since the January 8, 2019 Council meeting.

1-19-01-22-14 (K-1)

All Divisions – Emergent In Camera Item – Land Disposal Update – 911, 32 Ave NE, Calgary File: RVC2019-01

MOVED by Councillor Henn that Council move in camera at 2:47 p.m. to consider the confidential item "Land Disposal Update – 911, 32 Ave NE, Calgary" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried

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

Rocky View County: 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. Graham, Municipal Lands Administrator, Legal and Land Administration

MOVED by Councillor McKylor that Council move out of in camera at 3:27 p.m.

Carried

MOVED by Councillor Hanson that Administration be directed to negotiate, subject to Council approval, a purchase sale agreement, based on direction set out in Option #2 of the in camera report, for the disposal of the former County Office located at 911-32 Avenue NE, Calgary, Alberta.

Carried

<u>Adjournment</u>

IOVED by Deputy Reeve Schule that the January 22, 2019 Council meeting be adjourned at 3:30 p.m.	
Carri	ied

Reeve or Deputy Reeve
Chief Administrative Officer or Design



PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 DIVISION: 4

TIME: Morning Appointment

FILE: 03311001/02/03/04/03314001/02 APPLICATION: PL20180033

SUBJECT: Redesignation Item – Ranch and Farm District – Site Specific Amendment

¹POLICY DIRECTION:

The application was evaluated in accordance with the goals, principles, and policies contained within the County Plan and the South Saskatchewan Regional Plan and was found to be compliant:

- The proposal meets the intent of the goals and principles found within the following sections of the County Plan: Agriculture, Fiscal Sustainability, Rural Service and Partnerships, Intergovernmental Relationships, Natural Resources, and Utility Services;
- The proposal is consistent with provincial direction as it relates to renewable energy strategies outlined in the South Saskatchewan Regional Plan.

EXECUTIVE SUMMARY:

The purpose of the application is to amend the Land Use Bylaw C-4841-97 as a site-specific amendment in order to allow for a solar farm within the Ranch and Farm District on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M.

The proposed solar farm development would contain approximately 700,000 solar panels and generate approximately 150 Mega Watts. The power generated would be sold and distributed into the grid system, and is capable of supplying approximately 24,600 homes. To date, this is the largest solar farm proposal in Canada.

The proposed development is expected to generate an estimated 200 full-time jobs during the construction phase of the project, and is to be completed in one comprehensive development phase. Once operational, the proposed development is expected to employ 20 to 30 full and part-time employees, including contractors for electrical maintenance, installation, grounds keeping, landscaping, security, and local management and administration. Continuous on-site monitoring of and for occasional repair, in addition to general maintenance and cleaning of the panels, would typically occur 1-2 times per year.

The subject lands are comprised of six-quarter sections totaling an area of approximately 386.17 hectares (954.86 acres). However, the site contains a number of operational gas well sites, gas pipeline rights-of-way, and wetlands that limit the developable area to approximately 356.90 hectares (881.89 acres). Access to the site would be achieved via two existing approaches off Township Road 232, which bisects the lands from east to west. Water and waste water servicing is not required.

The subject lands contain a series of wetlands scattered throughout. As the existing agricultural state of the lands is to be largely preserved, storm water runoff is expected to travel across the site to the naturally existing low-lying areas where water will naturally dissipate and evaporate.

Jamie Kirychuk & Gurbir Nijjar, Planning and Development Services

¹ Administration Resources



At the development permit stage, the Applicant would be required to provide all necessary environmental and wetland impact assessments, in accordance with the Alberta Wetland Policy and Water Act for any wetlands that are disturbed.

The subject lands are not located within the policy area of an area structure plan or conceptual scheme and were therefore evaluated with the policies of the County Plan and South Saskatchewan Regional Plan. Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: April 9, 2018 **DATE DEEMED COMPLETE:** June 25, 2018

PROPOSAL: To amend the Land Use Bylaw C-4841-97 in order to allow

for a Solar Farm within the Ranch and Farm District on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-

W04M.

LEGAL DESCRIPTION: SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-

W04M.

GENERAL LOCATION: Located approximately 3.21 kilometers (2 miles) east of the

city of Calgary and 2.41 kilometers (1.5 miles) northwest of

the hamlet of Indus.

APPLICANT: IBI Group

OWNERS: Gowdy Farms Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm District

PROPOSED LAND USE DESIGNATION: Ranch and Farm District (Amended) **GROSS AREA:** ± 386.17 hectares (± 954.86 acres)

SOILS (C.L.I. from A.R.C.): 170, 1W, I30 Soils range from no significant limitations to

no significant limitations due to excessive wetness or poor

drainage.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 31 adjacent landowners, from whom six (6) responses were received. Of these letters, one (1) letter was in opposition to the application, two (2) letters were in support, and three (3) were questions for further clarification. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

2017 Council approved the redesignation and subdivision of a \pm 1.62 hectare (4.00 acre)

farmstead first parcel out application within NE-11-23-28-W04M.

BACKGROUND:

The subject lands are located in an area of the County that is primarily agricultural, but features a variety of land uses. The majority of surrounding parcels are large-holdings Ranch and Farm parcels; however, there are a number of Farmstead, Agricultural Holdings, and Residential Three District parcels found throughout the area. The lands contain one existing dwelling with associated accessory buildings on the NE-11-23-28-W04M quarter. The dwelling is currently occupied, and the lands are primarily used for crop cultivation.



The total area of the development is approximately 386.17 hectares (954.86 acres); however, the site contains a number of operational gas well sites, gas pipeline rights-of-way and wetlands, which limits the developable area to approximately 356.90 hectares (881.89 acres).

Transportation

Access to the site would be achieved via two existing access points off Township Road 232, which bisects the lands from east to west. The Applicant provided a Transportation Impact Assessment (TIA), prepared by IBI Group, dated May 18, 2018. The TIA provides an assessment of the impacts of traffic to be generated from the proposed development onto the local road network and concludes that no offsite improvements are warranted at this time, as the development does not generate a significant amount of traffic (employees accessing the site for maintenance purposes, when required).

Township Road 232 has been identified as a Network "B" Road within the County's Long Range Transportation Network. As a result, road dedication will be required as a development permit condition. Payment of the Transportation Offsite Levy will also be required at the development permit stage.

Storm Water Management

The Applicant provided a storm water management review memo, which proposes the use of the existing low-lying areas within the site to contain the run-off from the solar farm. The memo also indicates that there would be limited grading work, and that the runoff from the panels would travel across the existing farmland to the naturally existing low-lying areas on the site, where water would naturally dissipate and/or evaporate. Administration reviewed the concept and has no further concerns at this time.

At the development permit stage, the Applicant would be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.

Environmental

The subject lands contain a number of wetlands. A full assessment and analysis of all existing wetlands on site would be prepared at the Development Permit phase of the project.

The Applicant provided a Desktop Environmental Review, which provides a summary of the findings from a variety of environmental databases, and lists potential environmental impacts from the proposed development, such as wetland loss, soil loss, and alteration to wildlife and amphibian habitats and risks to avian species. The review also provides wetland delineation mapping of the various on-site wetlands, which vary from ephemeral to Class IV. The Review recommends that various pre-construction surveys be conducted prior to the construction of the solar farm.

At the development permit stage, the Applicant would be required to conduct all necessary preconstruction screening, assessments, and surveys prior to proceeding with the construction of the solar farm. Necessary approvals from Alberta Environment & Parks for the disturbance and/or loss of the onsite wetlands due to the proposed solar farm operation would also be required.

Alberta Culture & Tourism, under the Historical Resources Act, has provided the Applicant with clearance for the proposed development.

Development Proposal

The proposed Solar Farm development would contain approximately 700,000 solar panels and generate approximately 150 Mega Watts. The panels would be fixed in position (non-moving) via aluminum bracing, and would consist of four rows of nine modules for a total of 36 panels per table. To date, this is largest solar farm proposal in Canada.

ENMAX and Altalink have provided a connection point for the proposed Solar Farm, which has been administered by the Alberta Electric System Operator (AESO). Through the connection process, a link to



the current grid has been established, and available capacity is confirmed at Substation 65 Interconnection Point, which is owned by ENMAX.

The regulatory process and requirements through Alberta Utilities Commission (AUC) and Alberta Electric System Operator (AESO) is underway, and approvals are expected to be finalized by fall 2019.

Facility

A 240kV (40 m x 40 m) substation would be constructed on site to allow for connection to the transmission grid. Gravel parking for the substation would be provided, as well as gravel maintenance lanes that will be aligned running north-south and east-west between the solar panels to provide access. Other related infrastructure that would be required includes a step up transformer, high-voltage interrupter, and a pre-fabricated E-house (18 m x 6 m). The "building site" is proposed to be located in the southwest corner of SW-14-23-28-W04M with access from Township Road 232.

At the development permit stage, the Applicant may be required to submit a Noise Impact Assessment, at the discretion of the County, which is to be prepared by a qualified professional, assessing the noise to be generated by the proposed substation and all related facilities. The assessment shall take into consideration the ambient noise level in the area (agricultural setting) and provide for the projected noise levels to be expected in the post development condition at key locations near to the site. Lighting has not been proposed for the subject site. The Noise Impact Assessment would also be required for the AESO approval process.

Construction

The proposed development is expected to generate an estimated 200 full-time jobs during the construction phase of the project and is to be completed in one comprehensive development phase. Construction completion is estimated to take between six to eight weeks.

At the development permit stage, the Applicant would be required to provide a construction management plan providing procedures for noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.

Operations

Once operational, the proposed development is expected to employ 20 to 30 full-time employees, including contractors for electrical maintenance, installation, grounds keeping, landscaping, security, and local management and administration. Continuous on-site monitoring of and for occasional repair in addition to general maintenance and cleaning of the panels would typically occur one to two times per year.

The Applicant indicated that the proposed development is expected to be operational for 20 years, and may consider renewal (for an additional 20 years) at the end of that period.

At the development permit stage, the Applicant would be required to provide an emergency response plan for the site, providing details of all emergency response measures for the proposed solar farm operation. A Decommissioning Plan would also be required to outline how the lands would be returned to their pre-existing state.

Setbacks / Landscaping / Buffering

A minimum 15 metre setback is proposed for the entirety of the site to ensure physical separation between the solar development and existing agricultural uses. Additional landscape buffering, including introduction of raised mounds, would be provided when fronting or abutting a developed road and/or when adjacent to an acreage/residence.



Chain-link fencing would be installed surrounding the perimeter of the site. The fence would be 1.8 metres in height.

Public Engagement

The Applicant conducted an Open House on May 28, 2018, at Indus Recreation Center. Notification to the open house was advertised by mail-outs and an excerpt from Rocky View Weekly. There were 19 people in attendance according to the sign-in sheets provided by the Applicant. At the Open House, 19 informational boards regarding the proposed development were provided, and staff from IBI group were in attendance to provide assistance. Additionally, a website was created in May 2018 in order to inform and accept comments for the proposed development.

POLICY ANALYSIS:

The subject lands are not located within the policy area of an area structure plan or conceptual scheme, and as such, the application was evaluated in accordance with the policies contained within the County Plan, Agricultural Boundary Design Guidelines and South Saskatchewan Regional Plan.

County Plan (Bylaw C-7280-2013):

The principles of the County Plan serve to guide specific policy direction within each section of the document. As this application aligns with each of these principles, there are a number of sections and goals that apply to this assessment. The sections, which will be addressed individually in detail, are: *Agriculture, Fiscal Sustainability, Rural Service and Partnerships, Intergovernmental Relationships, Natural Resources, and Utility Services.*

Agriculture - Section 8.0

The County Plan encourages minimizing adverse impacts on agriculture operations and supporting agriculture diversity through land use policy. While the development of a large-scale solar farm is not a listed agriculture use, the proposed development would allow for the continued opportunity for the site to be maintained, cultivated, and grazed (sheep and or goats) in its existing state. The agricultural boundary design guidelines would also be considered in minimizing any adverse impacts on adjacent agriculture operations.

Fiscal Sustainability - Section 6.0

The County Plan recognizes the importance of increasing the County's business assessment base in order to reduce the reliance on the residential tax base. The proposed solar farm would contribute to this goal, as the majority of the development site would be assessed as linear (as power production is proposed to be sold and distributed into the grid system).

Rural Service and Partnerships – Section 18

The County aims to partner with "senior levels of government, adjacent municipalities, local communities, and grass roots organizations" in order to provide services and opportunities in a fiscally responsible manner to all residents of Rocky View County. The development proposal would achieve this by following provincial direction in relation to renewable energy, found within the Climate Change Strategy, the Provincial Energy Strategy, and the South Saskatchewan Regional Plan.

Intergovernmental Relationships – Section 27

The County Plan encourages positive and open relationships with neighbouring municipalities and First Nations. The subject lands do not fall within the City of Calgary / Rocky View County Intermunicipal Development Plan; however, the City was circulated for comment. While the City of Calgary recognizes that large-scale solar systems are still relatively new and unfamiliar additions to our landscape, they are generally supportive of renewable solar energy.



Natural Resources - Section 15

The County Plan supports the extraction of natural resources that is environmentally responsible and in a manner that balances the needs of residents, industry, and society. The proposed development would achieve this goal by extracting energy from the sun in a non-invasive way that creates minimal off-site impacts compared to aggregate and/or oil and gas extraction.

Utility Services - Section 17

Utility Services should be designed to support existing communities and growth areas by providing for effective and fiscally sustainable utility systems. The County Plan further requires that Utility Systems must be designed and constructed in a manner that is safe and reliable and does not adversely impact neighbouring lands. The proposed solar farm is capable of supplying 24,600 homes with electricity to existing communities. The location of the proposed farm is adjacent to an existing transmission line and substation that would use the existing infrastructure. The Agricultural Boundary Design guidelines have also been considered to minimize any adverse impacts to adjacent neighbouring lands.

Agricultural Boundary Design Guidelines

The Agricultural Boundary Design Guidelines were established to minimize land use conflicts that can occur when agricultural and non-agricultural uses are located next to one another. The guidelines provide a set of tools to incorporate into the design of an application to ensure consideration of agriculture and to reduce problems for agricultural operators, homeowners, and businesses. A minimum 15 metre setback has been proposed for the entirety of the site to ensure physical separation between the solar development and existing agricultural uses. Edge treatment methods such as fencing, landscaping, and elevated mounds have also been proposed to minimize any land use conflicts.

South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) recognizes that the Calgary region has a natural advantage for the development of renewable energy sources (e.g., wind, bioenergy, solar, hydro), and supports the integration of these developments within the region. The Government of Alberta continues to support a focus on renewable energy research through Alberta Innovates – Energy and Environmental Solutions, among others, to promote the stimulation and delivery of renewable energy sources to move directionally towards clean energy sources. The SSRP includes the following strategies for renewable energy:

- 1.9. Ensure policies are in place to promote and remove barriers to new investments in renewable energy (that is, wind, biofuels, solar, hydro) production.
- 1.10. Invest in the development, demonstration and deployment of renewable and alternative energy technologies targeted to improve Alberta's overall energy efficiency. This will include support for the application of new technologies and support on-going research and development in partnership with other institutions.
- 1.11. Ensure reinforcement of the transmission system to enable more renewable power in the region.

The proposed solar farm would effectively meet the aforementioned strategies and goals listed therein.

PROPOSED AMENDMENT TO THE LAND USE BYLAW (C-4841-97)

The intent of this application is to amend the Ranch and Farm District to add "Solar Farm" as a discretionary use under Section 43.10. The purpose and intent of the Ranch and Farm District is to provide for agricultural activities as the primary land use on a quarter section of land, or on large balance lands from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.



The subject lands would remain Ranch and Farm, as the development allows for the continued opportunity for the site to be maintained, cultivated, and grazed in its native state. The site is best retained as an agricultural zoning as the lands would continue to be used as a means of agricultural production and are proposed to be returned to its pre-existing state at end of its operating cycle. Proposed amendments to the Land Use Bylaw can be found within Appendix "B" of the agenda package.

CONCLUSION:

This site-specific amendment proposes to redesignate the subject lands from Ranch and Farm District to Ranch and Farm District (Amended) in order to allow for a Solar Farm on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M. The proposal was evaluated in accordance with the County Plan and South Saskatchewan Regional Plan, and Administration determined that it is consistent with the goals and strategies found therein.

OPTIONS:

Option # 1:	Motion #1	THAT Bylaw C-7858-2019 be	e given first reading.	
	Motion #2	THAT Bylaw C-7858-2019 be	e given second reading.	
	Motion #3	THAT Bylaw C-7858-2019 be	e considered for third reading.	
	Motion #4	THAT Bylaw C-7858-2019 be	e given third and final reading.	
Option # 2:	THAT applica	plication PL20180033 be refused.		
Respectfully submitted,			Concurrence,	
	"Sherry Baers	3"	"Al Hoggan"	
Executive Dire	ector evelopment Se	rvices	Chief Administrative Officer	

JK/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7858-2019 and Schedules A & B

APPENDIX 'C': Redline Versions of Sections 8.1, 43.10 and 43.15 of the Land Use Bylaw

APPENDIX 'D': Map Set

APPENDIX 'E': Landowner comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
Province of Alberta	
Alberta Environment and Sustainable Resource Development (Public Lands)	No comments received.
Alberta Transportation	As the proposed development is greater than 800 metres from a provincial highway, Alberta Transportation has no requirements with respect to this proposal.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application proposes to amend Land Use Bylaw C-4841-97 in order to allow for a Solar Farm.
	AHS is generally supportive of renewable energy developments that lead to increased energy resiliency while minimizing emissions that could cause public health concerns. We understand that the Alberta Utilities Commission regulates energy producers and may consider social and environmental impacts, while the local municipality, through land-use by-laws, regulates the use and development of land within the municipality.
	AHS provides the following comments for your consideration:
	 Air Quality: While AHS recognizes that comparative emissions of solar farms will be quite low over their lifetime it is recommended that consideration be given to development of a dust control strategy during site development to ensure minimization of dust generation during site preparation and construction. AHS would suggest best management practices be considered to control emissions from site disturbance and/or vehicle traffic during these periods. Groundwater Protection: AHS supports the completion of a hydrogeological assessment to ensure adequate supplies of



AGENCY COMMENTS

groundwater are available for the anticipated uses of the solar farm, and that a plan be in place to ensure no contamination of surface or groundwater occurs through site construction and operation activities.

- 3. Hazardous Materials Management Strategy: AHS understands electrical transformers may contain various hazardous materials and or liquids. We suggest that a strategy be implemented to ensure these materials are handled and stored safely, and to ensure that any spills be promptly identified and remediated. We would also recommend a program be in place to ensure safe storage of all products or equipment that may contain hazardous substances.
- 4. Glint and Glare: AHS understands glint and glare from the solar installation are usually assessed as part of the AUC application process. If this is not the case AHS would recommend a glint and glare study that would confirm no adverse impacts on neighbouring residents and traffic in the area and to ensure all mitigation strategies are properly implemented.

Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:

No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

Public Utility

ATCO Gas No objection.

ATCO Pipelines No objection.

AltaLink Management No comments received.

FortisAlberta No comments received.

Telus Communications No comments received.

TransAlta Utilities Ltd. No comments received.

Rockyview Gas Co-op Ltd. No comments received.

Other External Agencies

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



AGENCY

COMMENTS

policies. The City of Calgary Administration has the following comments for your consideration regarding the proposed use of Solar Farm within the Land Use Bylaw.

The City of Calgary is generally supportive of renewable solar energy, however these large-scale solar systems are still relatively new and unfamiliar additions to our landscape. A large-scale solar system can have very different impacts on land use than an accessory solar system and may give rise to public concerns over these impacts. Concerns regarding impervious surface coverage, tree and habitat loss, transmission infrastructure, and construction impacts are typical. Solar farm proposals also can become controversial, especially when greenfield locations or productive agricultural lands are proposed as sites. Rocky View County should ensure that there is policy in place to allow for this use where appropriate and mitigate against any potential adverse effects.

The proposed use definition should be refined to distinguish the scale of total power generation capacity (e.g. on-site use verses commercial scale generation). The proposed use should be accompanied with use rules to ensure appropriate location criteria and mitigation against any potential adverse effects. Common development standards include height limitations, setbacks from property lines or neighboring structures and screening from adjacent public rights-of-way.

For security and safety reasons solar farms should be securely fenced, warning signs be posted and on-site electrical interconnections and power lines be installed underground.

Rocky View County should consider additional requirements for the application process specific to this use. Required documentation for a solar farm application typically includes a detailed plot plan, as well as an agreement with a utility for interconnection of the completed facility. Stormwater management considerations and environmental analysis for potential impacts on wildlife and vegetation should be considered. A decommissioning plan for facilities once they are no longer operational is typically required, with the possibility of requiring restoration of the site to its previous condition, especially for formerly agricultural lands.

Find the attached Clean Energy Results – Questions & Answers: Ground-Mounted Solar Photovoltaic Systems document. It focuses on questions that have been raised concerning the installation and operation for large-scale solar systems. It provides summaries and links to existing research and studies that assist in understanding this technology.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at the number below if you have any questions or concerns regarding the above



AGENCY	COMMENTS
	comments.
EnCana Corporation	No comments received.
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	Agricultural Services Staff Comments: If approved, the solar operation will take a large portion of the lands out of agricultural production temporarily. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the proposed operation from the agricultural lands surrounding it. The guidelines would help mitigate areas of concern including trespass and litter as well as providing a visual barrier.
Recreation Board	No comments
Internal Departments	
Recreation, Parks and Community Support	The Municipal Lands Office has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Bylaw and Municipal Enforcement	No concerns
Fire Services	 Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant system if it is required. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the Rocky View County Servicing Standards. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the Alberta Building Code & NFPA 1141.



AGENCY

COMMENTS

Planning & Development Services - Engineering

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures;
- As a condition of future DP, the applicant will be required to provide a construction management plan providing procedures for noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details;
- As a condition of future DP, the applicant will be required to provide an emergency response plan for the site providing details of all emergency response measures for the proposed solar farm operation;
- The applicant provided a Noise Study prepared for an electrical substation site located in an industrial business park setting near to an airport. Given that the proposed solar farm substation and related facilities could be similar, the ambient sound is much different in Indus in an agricultural area than an urban business park setting. Given that noise concerns can be mitigated via implemented mitigation measures such as berming or simply relocating the substation away from nearby residences, the submission of a noise study can be deferred to time of DP;
- As a condition of future DP, the applicant will be required to submit a Noise Impact Assessment, prepared by a qualified professional, assessing the noise to be generated by the proposed substation and all related facilities. The assessment shall take into consideration the ambient noise level in the area (agricultural setting) and provide for the projected noise levels to be expected in the post development condition at key locations near to the site.

Geotechnical - Section 300.0 requirements:

Engineering has no further concerns at this time.

Transportation - Section 400.0 requirements:

 The applicant provided a Transportation Impact Assessment prepared by the IBI Group dated May 18, 2018. The TIA provided an assessment of the impacts of traffic to be generated from the proposed development onto the local road network and concludes that no offsite improvements are warranted at this time as the development does not generate a significant amount of traffic (20 employees irregularly accessing the site for maintenance purposes)



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COMMENTS

- As TWP Road 232 has been identified as a Network "B"
 Road adjacent to the subject lands, as a condition of future
 subdivision or DP, the applicant will be required to dedicate
 five (5) meters along the road frontages of SW-14-23-28W4M and NW-11-23-28-W4M as well as another five (5)
 meters along the frontage of SE-14-23-28-W4M. Previous
 dedication has already been provided along the road
 frontage for NE-11-23-28-W4M;
- As a condition of future subdivision or DP, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014. The estimated levy payment owed shall be calculated at time of subdivision based on the plan of survey or at time of DP based on the final site plan. The levy shall be collected on all areas related to the operation and maintenance of the solar farm (ie. substation and related facility areas)

Sanitary/Waste Water - Section 500.0 requirements:

• ES has no further concerns at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

ES has no further concerns at this time.

Storm Water Management – Section 700.0 requirements:

- The applicant provided a Stormwater Management Review Memo prepared by the IBI Group dated May 09, 2018. The stormwater management concept consists of the use of the existing low lying areas within the site contain the runoff from the solar farm. The memo also indicates that there will be limited grading work and that the runoff from the panels are to travel across the existing farmland to the naturally existing low lying areas on the site where water will naturally dissipate and evaporate. Engineering has reviewed the concept and has no further concerns at this time;
- As a condition of future subdivision or DP, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands

Environmental – Section 900.0 requirements:

 The applicant provided a Desktop Environmental Review prepared by Triton Environmental Consultants dated June 20, 2018. The review provided a summary of the findings from a variety of environmental data bases and lists potential environmental impacts from the proposed development such as wetland loss, soil loss, alteration to wildlife and amphibian habitats and risks to avian species. The review also provided wetland delineation mapping of the various onsite wetlands



AGENCY	COMMENTS	
	 which vary from ephemeral to Class IV. The Review also recommends that various pre-construction surveys be conducted prior to the construction of the solar farm. As a condition of the future DP, the applicant will be required to conduct all necessary pre construction screening, assessment and survey prior to proceeding with the construction of the solar farm; The applicant has received clearance from Alberta Culture & Tourism under the Historical Resources Act for the proposed Solar Farm; As a condition of future subdivision or DP, the applicant will be required to obtain all necessary approvals from AEP for the disturbance/loss of the onsite wetlands due to the proposed solar farm operation. 	
Transportation Services	Applicant to contact Road Operations regarding new accesses if required.	
Capital Project Management	No concerns.	

Circulation Period: June 28 - July 27, 2018



BYLAW C-7858-2019

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-7858-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- THAT Part 5, Land Use Map No. 33-SE of Bylaw C-4841-97 be amended by redesignating SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M from Ranch and Farm District to Ranch and Farm District (Amended) as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M is hereby redesignated to Ranch and Farm District to Ranch and Farm District (Amended) as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Section 8 of Bylaw C-4841-97 be amended by adding the definition Solar Farm as shown on the attached Schedule "B" forming part of this bylaw.
- **THAT** Section 43.10 of Bylaw C-4841-97 be amended by adding Solar Farm as discretionary uses on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M as shown in Schedule 'B' attached to and forming part of this Bylaw.
- THAT Bylaw C-4841-97 be amended to add Section 43.15 Solar Farm SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-S04M, as described in Schedule "B" attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

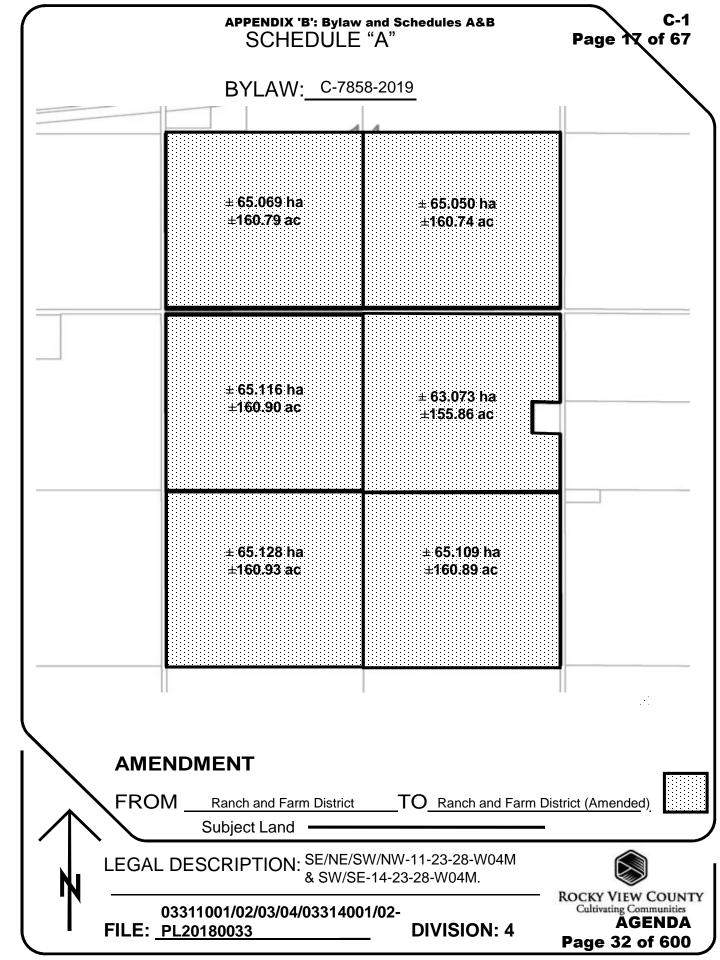
Bylaw C-7858-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04

File: 03311001/02/03/04/03314001/02/PL20180033



PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, <i>20</i> 19
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, <i>20</i> 19
READ A THIRD TIME IN COUNCIL this	day of	, <i>20</i> 19
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	





SCHEDULE 'B' FORMING PART OF BYLAW C-7858-2019

Schedule of textual amendments to Section 8.1 and Section 43.10, as well as the addition of Section 43.15, to the Land Use Bylaw.

Amendment #1

Add the following definition to Section 8.1 within "Current Definitions":

Solar Farm means an installation or area of land in which a large number of solar panels are set up in order to generate electricity

Amendment #2

Add the following use to Section 43.10 within "Uses, Discretionary":

Solar Farm (applicable only within SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M). See Section 43.15 for more regulations.

Amendment #3

Add the following section:

- 43.15 Solar Farm SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M
 - a) Minimum setback for all solar farm related infrastructure, when fronting or abutting a developed or undeveloped road allowance and or adjacent property.
 - i. 15.0 m (49.21 ft.)
 - b) Notwithstanding 43.15 a), the Development Authority may require a greater setback for the proposed development if, in the opinion of the Development Authority, the proposed development may unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
 - c) Prior to a development permit being issued on the subject lands, the following technical assessments and or plans may be required at the discretion of the Development Authority:
 - i. Biophysical Impact Assessment.
 - ii. Noise Impact Assessment.
 - iii. Erosion and Sediment Control Plan.
 - iv. Decommissioning Plan.
 - v. Emergency Response Plan.
 - vi. Construction Management Plan.
 - vii. Landscaping Plan.
 - d) Landscaping shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands.

Bylaw C-7858-2019 Page 3 of 4



- i. The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas to the satisfaction of the Development Authority.
- ii. Additional landscaping may be required when fronting or abutting a developed or undeveloped road and or acreage / residence, to the satisfaction of the Development Authority.
- iii. Elevated mounding may be required when adjacent to an acreage/residence, to the satisfaction of the Development Authority.

Bylaw C-7858-2019 Page 4 of 4

SECTION 43 RANCH AND FARM DISTRICT (RF)

43.1 Purpose and Intent

The purpose and intent of this District is to provide for agricultural activities as the primary land use on a quarter section of land or on large balance lands from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

43.2 Minimum Parcel Size

In order to facilitate the purpose and intent of this District and ensure the sustainability of agricultural uses within the District, for the purpose of subdivision applications, the Minimum Parcel Size in this District is as follows:

- (a) an unsubdivided quarter section;
- (b) the area in title at the time of passage of this *Bylaw*;
- that portion of a *parcel* remaining after approval of a redesignation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent *parcel* providing the remainder is a minimum of 20.23 hectares (50.00 acres); or
- (d) the portion created and the portion remaining after registration of an First Parcel Out subdivision.

LUB 10/12/2013

LUB 10/04/2018

REGULATIONS FOR SMALL PARCELS LESS THAN OR EQUAL TO 8.10 HECTARES (20.00 ACRES) IN SIZE

10/04/2018

43.3 Uses, Permitted

Accessory buildings less than 185.81 sq. m (2,000 sq. ft.) building area Agriculture, General Dwelling, single detached Home-Based Business, Type I Keeping of livestock (See Section 24 for regulations) Private Swimming Pool

LUB 21/09/2010

43.4 Uses, Discretionary

LUB 10/04/2018

LUB 11/09/2018

Accessory buildings greater than 185.81 sq. m (2,000 sq. ft.) but no more than 371.61 sq. m (4,000 sq. ft.)

Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)

Animal Health Care Services

Bed and Breakfast Home

Cannabis Cultivation

Child Care facilities

Commercial Communication Facilities – Type "A", Type "B", Type "C"

Farm Dwelling, mobile home

Farm Dwelling, moved-in

Farm Gate Sales

AGENDA Page 35 of 600 Farmers Market
Health Care Practice
Home-Based Business, Type II
Horticulture Development
Keeping of livestock (see Section 24 for Regulations)
Kennels of parcels greater than 5.00 hectares (12.36 acres)
Kennels, Hobby
Private Riding Arena on parcels greater than 6.00 hectares (14.83 acres) in area
Signs
Special Events Parking

43.5 General Regulations

LUB 08/10/2013

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw*, as well as the following provisions:

43.6 Minimum & Maximum Requirements

LUB 10/04/2018

- (a) Yard, Front:
 - (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.
- (b) Yard, Side:
 - (i) 45.00 m (147.64 ft.) from any road, County;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision, or road service;
 - (iv) 3.00 m (9.84 ft.) all other.
- (c) Yard, Rear:
 - (i) 30.0 m (98.4 ft.) from any road, highway;
 - (ii) 7.00 m (11.96 ft.) all other.

LUB 10/12/2013

43.7 Minimum Habitable floor area, excluding basement

- (a) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
- (b) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels:
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor;
- (d) 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (e) 92.00 sq. m (990.28 sq. ft.) combined floor area, two storey dwelling;
- 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in. (f)

43.8 Maximum height of buildings

- (a) principal building - 10.00 m (32.81 ft.);
- accessory buildings 7.00 m (22.96 ft.) (b)

REGULATIONS FOR LARGE PARCELS GREATER THAN OR EQUAL TO 8.10 HECTARES (20.01 ACRES) **IN SIZE**

LUB 10/04/2018

43.9 Uses. Permitted

Accessory buildings (not exceeding 500.00 sq. m (5,381.95 sq. ft.)

Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)

Agriculture, General

Farm dwelling, single detached

Government Services

Home-Based Business, Type I

Keeping of livestock (See Section 24 for regulations)

Private Swimming Pools

LUB 10/04/2018

43.10 Uses, Discretionary

A second Accessory Dwelling Unit, not including a Garden Suite (for the purposes of family care of farm help, and when associated with a second Farm Dwelling, single detached).

Accessory building greater than 500.00 sq. m (5,381.95 sq. ft.)

Additional Farm Dwellings

Agricultural Processing, Minor

Animal Health Care Services

Bed and Breakfast Home

Bee Keeping

Cannabis Cultivation

LUB 11/09/2018

Commercial Communications Facilities – Type "A", Type "B", Type "C"

Equestrian Centre I and Equestrian Centre II

Farm dwelling, mobile home

Farm dwelling, moved-in Farm Gate Sales Farmers Market Fish Farms Home-Based Business, Type II Horticulture Development

Keeping of livestock (See Section 24 for regulations) Kennels Kennels, Hobby

Museums

Private Riding Arena

Public Buildings and utilities

Signs

Solar Farm (applicable only within SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M). See Section 43.15 for more regulations.

Special Care Facility Special Events Parking Working Dogs

LUB 10/04/2018

43.11 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw*, as well as the following provisions:

43.12 Minimum Requirements

- (a) Yard, Front:
 - (i) 45.00 m (147.64 ft.) from any road, *County*:
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.
- (b) Yard, Side:
 - (i) 45.00 m (147.64 ft.) from any road, County:
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
 - (iv) 6.00 m (19.69 ft.) all other.
- (c) Yard, Rear:
 - (i) 30.00 m (98.43 ft.) from any road, highway;
 - (ii) 15.00 m (49.21 ft.) all other.

LUB 10/04/2018

43.13 Minimum Habitable floor area, excluding basement

- (a) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
- (b) 92.00 sq. m (990.28 sq. ft.) split level *dwelling*, the total area of two finished levels;
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level on the main floor;
- (d) 18.00 sq. m (193.75 sq. ft.) finished lower level;

- (e) 92.00 sq. m (990.28 sq. ft.) combined floor area, two storey dwelling;
- (f) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

LUB 10/04/2018

43.14 Exceptions to Ranch and Farm District (RF)

The following described properties held a designation of Agriculture (2) District or Agricultural (4) under the former Land Use *Bylaw* C-1725-84, and pursuant to that *Bylaw*, the subdivision of one (1) *parcel* from the parent *parcel* was provided for, subject to conformity with all other County *Bylaws* and policies.

Notwithstanding Section 43.11, this *Bylaw,* therefore, continues to provide for the subdivision of one (1) *parcel* or lot from the following described properties:

Section	C-1725-84/This Bylaw	Map #
SE-36-22-29	AG-2-RF	24
SW-10-23-27	AG-2-RF	32
SW-27-23-28	AG-2-RF	33
SE-1-24-28	AG-2-RF	43
SE-13-24-28	AG-2-RF	43
SE-11-25-27	AG-4-RF	52.80 acre parcel
NE-8-26-28	AG-2-RF	63
NW-11-26-28	AG-2-RF	63
SE-5-21-1	AG-2-RF	65
SW-23-26-1	AG-2-RF	65
NW-11-26-3	AG-2-RF	67
SW-34-26-4	AG-2-RF	68
NE-22-27-29	AG-2-RF	74
NW-20-27-2	AG-2-RF	76
SE-12-27-4	AG-2-RF	78
SW-32-27-5	AG-2-RF	79
NW-21-28-25	AG-2-RF	80
NW-35-28-25	AG-2-RF	80
NW-23-28-25	AG-2-RF	80

Section	C-1725-84/This Bylaw	Map #
SW-21-28-26	AG-2-RF	81
NE-3-28-27	AG-2-RF	82
NW-8-28-27	AG-2-RF	82
SW-16-28-27	AG-2-RF	82
NE-15-28-29	AG-2-RF	84
NW-30-28-1	AG-2-RF	85
SE-22-28-4	AG-2-RF	88
SE-23-28-4	AG-2-RF	88
SE-15-28-5	AG-2-RF	89
SE-13-29-1	AG-2-RF	95
SW-13-29-1	AG-2-RF	95

43.15 Solar Farm - SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M

- Minimum setback for all solar farm related infrastructure, when fronting or abutting a developed or undeveloped road allowance and or adjacent property:
 - i. 15.0 m (49.21 ft.)
- b) Notwithstanding 43.15 a), the Development Authority may require a greater setback for the proposed development if, in the opinion of the Development Authority, the proposed development may unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
- c) Prior to a development permit being issued on the subject lands, the following technical assessments and/or plans may be required at the discretion of the Development Authority:
 - i. Biophysical Impact Assessment.
 - ii. Noise Impact Assessment.
 - iii. Erosion and Sediment Control Plan.
 - iv. Decommissioning Plan.
 - v. Emergency Response Plan.
 - vi. Construction Management Plan.
 - vii. Landscaping Plan.
- d) Landscaping shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands.
 - i. The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas to the satisfaction of the Development Authority.
 - ii. Additional landscaping may be required when fronting or abutting a developed or undeveloped road and or acreage / residence, to the satisfaction of the Development Authority.
 - iii. Elevated mounding may be required when adjacent to an acreage/residence, to the satisfaction of the Development Authority.

SECTION 8 DEFINITIONS

8.1 Current Definitions

ABUTTING means to have a common boundary, to border on;

ACCESSORY BUILDING means a *building* incidental and subordinate to the *principal building*, the use of which is incidental to that of the *principal building* but in no instance *shall* be used as a permanent or temporary residence, and is located on the same *parcel*;

ACCESSORY DWELLING UNIT (ADU) means a subordinate dwelling unit attached to, created within or detached from the principal dwelling, single detached, where both dwelling units are located on the same parcel. Accessory dwelling units include Secondary Suites, Suites within a Building, and Garden Suites;

ACCESSORY USE means a use or *development* customarily incidental and subordinate to the *principal use* or *building* and is located on the same *parcel* as such *principal use* or *building*;

ACCOMMODATION UNITS means any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a *hotel*, motel, resort or tourist establishment, a rental cottage or cabin or a tent or a trailer *site*;

ACT means the Municipal Government Act Statutes of Alberta 1994, Chapter M-26.1 and amendments thereto:

ADDITION means adding onto an existing *building*, provided that there are no structural changes to the existing *building*, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing *building* to the portion added thereto and there is a common structural connection from the existing *building* to the *addition* that includes a *foundation or a roof*, constructed to the minimum standards outlined in the Alberta Building Code;

LUB 13/10/2015

ADJACENT LAND means land or a portion of land that is contiguous to the *parcel* of land that is subject to a *development* application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway, primary highway, river or stream; or reserve *lot*;

AGRICULTURAL PROCESSING, MAJOR means a large-scale business operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation, but does not include *Cannabis Facility*. Due to the large scale of the business, the agricultural products are often produced in an off-site agricultural operation, and there may be some off-site impacts such as noise, appearance, or odour;

LUB 11/09/2018

AGRICULTURAL PROCESSING, MINOR means a small-scale, value-added agricultural operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation, but does not include *Cannabis Facility*. These minor operations are intended to primarily use agricultural products that are produced on-site, and minimal off-site impacts are anticipated;

LUB 11/09/2018

AGRICULTURAL SUPPORT SERVICES means *development* providing products or services directly related to the agricultural industry;

AGRICULTURE, GENERAL means the raising of crops or the rearing of livestock, either separately, or in conjunction with one another, and includes *buildings* and other structures incidental to the operation, except where the operation is intensive.

Agriculture, General does not include Cannabis Cultivation;

AIRCRAFT means a fixed or rotating wing machine capable of manned powered flight or a glider that is towed to an operating elevation;

AIRCRAFT OPERATIONS means development on a site relating to the commercial operation of aircraft for the maintenance or repair of aircraft, movement of passengers or goods, sales or leasing of aircraft, supplying of services in which the use of an aircraft is a principal component;

AIRPORT OPERATIONAL FACILITIES means the *development* on a *site* for the operation of an *aircraft* facility including facilities for landing/takeoff, *aircraft* movement, *aircraft* fuelling, outdoor storage of *aircraft*, flight control, firefighting and safety equipment, *utilities*, parking areas, passenger facilities, facility *maintenance*, and *offices* related to the operation of the facility;

AIRSHOW means an exhibition of *aircraft* either in flight or on the ground to which there is a fee charged to attend or view;

ALLUVIAL SEDIMENTS means alluvium is loose, unconsolidated clay, silt, or gravel, which has been deposited by a stream or river as determined by the Alberta Geological Survey or by a qualified professional;

LUB 11/12/2014

AMENITY SPACE FOR PEDESTRIAN USE means an area comprised of on-site common or private, indoor or outdoor space, designed for active or passive recreational uses;

AMUSEMENT AND ENTERTAINMENT SERVICES means those *developments*, having a room, area or *building* used indoors or outdoors for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, table or electronic games establishments, amusement theme parks;

ANCILLARY USE means a use which supports the dominant use of a *building* located on the same *lot* and which does not diminish the ability of the dominant use to fulfill its mandate;

ANIMAL HEALTH CARE SERVICES, INCLUSIVE means a *development* such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary *offices* with or without outdoor pens, runs and enclosures, but not *kennels*;

ANIMAL HEALTH CARE SERVICES, SMALL ANIMAL means a *development* such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. This would include pet clinics, animal veterinary clinics and veterinary *offices* but not *kennels*, outdoor pens, runs or enclosures;

APPLICANT means the registered owner of the land or his or her representative or agent certified as such;

ARTS AND CULTURAL CENTRE means facilities provided by the *County* or by another group or organization without profit or gain for community activities related to culture and the arts. Activities *may* include the display of artwork, instructional classes and workshops, performances, and the retail sale of art and related supplies;

ATHLETIC AND RECREATION SERVICES means an indoor or outdoor sport facility, including racquet courts, gymnasiums, arenas, swimming pools, stadiums, sports fields or ice surfaces, and includes necessary uses such as cafeterias, pro-shop and amusement arcades exclusively servicing the users of the facility;

AUCTIONEERING SERVICES means those *developments* specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment;

AUTOMOTIVE SERVICES means a *development* used for the rental, lease, sale, service, restoration, mechanical repair and the retail sale of parts and petroleum products for motorized vehicles including automobiles, trucks, trailers, motorcycles, and recreation vehicles;

BASEMENT means that portion of a building located below the *first storey*, and having a minimum clear height of 1.80 m (5.91 ft.) under beams and in any location that would normally be used for passage;

BARE-LAND UNIT means land that is comprised in a Condominium Plan and described as a Unit in a Condominium Plan by reference to boundaries governed by monuments placed pursuant to the provision of the Surveys Act respecting subdivision;

BED AND BREAKFAST HOME means *dwelling*, *single detached*, where temporary lodging or sleeping accommodation with no more than three guest rooms is provided with a breakfast meal to the travelling public, by the occupant and his or her immediate family for a remuneration:

BERM means a dike-like form used to separate areas or functions or constructed to protect a *site* or district from traffic or other noise;

BUILDING HEIGHT means the vertical distance between average *building* grade and the highest point of a *building*; excluding an elevator housing, a mechanical skylight, ventilating fan, steeple, chimney, fire wall, parapet wall, flagpole, or similar device not structurally essential to the *building*;

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy;

BUILDING UNIT means a space that is situated within a *building* and described as a Unit within a Condominium Plan by reference to floors, walls, and ceilings within the *building*;

BUSINESS means:

- (a) a commercial, merchandising or industrial activity or undertaking;
- (b) a profession, trade, occupation, calling or employment; or
- an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

This term incorporates both Commercial Business and *Industrial Business*, as defined separately in this *Bylaw*;

BUSINESS AREA means regional business centres, highway business areas, hamlet business centres, or areas of business identified in an area structure plan or conceptual scheme;

LUB 10/12/2013

BUSINESS PARK means a comprehensively planned commercial *development* with common functional characteristics that may contain a range of *business* activities in a number of *buildings* situated within a *campus-like* setting;

BYLAW means the County Land Use Bylaw;

CAMPGROUND, INSTITUTIONAL means a group camp having such joint use facilities such as *dormitories* and kitchens and operated by not-for-profit organizations;

CAMPGROUND, TOURIST means *development* of land for the use of holiday trailers, motor homes, tents, campers, and similar *vehicles, recreation*, and is not normally used as year-round storage, or accommodation for residential uses;

CAMPUS-LIKE means *development* that emphasizes the following design and functional qualities: comprehensive subdivision planning, with a comprehensive pedestrian network that provides interconnections between separated structures, and usable open space is provided with high-quality *landscaping*;

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

LUB 11/09/2018

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

LUB 11/09/2018

CANNABIS RETAIL STORE means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises;

LUB 11/09/2018

CANNABIS SALES means the retail sale of cannabis to the public as defined and licensed by the *Province of Alberta*;

LUB 11/09/2018

CAR WASH means a building or structure for the operation of automobile washing;

CEMETERY AND INTERMENT SERVICES means *development* for the entombment of the deceased and *may* include such facilities as crematories, cineraria, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance;

CHILD CARE FACILITY means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition;

CLIENTELE, LOCAL means clientele from the immediate neighborhoods and geographic sub-areas sharing a common identity based on similar location, housing types, schools, community services, municipal boundaries, natural features, *business* centres, and/or other characteristic;

CLIENTELE, REGIONAL means clientele from outside the immediate neighborhoods, geographic sub-areas, or otherwise described as local;

COMMERCIAL BUSINESS means the use of land, *building* or structures for the purpose of buying and selling commodities and supplying of services;

COMMERCIAL COMMUNICATIONS (CC) FACILITIES means facilities that are used for transmission of wireless communication signals. These facilities include telecommunication towers, antennae, and the buildings that house their supporting equipment. These facilities are used to transmit radio-frequency signals, microwave signals or other communications energy. This *Bylaw* defines three types of CC facilities:

- (a) Type A facilities means: antennae that are incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure;
- (b) Type B facilities means: either tower or pole structures between 4 and 20 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission; or
- (c) Type C facilities means: either tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

COMMERCIAL RECREATION FACILITIES means a recreational *building* or a use which caters to recreational or amusement activities of a *business* nature. Typical uses *may* include but are not limited to: a miniature golf establishment, curling and/or hockey rink, swimming pool, soccer, archery and racquet clubs, holiday trailer park;

COMMON PROPERTY means all land within a Condominium Plan that is not shown as a Unit:

COMPOST FACILITY, TYPE I means a waste management facility where waste in the form of vegetative matter, not including hazardous waste or manure, is collected and decomposed, but does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*;

COMPOST FACILITY, TYPE II means a waste management facility where only vegetative matter and/or manure is collected and decomposed, but does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*;

COMPREHENSIVELY-PLANNED AREA means areas of the *County* that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved;

CONFERENCE CENTRE means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities;

CONFINED FEEDING OPERATION means *fenced* or enclosed land or *buildings* where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks or exhibition grounds;

LUB 10/12/2013

CONSTRUCTION RUBBLE means materials from a construction or demolition *site* that are or include reinforced concrete, asphalt, lumber, timber, metal framing materials, reinforcing steel, glass, ductwork, plaster, drywall, or similar materials, but does not include clean gravel, rock, earth, topsoil, or clean broken concrete that does not contain reinforcing steel;

CONTRACTOR, GENERAL means *development* used for industrial service support and construction. Typical uses include oilfield support services, laboratories, cleaning and *maintenance* contractors, building construction, *landscaping*, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas *shall* be accessory to the principal general contractor use;

CONTRACTOR, LIMITED means *development* used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual households and the accessory sales of goods normally associated with the

contractor services where all materials are kept within an enclosed *building*, and there are no accessory manufacturing activities or fleet storage of more than four vehicles;

CONVENIENCE STORE means a retail store in which articles for sale are restricted to a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, and meat. To complement such items, it *may* include the limited sale of magazines, books and records, housewares, toiletries, stationary, and tobacco products, but does not include *Cannabis Sales*;

LUB 11/09/2018

COUNCIL means the Council for the County;

COUNTY means Rocky View County;

COUNTY POLICY means policy that is adopted by resolution of Council and provides direction and/or requirements in any of the following six areas: Administration, Finance and Systems, Planning & Development, Infrastructure & Operations, Agricultural Service Board and Utility Services;

LUB 10/12/2013

DEALERSHIP/RENTAL AGENCY, AUTOMOTIVE means an establishment having as its main use the storage of vehicles for sale, rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles;

DEALERSHIP/RENTAL AGENCY, IMPLEMENT AND EQUIPMENT means an establishment having as its main use the storage of agriculture implements and industrial equipment for sale, rent or lease. *Accessory* uses may include facilities for the repair or *maintenance* of such implements;

DEALERSHIP/RENTAL AGENCY, RECREATIONAL VEHICLE means an establishment having as its main use the storage of recreational vehicles for sale, rent, or lease. *Accessory* uses may include facilities for the repair or *maintenance* of such vehicles;

DEEMED APPROVED DEVELOPMENT means those *developments* specified in Section 7 for which a *Development Permit* is not required under this *Bylaw*;

DESIGN FLOOD means a 1:100 year flood or a one percent flood, being a flood whose magnitude has a one percent chance of being equaled or exceeded in any year;

LUB 13/10/2015

DESIGN FLOOD LEVELS means modelled water elevations within a flood hazard area based on the design flood;

LUB 13/10/2015

DEVELOPMENT AGREEMENT means a written agreement;

DEVELOPMENT AREA means the portion of lands utilized directly for development purposes, and includes: the driveway access, all structures (buildings), the storage and display areas directly associated with the use, the required landscaping and parking areas as defined in the Land Use Bylaw, and any other area used for development purposes;

LUB 13/10/2015

DEVELOPMENT AUTHORITY means a *Development Authority* established pursuant to the Municipal Government Act to exercise *development* powers and duties on behalf of the *County*, and *may* include one or more of the following:

- (a) a designated officer(s);
- (b) a municipal planning commission;
- (c) any other person or organization.

DEVELOPMENT means:

- (a) an excavation, stockpile or the creation of them;
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them;
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- (d) a change in the intensity of use of land or a *building* or an act done in relation to land or a *building* that results in or is likely to result in a change in the intensity of use of the land or *building*.

DEVELOPMENT PERMIT means a document or *permit*, which may include attachments, issued pursuant to this *Bylaw* authorizing a *development*;

DIRECT CONTROL DISTRICT means a district in the Land Use *Bylaw* which details guidelines established by *Council* for control over the use and *development* of an area pursuant to the provisions of the Municipal Government Act;

DISTILLERY means where beer, wine, spirits, and other alcoholic beverages are manufactured; that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made; that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event and are sold to the general public for consumption on the premises; that may include the retail sale of products made on the premises for consumption off the premises.

DORMITORY means a large room or *building* providing living and sleeping accommodations, especially to a school, college, or resort and *may* include washroom facilities:

DOUBLE FRONTAGE means a *lot* or *building* which has two *yards* adjacent to a private or public street. Notwithstanding the definition of *Yard*, *Front*; for the purposes of determining yard requirements, either *yard may* be considered as the front *yard* by the *Development Authority*;

DRINKING ESTABLISHMENT means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for

consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a *restaurant*;

DWELLING means any *building* or structure used principally for human habitation and which is supported on a permanent *foundation* or base;

DWELLING UNIT means a self-contained *building* or portion of a *building* with one common cooking/eating facility, living, sleeping, and sanitary facilities for domestic use of one or more individuals;

DWELLING, DUPLEX means a *building* containing two *dwelling units*, one situated above the other, with separate entrances to each unit;

DWELLING, MOBILE HOME means a *development* consisting of a transportable *dwelling* containing only one *dwelling unit* that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is, upon its arrival at the *site* where it is to be located, ready for occupancy except for incidental *building* operations such as placement on a *foundation* and connection to *utilities*;

LUB 13/10/2015

DWELLING, MOVED-IN means a *dwelling, single detached*, with a minimum width of 5.00 m (16.40 ft.) that was constructed either in whole or in part in accordance with the Alberta Building Code, other than a new *manufactured home* that has never been occupied as a residence, and is placed onto another *parcel*;

LUB 13/10/2015

DWELLING, SEMI-DETACHED means *development* consisting of a *building* containing two *dwelling units* sharing a common wall extending from the first floor to the roof, and located side by side; and which is supported on a permanent *foundation* or *basement*, and which meets the requirements for a residence as specified within the Alberta Building Code;

DWELLING, SINGLE DETACHED means development consisting of a dwelling containing only one dwelling unit with a minimum width of 5.00 m (16.40 ft.) which is separate from any other dwelling unit or building, and which is supported on a permanent foundation or basement, and which meets the requirements for a residence as specified within the Alberta Building Code;

DWELLINGS, ROLL HOUSING means development consisting of a building containing a row of three or more dwelling units, each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade;

LUB 13/10/2015

ENCROACHMENT CONDITIONS means a flood hazard design case that assumes a scenario where the flood fringe is fully developed;

LUB 13/10/2015

EQUESTRIAN CENTRE means public facilities (*buildings*, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows are held;

FARM means an agricultural operation with gross annual sales of at least \$10,000.00;

LUB 11/12/2012

FARM BUILDING LOCATION PERMIT means a permit issued for the locating of a *farm* building on an agricultural *parcel*;

FARM BUILDING means a *building* exclusively used for the housing of *livestock*, the storage and repair of farm machinery, the storage of farm produce or the storage of feed for *livestock*:

FARM DWELLING means one or more *buildings* or structures used principally for human habitation by those persons engaged in the farming operations on which it is located or associated with, and which is supported on a permanent *foundation* or base;

FARM DWELLING, MOBILE HOME means a *dwelling, mobile home,* that is used as a residence by individuals assisting in the farming operations conducted on, or associated with the *parcel* upon which the *dwelling, mobile home* is located;

LUB 13/10/2015

FARM DWELLING, MOVED-IN means a *dwelling, moved-in,* that is used as a residence by individuals assisting in the farming operations conducted on, or associated with the *parcel* upon which the *dwelling, moved-in* is located;

LUB 13/10/2015

FARM GATE SALES means the sale of farm products that are produced in the same farming operation and lands in which the intended sale is to take place, but does not include *Cannabis Sales*;

LUB 11/09/2018

FARMERS MARKET means a market that has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a *building*, structure or *lot* for the purpose of selling any or all of produce, meat, fish, seafood, grains, flowers, and crafts, and may include *retail stores* and *restaurants*, but does not include *Cannabis Sales*;

LUB 11/09/2018

FENCE means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and *may* include confinement of livestock and protection of *livestock* from wind;

FILLING means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a *parcel* for the purposes of altering/modifying *grades*, *drainage*, or *building* up a *site* for a proposed *building* or *development*, but does not include the import and placement of dry-waste or land fill waste materials, and does not include the placing of topsoil;

FIRST STOREY: means the *storey* having its floor level not more than 2.00 m (6.56 ft.) above the highest finished grade.

FIRST PARCEL OUT means a single residential or agricultural parcel created from a previously *unsubdivided quarter section*;

LUB 10/12/2013

FLOOD FRINGE means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway;

LUB 13/10/2015

FLOOD HAZARD AREA means the area of land bordering a water course or water body that would be affected by a *design flood* and include the *flood fringe*, *floodway*, and may include areas of *overland flow*, as determined by the Province of Alberta;

LUB 13/10/2015

FLOODWAY means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area;

LUB 13/10/2015

FLOOR AREA means the greatest horizontal area of a *building* above *grade*, *building* within the outside surface of exterior walls and the centreline of fire walls but not including the *floor areas of basements*, decks, patios, driveways, sidewalks, open porches, or breezeways;

FLOOR AREA RATIO means the quotient of the total Floor Area of a *building* divided by the area of the *parcel* where the *building* is located;

Illustrative examples of a Floor Area Ratio (FAR) of 1.0. Note that the required development setbacks are not represented in this illustration.



FOUNDATION means the lower portion of a *building*, usually concrete, masonry, or preserved wood and includes the footings which transfer the weight of and loads on a *building* to the ground;

FUNERAL SERVICES AND ENTOMBMENT means development for the preparation of the deceased for interment; the provision of funeral or memorial services for the public, and/or sale of funeral supplies and includes, but is not limited to a funeral home;

LUB 13/10/2015

GAMING ESTABLISHMENT, BINGO means an establishment where gaming activities related to bingo take place, by an organization licensed to carry out such a function:

GAMING ESTABLISHMENT, CASINO means an establishment where gaming activities related to a casino take place, by an organization licensed to carry out such a function;

GARAGE means an accessory private building or part of the *principal building*, designed and used primarily for the storage of *vehicles*, *motor*;

GARDEN SUITE means a detached *dwelling unit* which is smaller than the principal *dwelling, single detached* and is located on the same *lot* in close proximity to the principal *dwelling* and *shall* constitute part of the total allowed *building* area for *accessory buildings* and total number of *accessory buildings* allowed according to the applicable land use district;

GAS-FIRED THERMAL ELECTRIC GENERATION PLANT means a plant utilizing natural Gas as a fuel for the production of electrical power for sale and distribution, including on-site transformers and electrical transmission lines;

GENERAL INDUSTRY means the following activities:

- (a) the processing of raw, value added, or finished materials;
- (b) the manufacturing or assembling of goods, products, or equipment;
- the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial *businesses* or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
- (d) the storage or transhipping of materials, goods and equipment, including petro-chemical products and supplies;
- (e) the training of personnel in general industrial operations; and
- (f) It may include any indoor display, office, technical or administrative support areas, or any sales operation accessory to the *general industrial* uses, but does not include *Cannabis Cultivation* or *Cannabis Facility*.

LUB 11/09/2018

GENERAL INDUSTRY TYPE I means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered a General Industry Type I;

GENERAL INDUSTRY TYPE II means those *developments* in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity

of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered a General Industry Type III;

GENERAL INDUSTRY TYPE III means those *developments* that *may* have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby *sites* due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include *Cannabis Cultivation* or *Cannabis Facility*;

LUB 11/09/2018

GENERAL STORE means a retail establishment which deals primarily with food and other goods required by residents of the immediate vicinity to meet their day-to-day household needs, but does not include *Cannabis Sales*;

LUB 11/09/2018

GLACIAL TILL means coarsely graded and extremely heterogeneous sediments of glacial origin or water/wind deposited substrate, as determined by the Alberta Geological Survey or by a qualified professional;

LUB 11/12/2014

GORE STRIP means a fractional ¼ section of land created to allow for the convergence of meridian lines;

LUB 10/12/2013

GOVERNMENT SERVICES means a *development* providing municipal, provincial or federal *government services* directly to the public or the community at large, and includes *development* required for the public protection of persons or property;

GRADE, BUILDING means the ground elevation established for the purpose of regulating the number of stories and the height of a *building*. The *grade*, *building* shall be the level adjacent to the walls of the *building* if the finished grade is level. If the ground is not entirely level, the grade *shall* be determined by averaging the elevation of the ground for the four elevations;

GRADE, DRAINAGE means the ground elevation established in a *lot* drainage plan attached to an approved *Development Permit* for the purpose of controlling the flow of surface water on the *lot*:

GREENHOUSE means a building constructed primarily of glass or other transparent material used for cultivation of plants, but does not include *Cannabis Cultivation* or *Cannabis Facility*;

LUB 11/09/2018

GROCERY STORE, LOCAL means a *building* used for the sale primarily of foodstuffs and convenience goods to local clientele, and which specifically excludes the sale of specialty products as a principal use, but does not include *Cannabis Sales*;

LUB 11/09/2018

GROCERY STORE, REGIONAL means a *building* used for the sale primarily of foodstuffs and convenience goods to regional clientele, and which specifically excludes the sale of specialty products as a principal use, but does not include *Cannabis Sales*;

LUB 11/09/2018

GROSS FLOOR AREA means the sum of the areas of all plans of a *building* measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where *buildings* are separated by firewalls, to the centre line of the common

firewalls, and includes all floors totally or partially above grade level and all mechanical equipment areas:

GROSS VEHICLE WEIGHT means:

- (a) The combined weight of a motor vehicle and payload for which the motor vehicle is designed by the manufacturer or designed through alteration by the present or any previous owner or lessee;
- (b) The combined weight of vehicle and load; or
- (c) The registered weight of vehicle and/or load.

HAMLET means unincorporated area as defined by the Municipal Government Act or as declared by a bylaw and Public Hearing process;

LUB 11/12/2012

HARD LANDSCAPING means non-vegetative components of *landscaping* design that *may* include boulders, cobbles, stones, gravels, logs, fountains, water features, architectural pavements, street furniture, decorative fencing, light poles, and other features of a similar nature, but does not include asphalt;

HEALTH CARE PRACTICE means the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic nature, located within a residential *dwelling*;

LUB 11/12/2012

HEALTH CARE SERVICES means a *development* used for the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic nature. Typical uses or facilities would include medical and dental *offices*, health clinics, and chiropractor *offices*;

HEIGHT OF BANK means the vertical distance from the *top of bank* to the *toe of slope* when there is a terrace adjacent to a *watercourse* or from the *top of bank* to the edge of water at normal summer water elevation, when the grade of the slope from the *top of bank* to the edge of water or *toe of slope* is greater than 15%;

HOME-BASED BUSINESS means the operation of a business or occupation within a dwelling and/or its accessory building(s), or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business. Home-Based Business does not include *Cannabis Cultivation* or *Cannabis Facility*:

LUB 11/09/2018

HORTICULTURAL DEVELOPMENT means the intensive growing of specialized crops, either enclosed or not, and without restricting the generality of the above, *may* include:

- (a) Greenhouses;
- (b) Nurseries;
- (c) Tree farms:
- (d) Market gardens;
- (e) Mushroom growing; and
- (f) Other similar uses.

LUB 25/03/2014

Horticultural development does not include Cannabis Cultivation or Cannabis Facility;

LUB 11/09/2018

HOSTEL means an establishment operated to provide temporary accommodation to transients for remuneration and *may* include recreation facilities but not additional services such as room services:

HOTEL means a *building* which provides sleeping accommodation for which there is a fee charged and which *may* also contain commercial uses and such additional facilities or services as a *restaurant*, a dining room, room service or public convention room;

HOUSEHOLD HAZARDOUS WASTE means any material discarded by an urban, rural or farm household which is difficult to dispose of, or which puts human health or the environment at risk because of its chemical or biological nature;

ISOLATED LAND means the smaller portion of an unsubdivided quarter section that, in the opinion of the County, is isolated from the rest of the quarter section by a physical barrier to the movement of livestock or equipment. The barrier may have been created by natural features such as a river, ravine, water body, wetland or human made features such as roads, railway lines and irrigation canals;

LUB 10/12/2013

INDOOR PARTICIPANT RECREATION SERVICES means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis;

INDUSTRIAL BUSINESS means the use of land, *building* or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related *accessory uses*;

KENNELS means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding *livestock* and norway rats;

LUB 13/10/2015

KENNELS, HOBBY means the keeping of dogs that are the personal property of a resident of the *parcel*:

LABORATORIES means a facility for the purpose of scientific or technical research, investigations, or experimentation;

LAND USE BYLAW means a *Bylaw* of the *County* passed by *Council* pursuant to the provisions of the Municipal Government Act and intended to prohibit, regulate, and control the use and *development* of land and *buildings* within the *County*;

LANDFILL, DRY-WASTE means any landfill *development* wherein only solid, inert waste/garbage is placed, and which is not reasonably expected to undergo physical, chemical and/or biological changes to such an extent as to originate substances which *may* have a negative environmental impact. Clay, sand, silt, gravel, and other naturally occurring, uncontaminated aggregate fill materials are not considered dry-waste landfill for the purposes of this *Bylaw*;

LANDFILL, SANITARY means a natural and/or engineered *site* where wastes are deposited on land, confined to the smallest practical area, compacted and covered with soil on a frequent basis, and includes dry-waste, industrial, sanitary, and modified sanitary classifications of landfill operation;

LANDSCAPING means lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways, or other structures and materials;

LIGHT MANUFACTURING means the assembling of goods, products, or equipment whose activities are primarily carried on within an enclosed *building* and no nuisance factor is created or apparent outside of the *building*;

LIQUOR SALES means the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act;

LIVE/WORK UNIT means a *building* or spaces within a *building* used jointly for *business* and residential purposes;

LIVESTOCK FACILITY means *buildings*, shelters, *fences*, corrals, or other structures which confine or would be capable of confining *livestock* for feeding and rearing purposes;

LIVESTOCK means horses, cattle, sheep, swine, fur-bearing animals raised in captivity, game-production animals within the meaning of the Livestock Industry Diversification Act, live poultry and bees, EXCEPT wild boars;

LOCAL LIVESTOCK OPERATION means activity on land that is *fenced* or enclosed within buildings where *livestock* is kept for the purposes of growing, sustaining, finishing, or breeding at numbers less than the approved thresholds of the Provincial confined feeding operations;

LODGER means an individual who pays for accommodation in a lodging house;

LODGING HOUSES AND COUNTRY INNS means a *building* where accommodation is provided for remuneration with or without meals to four or more persons exclusive of the occupant and the occupant's immediate family, but does not include *Special Care Facility* or a *Bed and Breakfast Home*;

LOT means

- (a) a quarter section;
- (b) a river *lot* shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- (c) a settlement *lot* shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- (d) a part of a *parcel* of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or

(e) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

LOW IMPACT DEVELOPMENT means a comprehensive, landscape-based approach to sustainable *development* encompassing strategies to maintain existing natural systems, hydrology, and ecology;

LUB 11/12/2012

MAINTENANCE means the upkeep of a *building* or property that does not involve structural change, the change of use, or the change of intensity of use;

MANUFACTURED HOME means a dwelling, single detached, that is at least 5.00 m (16.40 ft.) in width, and has been constructed in whole or in part in a certified plant or site accordance with the Alberta Building Code for transportation to a building site;

LUB 13/10/2015

MANURE STORAGE FACILITY means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or *bermed* area for containing *livestock* wastes prior to the waste being used or disposed. It does not include a *vehicle*, motor or any mobile equipment used for transportation or disposal of *livestock* wastes;

MARKET GARDEN means the use of land for the commercial growing of vegetables or fruit, but does not include *Cannabis Cultivation*;

LUB 11/09/2018

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

MEDICAL TREATMENT SERVICES means a *development* providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, nursing homes, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres;

MINIMUM DISTANCE OF SEPARATION means a provincially regulated setback established between a confined feeding operation and the neighbouring residences that are in existence at the time the application is submitted. The purpose is to minimize the impact of odour. It is measured from the outside walls of neighbouring residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas;

LUB 10/12/2013

MINI-STORAGE means self-contained *buildings* or storage facilities intended to provide inside storage options on a small scale where the customer is charged a rental fee on a monthly or annual basis for the storage of personal products;

MIXED-USE BUILDING means a *building* used partly for residential use and partly for commercial use:

MIXED-USE DEVELOPMENTS means a *parcel* of land or a *building* or structures developed for two or more different uses that *may* include uses such as residential, office, manufacturing, retail, public, or entertainment;

MOTEL means a *building* or group of *buildings* on a *site* designed and operated to provide temporary accommodation for transient motorists and contains separate sleeping units, each of which is provided with an adjoining, conveniently located *parking stall*;

MUSEUM means a *building* or *site* used for the preservation, collection, restoration, display, and/or demonstration of articles of historical significance and *may* include archival records of a geographic area or of a time period;

NATURAL RESOURCE EXTRACTION/PROCESSING means *development* for the removal, extraction and primary processing of raw materials. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum, other minerals precious or semi-precious, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphaltic processing, sand pits, clay or marl pits, peat extraction, stripping of *topsoil*, timber removal, sawmills and related timber/wood processing, and oil and gas processing plants;

LUB 11/12/2012

OFFICE PARKS means a *development* on a tract of land that contains a number of separate office *buildings*, accessory and supporting uses and open space and is designed, planned, constructed, and managed on an integrated and coordinated basis;

OFFICES means a facility or portion of a *building* used primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the *offices* of lawyers, accountants, engineers, architects, real estate, insurance, clerical, secretarial, employment, telephone answering, and office support services:

OUTDOOR CAFE means a facility where food or beverages are served or offered for sale for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed *building*;

OUTDOOR DISPLAY AREA means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the *business* use located on the site containing the display area;

OUTDOOR PARTICIPANT RECREATION SERVICES means a *development* providing facilities for sports and active recreation conducted outdoors. Typical facilities would include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, *campgrounds*, *tourist*, Scout/Guide camps, religious outdoor retreat camps, and parks;

OUTDOOR STORAGE, RECREATIONAL VEHICLE means an industrial area of land set aside or otherwise defined for the outdoor storage of *vehicle*, *recreation* and *vehicle*, *motor* sport;

OUTDOOR STORAGE, TRUCK TRAILER means an industrial area of land set aside or otherwise defined for the outdoor storage of *truck trailers*;

OUTSIDE STORAGE means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

LUB 13/10/2015

OVERLAND FLOW means special areas of the flood fridge, as determined by the Province of Alberta:

LUB 13/10/2015

PARACHUTING SCHOOLS AND CLUBS means the use of a *site* for ground training in preparation for parachuting and/or the use of a site as a designated landing *site* for parachuting activities carried out on a group basis;

PARCEL means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

PARKING AREAS AND STRUCTURES means an area or areas of land or a building or part thereof which is provided and maintained upon the same *lot* or *lots* upon which the principal use is located for the purpose of storing motor vehicles;

PARKING STALL means a space set aside for the parking of one *vehicle*, *motor*;

PATIO means an area used on a seasonal or year-round basis in conjunction with a restaurant, where seating accommodation is provided and where meals or refreshments are served to the public for consumption on the premises;

PEACE OFFICER means any member of the Royal Canadian Mounted Police or Community Peace Officer employed by the County;

LUB 11/12/2012

PERSONAL SERVICE BUSINESS means a facility for providing a service to individuals;

PORTABLE GRAIN BINS means a manufactured cylindrical steel bin that is less than 5.60 m (18.37 ft.) in diameter and less than 6,000 bushels in capacity and is placed on skids;

PRINCIPAL BUILDING means a building or buildings which, in the opinion of the Development Authority;

- (a) occupies the major or central portion of a site;
- (b) is the chief or main *building* or *buildings* among one or more *buildings* on the site; or
- (c) constitutes by reason of its use the primary purpose for which the site is used.

PRINCIPAL USE means the primary purpose in the opinion of the *Development Authority* for which a *building* or *site* is used;

PRIVATE CLUBS AND ORGANIZATIONS means a *development* used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, *business*, or fraternal organization, without on-site residences. *Private clubs may* include rooms for eating, drinking, and assembly;

PRIVATE RIDING ARENAS means a *building* used by the owners or occupants of the *site* on which the *building* is located for the training and exercising of horses and is not used for horse shows, rodeos, or similar events to which there is a fee to participate in or to use the facilities;

PROPERTY LINE, FRONT means the property line separating a *parcel* from an adjoining road;

PROPERTY LINE, REAR means the property line opposite to and farthest from the *front* property line, or in the case of a parcel for which the above does not apply, the rear property line will be established by drawing a line the maximum distance from the *front* property line that:

- (a) is wholly within the parcel;
- (b) is not less than 3.00 metres long; and
- runs parallel to the *front property line*, or, if the *front property line* is a curved line, runs parallel to the straight line between the two end points of the curve of the *front property line*.

PROPERTY LINE, SIDE means a property line other than the *front* and *rear property* lines;

PUBLIC BUILDING means a *building* which is available to the public for the purposes of assembly, instruction, culture or enlightenment, or for a community activity, but does not include a school or a place of public entertainment for which an admission fee is normally charged;

PUBLIC MARKET means the use of a *building*, structure, or *lot* for the purpose of selling any or all of produce, fish, seafood, flowers, and crafts, and *may* include *retail* stores and *restaurants*, but does not include *Cannabis* Sales:

LUB 11/09/2018

PUBLIC PARK means a *development* of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made *landscaping*, facilities, playing fields, *buildings*, and other structures that are consistent with the general purpose of *public park* land, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the *County* owning the park;

RECYCLING COLLECTION POINT means a primary or incidental use that serves as a neighborhood drop-off point for the temporary storage of recoverable materials. No permanent storage or processing of such items is allowed;

REGULATIONS mean the Subdivision and Development Regulations pursuant to the Municipal Government *Act*;

RELIGIOUS ASSEMBLY means a *development* owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other *buildings*. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries;

RESEARCH PARKS means a *development* on a tract of land that contains a number of separate office *buildings*, accessory and supporting uses related to scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. The overall *development* includes open space and is designed, planned, constructed, and managed on an integrated and coordinated basis;

RESIDENTIAL CARE FACILITY means a residential facility which provides shelter and living assistance for three or more persons in sleeping units with or without kitchenettes and *may* include meals, housekeeping, personal care, transportation, pharmaceutical, and recreation services. Such facilities may also contain shared kitchen and dining areas, *restaurant*, personal service, and *convenience* store uses;

RESTAURANT means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities *may* include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission;

RETAIL FOOD STORE means the use of a *building* or a portion thereof with a gross *floor* area in excess of 600.00 sq. m (6,458.35 sq. ft.), for the sale of foodstuffs for consumption off-premises, but does not include *Cannabis Sales*;

LUB 11/09/2018

RETAIL GARDEN CENTRE means a *development* providing for the retail sale of bedding, household and ornamental plants, and associated merchandise, and *may* include display gardens;

LUB 11/12/2012

RETAIL STORE, LOCAL means a *building* or part thereof in which foods, wares, merchandise, substances, articles, or things are offered or kept for sale directly to local clientele at retail, but does not include *Cannabis Sales*:

LUB 11/09/2018

RETAIL STORE, REGIONAL means a *building* or part thereof in which foods, wares, merchandise, substances, articles, or things are offered or kept for sale directly to the regional clientele at retail, but does not include *Cannabis Sales*;

LUB 11/09/2018

RIPARIAN PROTECTION AREA means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended;

LUB 11/12/2014

ROAD, INTERNAL SUBDIVISION means a public roadway providing access to *lots* within a registered multi-parcel subdivision and which is not designated as a Township or Range Road;

RODEO FACILITIES means *buildings*, shelters, *fences*, corrals, or other structures used for commercial rodeo events:

SCHOOL OR COLLEGE, COMMERCIAL means a service commercial establishment which provides instruction in any subject for profit or gain, and without limiting the generality of the foregoing, includes a trade school, a secretarial college or school, a dance school or studio, a school of music, a modeling school, a charm school, a ceramics school, or studio but does not include a public school, separate school, or private school;

LUB 11/12/2012

SCHOOL, PRIVATE means a place of instruction which is not built or maintained with funds that are primarily public funds and which *may* offer courses of study different to those offered in a public school;

SCHOOL, PUBLIC OR SEPARATE means a place of instruction operated with public funds pursuant to the School Act;

SCREENING means a *fence*, earth *berm*, trees, hedge, or established *shelterbelt* used to visually and/or physically separate areas or functions;

SECONDARY SUITE means a subordinate dwelling unit located within or attached to a dwelling, single detached;

SERVICING STANDARDS means the County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works;

LUB 10/12/2013

SERVICE STATION means an establishment for the sale of automotive fuels, lubricating oils, and associated automotive fluids or the routine servicing and minor repair of motor vehicles or both, excluding automotive specialty and auto body and paint shop uses, and may also include the following accessory uses: convenience store, towing service, car wash, or the sale of automotive accessories;

SETBACK means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of the building site. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the lot, to the nearest point of the building;

SHALL is an operative word which means the action is obligatory;

SHELTERBELT means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion;

SHOPPING CENTRE, LOCAL means a shopping centre providing to local clientele the sale of convenience goods and personal services for day-to-day living needs. It *may* be built around a junior department store and/or a local *grocery* store. It does not provide services for the wide market-base or contain regional *retail* stores or *warehouse* stores typically found in a regional shopping centre or include *Cannabis* Sales;

LUB 11/09/2018

SHOPPING CENTRE, REGIONAL means a shopping centre providing for the sale of general merchandise, apparel, furniture, and home furnishings in full depth and variety and convenience goods and personal services. It may be built around one or more regional retail stores and provides services to a regional market-base and clientele, but does not include *Cannabis Sales*;

LUB 11/09/2018

SHOW HOME means the use of an unoccupied residential *building* as a sales office for a builder and/or as a facility to demonstrate a builder's construction quality, design options, or methods;

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing, or event;

SITE AREA means the total area of a site;

SITE COVERAGE means the percentage of the site coverage covered by a *building*, *buildings*, or *outside* storage;

SITE means one or more *lots* or *parcel* and *may* include streets, lanes, walkways, and any other land surface upon which *development* is proposed;

SOFT LANDSCAPING means the components of *landscaping* design that are living, and may include planting materials, vegetation, trees, shrubs, ground cover, grass, flowers, and other similar components;

SOLAR FARM means an installation or area of land in which a large number of solar panels are set up in order to generate electricity

SPECIAL CARE FACILITY means a *building* or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house for five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centres, and group homes, but does not include *hostels*, *child care facilities*, and senior citizens housing;

SPECIAL EVENT means any public or private event, gathering, celebration, festival, competition, contest, exposition, or similar type of activity which takes place in any building or venue that is not normally used for a public assembly or which is not classified for a public assembly use, has an expected attendance of 200 or more people in a twenty four (24) hour period, or involves a change in the existing use of a street, park, or other areas for the special events purpose. Special Event may be regulated in accordance with provisions in this Bylaw or any other related policies and/or Bylaw(s) adopted by the County;

LUB 13/10/2015

SPECIALTY FOOD STORE means a *retail store* specializing in a specific type or class of foods such as an appetizer store, bakery, butcher, delicatessen, fish, gourmet, and similar foods, but does not include *Cannabis Sales*;

LUB 11/09/2018

STOCK DOG means a dog bred, trained, and used for handling of *livestock*;

STORAGE AREA means the area of a *building* or *site* set aside for the storage of products, goods, vehicles, or equipment;

STOREY means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it;

STREET FURNITURE means constructed above-ground objects, such as outdoor seating, kiosks, bus shelters, bike racks, sculptures, tree grids, trash receptacles, fountains, and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to and used by the public;

SUITE WITHIN A BUILDING means a subordinate dwelling unit within or attached to a building other than the principal dwelling, single detached;

TEMPORARY SALES CENTRE means a use:

- (a) where a dwelling or a parcel of land is offered for sale to the public;
- (b) that may include sales offices and displays of materials used in the construction of the dwelling that is offered for sale; and
- (c) shall only occur:
 - (i) in a dwelling, which may be temporarily modified to accommodate the use; or
 - (ii) in a temporary *building* less than 150.00 sq. m (1,614.00 sq. ft.) in size: and
- (d) shall not operate for longer than two (2) years.

TIME LIMITED PERMIT means a *Development Permit* issued on a time limited basis as specified within the permit;

TOE OF SLOPE means the transition line between the terrace adjacent to a *watercourse* where the grade is less than 15%, and where the grades exceed 15%;

TOP OF THE BANK means the transition line between the slope where the grades exceed 15% and the adjacent upland area where the grade is less than 15%;

TOPSOIL means the uncontaminated uppermost part of the soil profile (A or Ap horizons) that is ordinarily moved during tillage, containing a balance of clay, silt, and sand, with an organic matter content of at least 3%, a SAR/RC rating of 'good', and PH values in an 'acceptable' range for crop growth;

TOURISM USES/FACILITIES, AGRICULTURAL means a *business* facility that provides for tourism ventures related to agriculture. This *may* include the provision of accommodation, retail establishments, food and beverage services, entertainment, agricultural tours, classes, workshops, retreats, outdoor and wildlife-related recreation, festivals and events, and demonstrations, as described by Alberta Agriculture, Food and Rural Development, but does not include *Cannabis Retail Stores* or *Cannabis Sales*;

LUB 11/09/2018

TOURISM USES/FACILITIES, GENERAL means the use of land for providing entertainment, recreation, cultural or similar facilities for use mainly by the general touring or holidaying public and *may* include eating establishments, *automotive* services, accommodation units, and the retail sale of arts and crafts, souvenirs, antiques, and the like, but does not include *Cannabis Retail Stores* or *Cannabis Sales*;

LUB 11/09/2018

TOURISM USES/FACILITIES, RECREATIONAL means an establishment which operates throughout all or part of a year which *may* or *may* not furnish accommodation and facilities for serving meals and furnishes equipment, supplies, or services to persons in connection with angling, hunting, camping, or other similar recreational purposes;

TRACTOR TRAILER SERVICE DEPOT means a facility for the storage of highway truck trailers and highway truck tractors which may or may not be joined to create one tractor trailer unit and may include a building for maintenance of vehicles and the use of the existing residential building for an administrative office;

TRUCK STOP means any *building*, premises or land in which or upon which a *business*, service or industry involving the *maintenance*, servicing, storage, or repair of commercial vehicles is conducted or rendered. It includes the dispensing of motor fuel or petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A *truck stop* also *may* include *convenience store* and *restaurant* facilities, and *may* include overnight accommodation facilities solely for the use of truck crews;

TRUCK TRAILER means all vehicles and/or trailers which may or may not be joined and has a *gross vehicle weight* of 12,000 kilograms or greater;

TRUCK TRAILER SERVICE means a facility for the *maintenance of truck trailers* and *may* include temporary storage of *truck trailers* when associated with *maintenance*;

UNSUBDIVIDED QUARTER SECTION means a titled area of 64.7 hectares (160 acres) more or less, or a gore strip greater than 32.38 hectares (80 acres) in size that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, road, railroad, and canal right-of-way;

LUB 10/12/2013

USE, DISCRETIONARY means the use of land or a *building* provided for in this *Bylaw* for which a *Development Permit may* be issued upon a *Development Permit* application having been made and subject to the enabling conditions for each *use, discretionary* being satisfied;

USE, PERMITTED means the use of land or a *building* provided for in this *Bylaw* for which a *Development Permit shall* be issued with or without conditions by the *Development Authority* upon application having been made to the *Development Authority*;

UTILITY (UTILITIES) means the components of sewage, stormwater, or solid waste disposal systems or a telecommunication, electrical power, water, or gas distribution system;

VEHICLE, AGRICULTURE means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers;

LUB 13/10/2015

VEHICLE, COMMERCIAL means a vehicle, motor, used for commercial or industrial business operations, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, any vehicle or trailer displaying logos or signage advertising a business, and any vehicle not meeting the definition of a "private passenger vehicle" in the Traffic Safety Act;

VEHICLE, MOTOR means a motor vehicle as defined in the *Traffic Safety Act*, R.S.A. 2000 Chapter T-6;

LUB 13/10/2015

VEHICLE, MOTOR SPORT means a vehicle used for personal recreation as in a boat, seadoo, skidoo, motorcycle, quad, or similar type of vehicle;

VEHICLE, RECREATION means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short term basis:

WAREHOUSE means the use of a *building* or portion thereof for the storage and distribution of materials, goods or products, but does not include a *warehouse store*;

WAREHOUSE STORE means the use of a building for the retail sale of a limited range of bulky goods, the size and nature of which typically require large floor areas for direct display to the purchaser, and include, but are not limited to, such bulky goods as furniture, carpets and floor coverings, major appliances, paints and wall coverings, light fixtures, plumbing fixtures, and building materials and equipment, but does not include the sale of food, clothing, Cannabis Sales, or other personal goods, wares, substances, articles, or things;

LUB 11/09/2018

WASTE TRANSFER SITE means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a land fill site, recycling facility, or other waste disposal facility;

WATER BODY means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license and the irrigation works are owned by the licensee, except in the circumstances prescribed in the Water Act:

LUB 13/10/2015

WATERCOURSE means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and

Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales:

LUB 11/12/2014

WATERCOURSE, MAJOR means Bow River, Elbow River, Bragg Creek, Jumping Pound Creek, and Dogpound Creek;

WATERCOURSE, MINOR means Nose Creek, West Nose Creek, Crossfield Creek, Rosebud River, Service Berry Creek, Springbank Creek, Lott Creek, Cullen Creek, Beddington Creek, Carlton Creek, and Graham Creek;

WORKING DOGS mean dogs kept for the purposes of working, herding, and guarding livestock in conjunction with a livestock operation;

LUB 08/10/2013

XERISCAPING means a method of *landscaping* and *maintenance* that encourages water conservation through the use of plants with low water requirements, soils, and mulch that retain moisture, efficient irrigation methods, and appropriate *maintenance* activities;

YARD means a required open space unoccupied and unobstructed by any *building* or portion of a *building* above the general ground level of the graded *lot*, unless otherwise *permitted* in this *Bylaw*;

YARD, FRONT means that portion of the *site* extending across the full width of the site from the *front property line* of the *site* to the nearest portion of the *building*, and *shall* be measured at right angles to the front property boundary;

YARD, REAR means that portion of the *site* extending across the full width of the site from the rear property boundary of the *site* to the nearest portion of the building and *shall* be measured at right angles to the rear property boundary;

YARD, SIDE means that portion of the *site* extending from the *yard*, front to the *yard*, rear and lying between the side property boundary of the *site* and the nearest portion of the *building* and *shall* be measured at right angles to the side property boundary;

LUB 21/09/2010

8.2 Historical Definitions

ACCOMMODATION AND CONVENTION SERVICES means a *development* primarily used for the provision of rooms or suites for temporary sleeping accommodation such as *hotels* (rooms have access from a common interior corridor and are not equipped with individual kitchen facilities), *motels* (temporary lodging or kitchenette where each room or suite has its own exterior access), *country inns*; or, a *development* which provides permanent facilities for meetings, seminars, conventions, product and trade fairs, and other exhibitions;

AGRICULTURE, INTENSIVE means any use of land, *buildings*, shelters, corrals, or other structures for the purposes of confining, rearing and/or feeding *livestock* at concentrated numbers, in confined areas;

LUB 11/12/2012

ANIMAL HEALTH CARE SERVICES means a *development* such as a hospital or shelter used for the temporary accommodation, care, treatment, or impoundment of animals. This would include pet clinics, animal veterinary clinics, and veterinary offices;

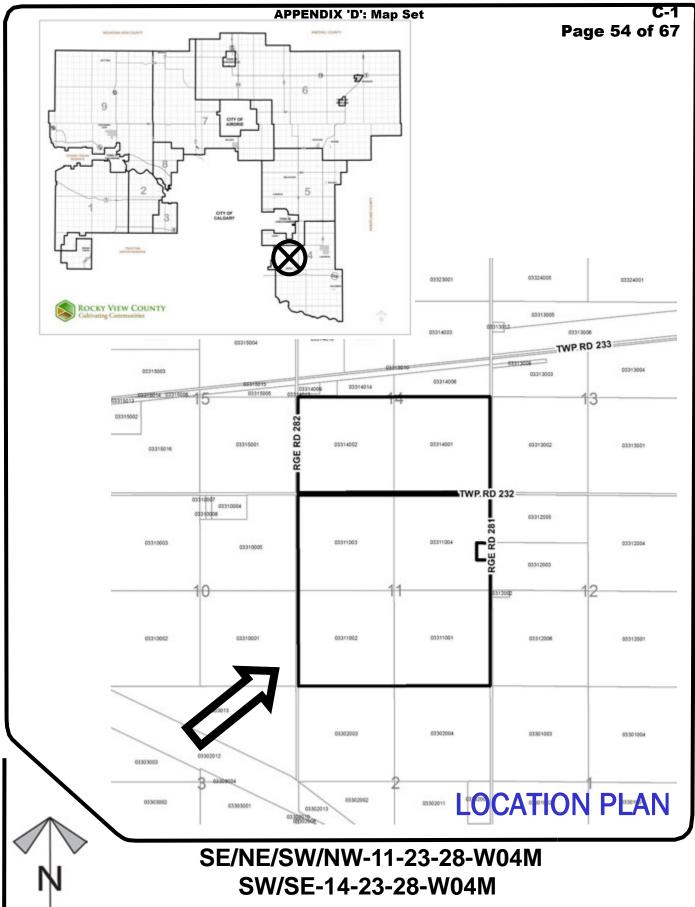
AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means a *development* used for the rental, lease, sale, storage, service, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, heavy equipment, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light *vehicles, recreation* but does not include *truck trailer service* or *outdoor storage, truck trailer*. Uses and facilities would also include transmission shops, muffler shops, auto body paint and repair facilities, and fleet services involving *vehicles, motor* for the delivery of people, goods or services:

GROCERY STORE means the use of a *building* or a portion thereof with a gross *floor* area of less than 600.00 sq. m (6,458.35 sq. ft.) for the sale of foodstuffs and convenience goods to serve the needs of surrounding residents, and the travelling public;

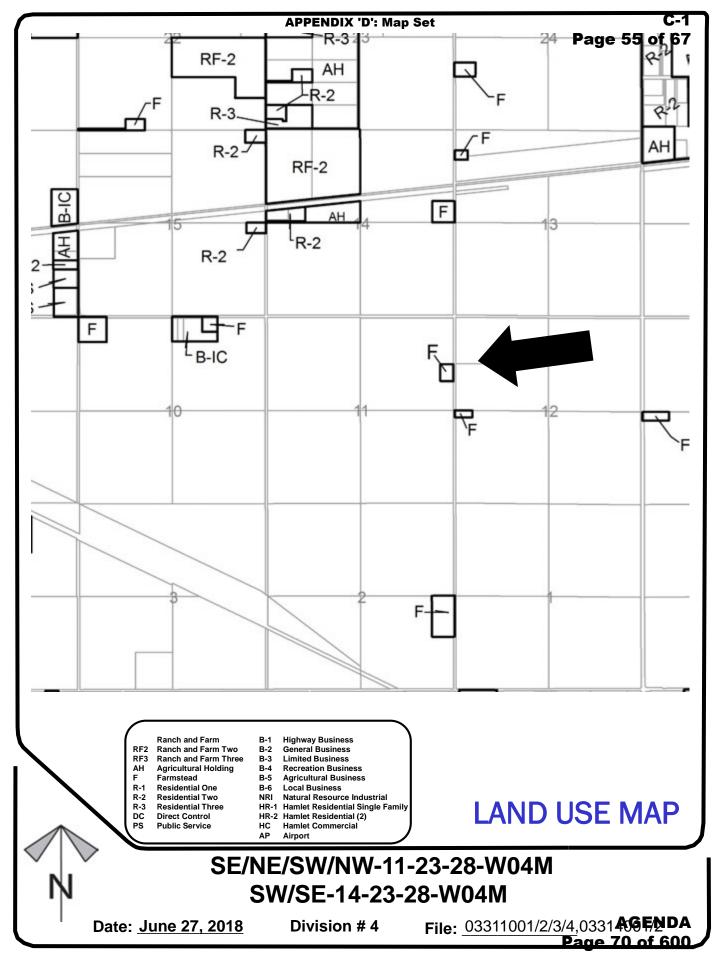
RETAIL STORE means the use of a *building* or a portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment, but does not include a *grocery store* or a *retail food store*;

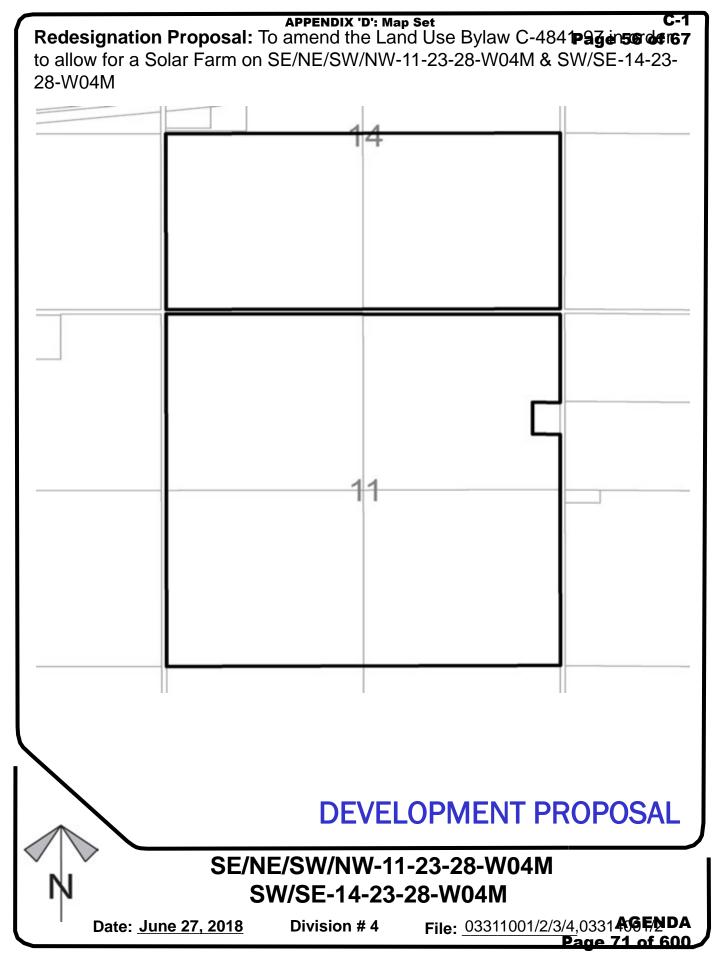
TOURIST INFORMATION SERVICES AND FACILITIES means the use of a *parcel* of land or a *building* to provide information to the travelling public and *may* include washrooms and picnic facilities;

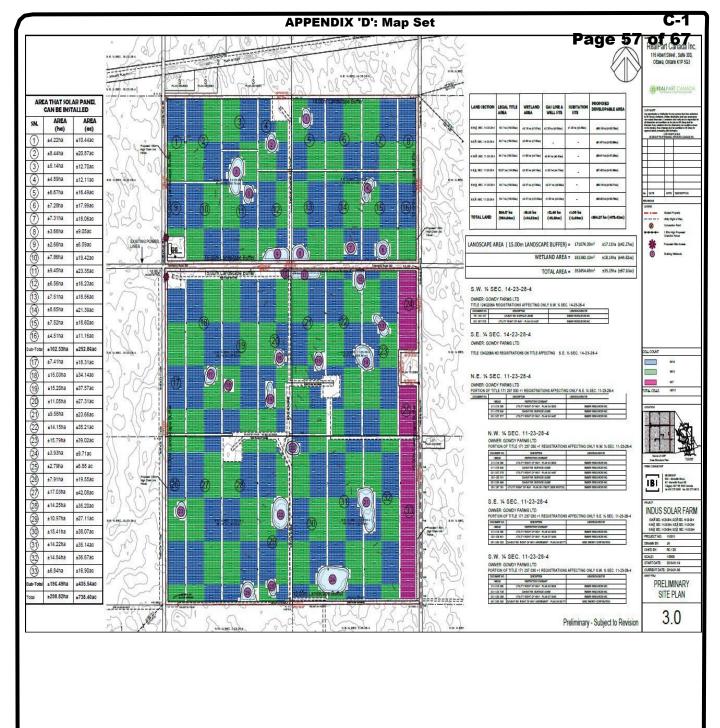
LUB 21/09/2010



Date: <u>June 27, 2018</u> Division # 4 File: <u>03311001/2/3/4,0331</u>AGENDA Page 69 of 600







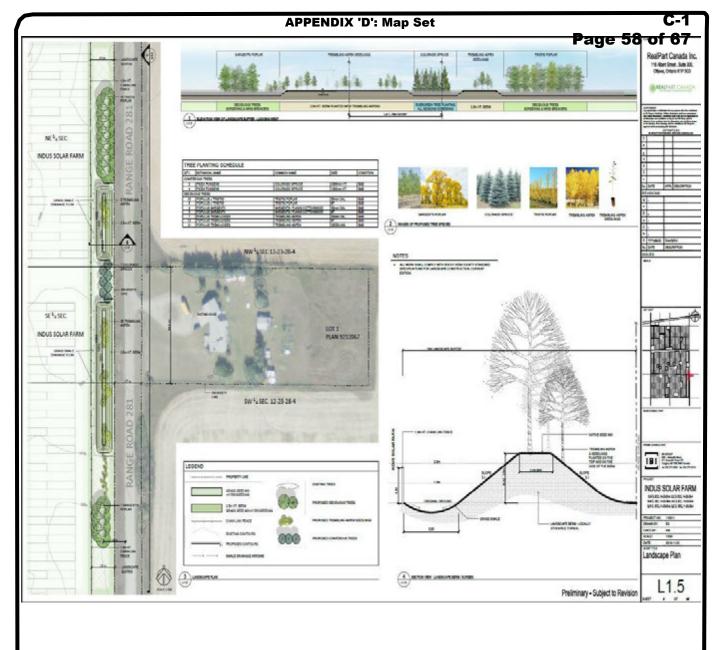
SITE PLAN

SE/NE/SW/NW-11-23-28-W04M SW/SE-14-23-28-W04M

Date: <u>June 27, 2018</u>

Division # 4

File: 03311001/2/3/4,0331**4/9F/NDA**



LANDSCAPING PLAN

SE/NE/SW/NW-11-23-28-W04M SW/SE-14-23-28-W04M

Date: June 27, 2018

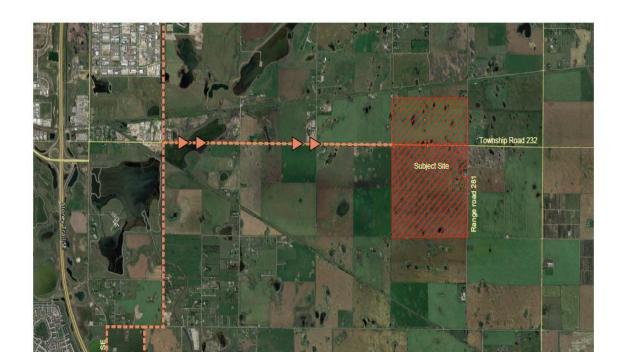
Division #4

File: 03311001/2/3/4,0331**4/GFNDA**

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APPENDIX 'D': Map Set





RealPart Canada Inc.

Proposed Enmax / Altalink Tiein Point Emint 50
E

PROPOSED ENMAX / ALTALINK TIE-IN POINT

SE/NE/SW/NW-11-23-28-W04M SW/SE-14-23-28-W04M

Date: June 27, 2018

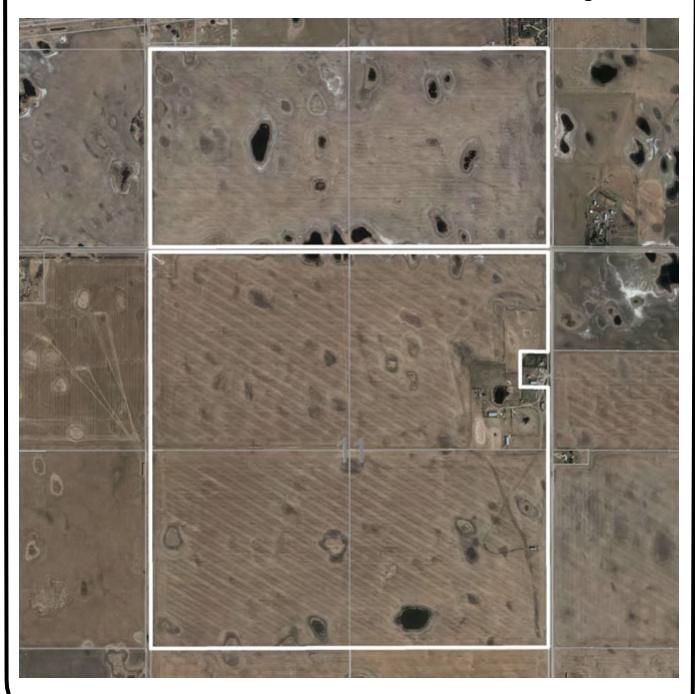
Division #4

File: 03311001/2/3/4,0331

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APPENDIX 'D': Map Set

Page 60 of 67



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

AIR PHOTO

Spring 2016

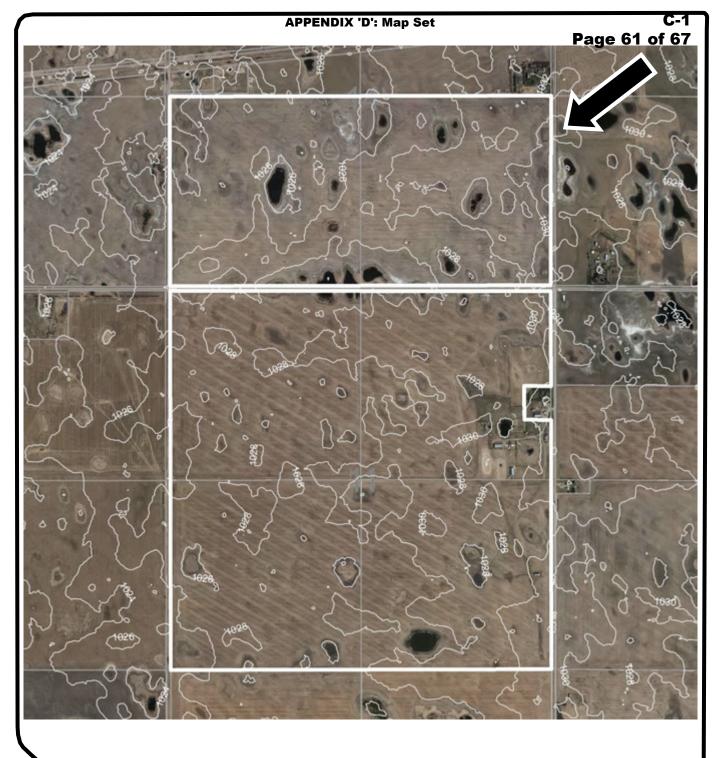
SE/NE/SW/NW-11-23-28-W04M SW/SE-14-23-28-W04M

Date: June 27, 2018

Division #4

File: <u>03311001/2/3/4</u>,0331**AGENDA**

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

TOPOGRAPHY

Contour Interval 2 M

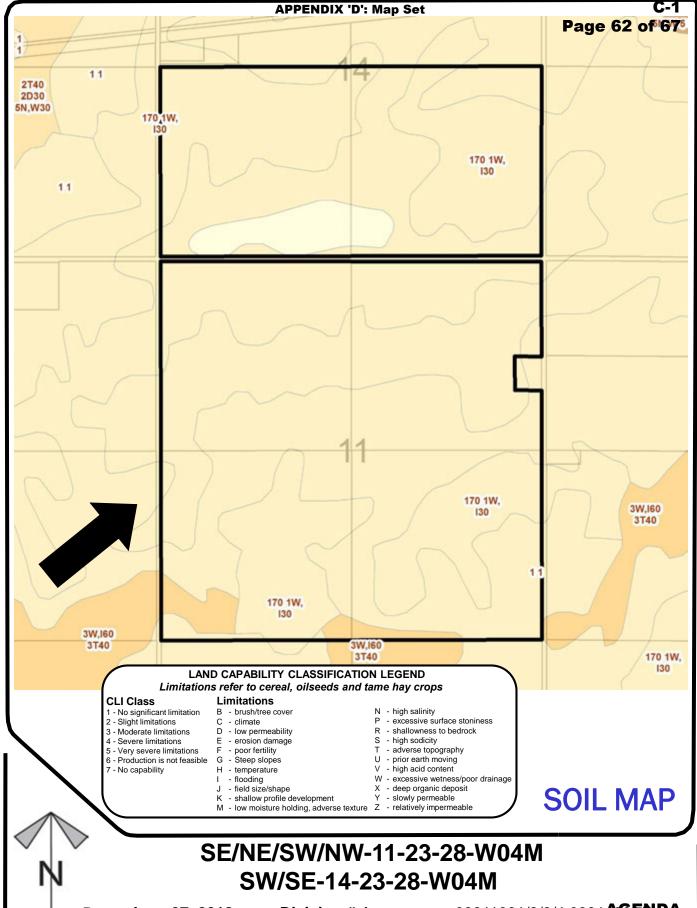
SE/NE/SW/NW-11-23-28-W04M SW/SE-14-23-28-W04M

Date: June 27, 2018

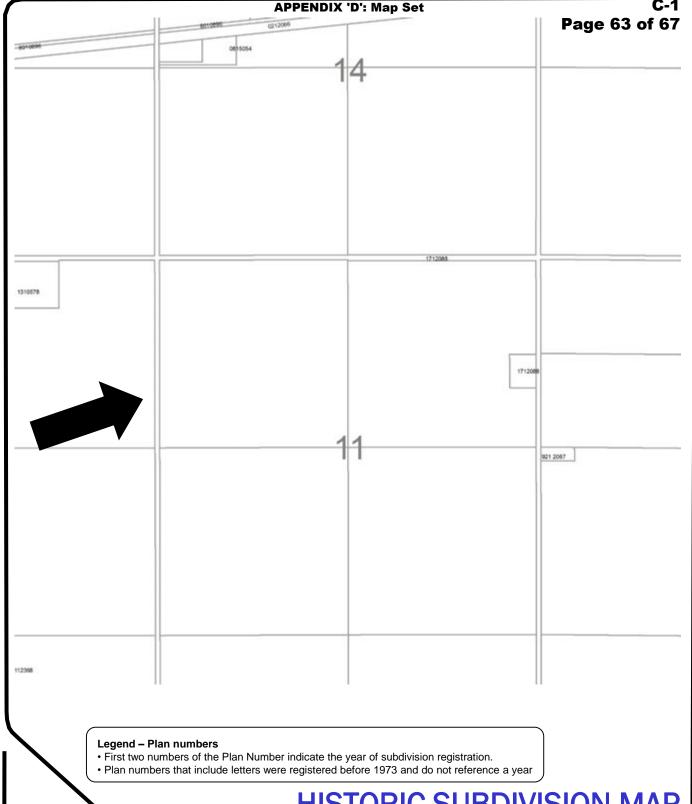
Division #4

File: 03311001/2/3/4,0331**46FNDA**

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Date: <u>June 27, 2018</u> Division # 4 File: 03311001/2/3/4,0331 **AGENDA**Page 77 of 600



HISTORIC SUBDIVISION MAP

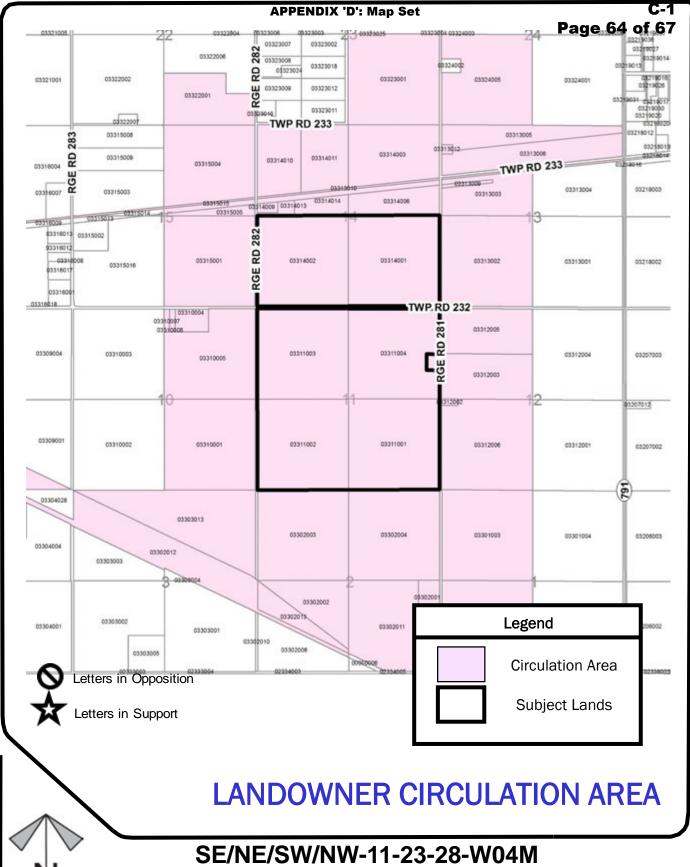
SE/NE/SW/NW-11-23-28-W04M SW/SE-14-23-28-W04M

Date: June 27, 2018

Division #4

File: 03311001/2/3/4,033149FNDA

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SW/SE-14-23-28-W04M

Date: June 27, 2018

Division #4

File: 03311001/2/3/4,033149FNDA

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Schneider, Paul

I AM IN FAUCUR OF THIS

NOTICE OF PUBLIC HEARING February 12, 2019 at or after 10:00 a.m.

NOTICE is hereby given that the Council of Rocky View County will hold a Public Hearing in the Rocky View County Council Chambers at the new County Hall located at 262075 Rocky View Point, Rocky View County, AB in accordance with the Municipal Government Act. At the Public Hearing, all persons who deem that their interest in property is affected by the proposed bylaw shall be afforded an opportunity to be heard regarding matters contained in the bylaw that is the subject of the Public Hearing.

Bylaw C-7858-2018 - A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Application No.:

PL20180033 (03314001/03314002/03311001/03311002/03311003/3311004)

Purpose:

An application by IBI Group on behalf of Gowdy Farms Ltd. to consider Bylaw C-7858-2019 to amend Land Use Bylaw C-4841-97 in order to allow for a Solar Farm on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M. Located approximately 3.21 kilometers (2 miles) east of the City of Calgary and 2.41 kilometers (1.5 miles) northwest of the hamlet of Indus.

A copy of Bylaw C-7858-2018 and related report may be viewed on Rocky View County's website (www.rockyview.ca/CouncilAgenda) or inspected at the reception desk at the County Hall from 12:00 p.m. on Wednesday, February 5, 2019 until 10:00 a.m. on Tuesday, February 12, 2019, between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

If you have any questions regarding the proposed bylaw, please contact Jamie Kirychuk at 403.520.6283 or email at ikirychuk@rockyview.ca. Questions regarding the Public Hearing process can be directed to Legislative and Legal Services at 403.520.1184 or 403.520.8197.

Speaking to Council:

If you wish to speak to Council regarding the proposed bylaw, you may do so at the Public Hearing. Please sign in when you arrive at the Council Chambers if you plan to speak. Presentations by individuals will be limited to <u>5 minutes</u>. If you are speaking on behalf of a group, you must identify for whom you are speaking and your presentation time will be extended to <u>10 minutes</u>.

Writing to Council:

If you are unable to attend the Public Hearing, you may make a written submission regarding the proposed bylaw. In your written submission, please clearly state whether you 'support' or 'oppose' the application and provide reasons. In addition, your name and address or legal land description must be included in the submission. Please deliver your submission to the Municipal Clerk by:

- Mail or delivery to the County Hall, 262075 Rocky View Point, Rocky View County, Alberta, T4A 0X2.
- Fax to 403.520.1659.
- Email to legislativeservices@rockyview.ca with "Bylaw C-7858-2018" included in the subject line.

Written submissions must be received by 4:30 p.m. on Wednesday, January 30, 2019 to be included in the agenda for the Public Hearing. Written submissions received after Wednesday, January 30, 2019 may only be received by a resolution of Council at the Public Hearing.

From: John

Sent: Tuesday, January 29, 2019 11:39 AM

To: PAA_ LegislativeServices **Subject:** Bylaw C-7858-2018

Rocky View County

Attention: Rocky Council

I, John Beck writing this email in support of the application for the Solar farm on Behalf of Gowdy

Farms Ltd. the land I own is

My Address is

John Beck

July 8, 2018

File # 03314001/002/

03311001/002/003/004

Application # PL20180033

RE: Proposed Solar Farm

As a resident of Langdon I feel compelled to question the concept of a solar farm at the proposed location. The proposed development does not make sense economically or ecologically.

How does the removal of good farm land, a great carbon sink, fit in with the Provincial/Federal Climate Change initiative? A large solar array would be nothing but a visual blight on the landscape and would remove several producing wetlands from the local ecology. This array would have a significant effect on local wildlife and result in increased traffic in the area. This traffic would result in a large carbon footprint that would have to be absorbed by another carbon sink somewhere else. Perhaps a more appropriate location for this development would be on non-productive land with more sunshine and less snowfall – the Sahara Desert comes to mind.

Concerning the economic viability of the proposed project, the only people or organizations that would benefit are the landowners (Who would make a tidy profit on the sale of the land) and the municipal district (As a result of the tax revenue). Study after study, along with real world experience (Ontario) has shown that alternative energy schemes such as the proposed solar farm are only successful when heavily subsidized by governments. Is the municipal district planning on using Rockyview tax dollars to support this endeavor? If so, I would like to see how they propose to do this without raising our municipal taxes. The example of Ontario shows what happens when an ideology trumps simple economics – hydro bills that are higher than monthly mortgage payments with alternative energy "Businesses" that can only survive with massive infusions of tax dollars. As soon as the tax dollars are gone the tents are folded up to look for another jurisdiction willing to support them. There is a reason that developments of this nature do not exist in Saskatchewan – the alternative energy firms have publicly stated that they cannot survive without government assistance. The Government of Saskatchewan has refused to use tax dollars to prop up these schemes.

I would ask that Planning Services reject this proposal and save the taxpayers of Rockyview and the Province of Alberta several million dollars in the process.

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Sincerely,

Brian Jasperson



PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 DIVISION: 7

TIME: Morning Appointment

FILE: 06421037 **APPLICATION**: PL20180116

SUBJECT: Redesignation Item – Residential Two District to Residential One District

¹POLICY DIRECTION:

The application was evaluated with the policies found within the Interim Growth Plan, the City of Airdrie/Rocky View County Intermunicipal Development Plan, the County Plan, the Balzac East Area Structure Plan (BEASP), and the Land Use Bylaw, and was found to be compliant:

- The application is consistent with the statutory plans; and
- There are no outstanding technical items at this time.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Residential One District to facilitate future subdivision of three \pm 0.80 hectare (\pm 2 acre) parcels.

There is an existing dwelling on site, and access is available from Rainbow Blvd. The proposed parcels would be serviced by the Rocky View Water Co-op and with private sewage treatment systems. The subject land currently has ineffective drainage; however, site-specific stormwater management would be addressed at future subdivision stage. No responses were received from the adjacent landowner circulation.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: September 21, 2018 **DATE DEEMED COMPLETE:** September 21, 2018

PROPOSAL: To redesignate the subject lands from Residential Two

District to Residential One District to facilitate future

subdivision of three ± 2 acre parcels.

LEGAL DESCRIPTION: Lot 13, Block 1, Plan 9711209, NE-21-26-29-W04M

GENERAL LOCATION: Located in the Balzac East area, approximately 0.4 km

west of Range Road 293 and on the north side of

Rainbow Boulevard.

APPLICANT: Clark, Jewel F & Roy S

OWNERS: Clark, Jewel F & Roy S

EXISTING LAND USE DESIGNATION: Residential Two District

PROPOSED LAND USE DESIGNATION: Residential One District

GROSS AREA: ± 2.7 hectares (± 6.67 acres)

Johnson Kwan & Gurbir Nijjar, Planning & Development Services

¹ Administration Resources



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

Class 2T50, 2T, E50 - Slight limitations due to adverse topography, and erosion damage.

Class 4T40, 4T, E40, 5T20 - Severe limitations due to adverse topography, and erosion damage.

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 162 letters circulated to adjacent and area property owners. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

September 26, 2000 Balzac East Area Structure Plan (Bylaw C-5177-2000) was adopted to guide

future land use, subdivision, and development in the area.

July 2, 1997 Subdivision Plan 9711209 was registered at Land Titles, creating the subject land

and twenty-one (21) residential parcels. Municipal Reserves were provided by

dedication of Lot 10 MR.

BACKGROUND:

The subject land is located in the Balzac East area, approximately 0.4 km west of Range Road 293 and on the north side of Rainbow Boulevard. There is an existing residence on site, which is serviced by Rocky View Water Co-op and a septic system.

This application is to redesignate the subject lands from Residential Two District to Residential One District to facilitate future subdivision of three \pm 0.80 hectare (\pm 2 acre) parcels. The proposed new parcels would also be serviced by the Rocky View Water Co-op and with private sewage treatment systems. New road approaches would be needed for the proposed parcels. Alternatively, a mutual approach may be installed for the proposed parcels at the future subdivision stage.

The subject land is a part of a localized depression. The size of the low-lying area does not impact the developability of the parcel, as the parcel contains greater than one continuous acre of developable area. A site specific stormwater management plan would be required at future subdivision stage to assess the post development site stormwater management, and to identify any stormwater management measures that may be required to service the proposed development.

POLICY ANALYSIS:

Interim Growth Plan

The Interim Growth Plan guides land use planning and decision-making in the Calgary Metropolitan Region for new statutory plans and amendments to existing statutory plans brought forward after January 1, 2018. This application does not require a new statutory plan or amendments to the existing plans.

The application is assessed based on the following statutory plan policies:

- the City of Airdrie/Rocky View County Intermunicipal Development Plan (adopted August 2001);
- the County Plan (adopted October 2013); and
- the Balzac East Area Structure Plan (adopted September 2000).

The Interim Growth Plan states that all *statutory plans* approved prior to January 1, 2018, are grandfathered and considered to be in full force and in effect. The application was therefore assessed based on these existing statutory plans.



The City of Airdrie/Rocky View County Intermunicipal Development Plan (Bylaw C-5385-2001)

The subject land is located within the City of Airdrie/Rocky View County Intermunicipal Development Plan (IDP) policy area. In accordance with the IDP (2.12.3.1), development within the County may proceed according to the policies contained in all adopted applicable area structure plans.

The application was assessed based on the Balzac East Area Structure Plan (see section below). The application was circulated to the City of Airdrie for review, and the City had no comments.

County Plan (Bylaw C-7270-2013)

The County Plan requires development within Balzac East to conform to the relevant area structure plan (Policy 10.1). The application was evaluated against the Balzac East Area Structure Plan policies.

Area Structure Plan

The subject land is located within Residential Phase 1 of the Balzac East Area Structure Plan (BEASP). The following BEASP policies are relevant to this application:

Table 1: Relevant Balzac East Area Structure Plan policies and Analysis

Relevant Area Structure Plan policies	Analysis		
 4.2.1 a) The Municipality may require applications for redesignation and/or subdivision for residential development to supply the following: a storm water management report an evaluation of any on-site hydrological conditions, including confirmation of sufficient water supply; an evaluation of sanitary servicing; an evaluation of on-site geotechnical features; a Traffic Impact Analysis any other matter deemed necessary by the Municipality. 	layout and confirmation of water supply as part of the land use application. At the future subdivision stage, the Applicant would be required to provide: • a site specific stormwater management plan to address stormwater management; and • a Level IV PSTS Assessment to address sanitary servicing. See Appendix A for detailed Engineering comments.		
4.2.1 b) Redesignation and subdivision applications for multi-lot developments shall demonstrate how the proposal coule accommodate the future subdivision potential and/or development of a future road network on surrounding lands.	 The Applicant provided a potential subdivision layout as part of the application. Further investigation may be needed at the future subdivision stage to confirm the buildable area within the proposed eastern lot. 		
4.2.1 c) Panhandles are generally discouraged except where site constraints exist or where panhandles may accommodate future internal subdivision roads.	The subject property is accessed via Rainbow Blvd. Additional approaches may be constructed at future subdivision stage. The County may also require a mutual approach.		
4.2.2 In-filling of Phase One is encouraged prior to further development on infrastructure in	 The application is located in the Phase one infill residential area; The proposed land use redesignation is to 		



Relevant Area Structure Plan policies	Analysis		
Phase Two. Application for residential development out of phase may be considered if adjacent to existing development of similar density and lot size, compatible with the surrounding land use pattern. a) Minimum parcel size shall be two acres; b) Proposals for redesignation, subdivision and development within Phase One Residential Intensification Area shall be supplied by a surface water system, with written confirmation of a sufficient water supply.	 facilitate future subdivision of three ± 2.0 acre parcels. The existing parcel is ± 2.7 hectares (± 6.67 acres). The Applicant provided a confirmation letter from Rocky View Water Co-op, which confirmed sufficient water supply for the proposed development. 		

CONCLUSION:

The application was reviewed based on the Balzac East Area Structure Plan (BEASP) land use strategies and policies. This application is consistent with the land use strategy and the residential policies of the BEASP. There are no outstanding technical items at this time. Detailed technical studies, such as a site specific stormwater management plan, would be further considered at the future subdivision stage.

OPTIONS:

Option # 1: Motion #1 THAT Bylaw C-7847-2018 be given first reading. Motion #2 THAT Bylaw C-7847-2018 be given second reading. Motion #3 THAT Bylaw C-7847-2018 be considered for third reading. Motion #4 THAT Bylaw C-7847-2018 be given third and final reading. Option #2: That application PL20180116 be refused Respectfully submitted, Concurrence, "Sherry Baers" "Al Hoggan" Chief Administrative Officer **Executive Director** Community Development Services JKwan/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7847-2018 and Schedule A

APPENDIX 'C': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS	
School Authority		
Rocky View Schools	No comments received.	
Calgary Catholic School District	No comments received.	
Public Francophone Education	No comments received.	
Catholic Francophone Education	No comments received.	
Province of Alberta		
Alberta Environment and Parks	No comments received.	
Alberta Transportation	Not required for circulation.	
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.	
Energy Resources Conservation Board	No comments received.	
Alberta Health Services	Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided.	
Public Utility		
ATCO Gas	No comments received.	
ATCO Pipelines	No comments received.	
AltaLink Management	No comments received.	
FortisAlberta	FortisAlberta has no concerns; please contact 310-WIRE for any electrical services.	
Telus Communications	No comments received.	
TransAlta Utilities Ltd.	No comments received.	
Adjacent Municipality		
The City of Airdrie	No comments received.	
Other External Agencies		
EnCana Corporation	Not required for circulation.	



AGENCY	COMMENTS		
The Calgary Airport Authority	Calgary International Airport Vicinity Protection Area (AVPA) Regulation.		
	The proposed development is located within the 25-30 NEF (Noise Exposure Forecast) contours. Residences are not considered prohibited uses within this area. However, all buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.		
	Land Use in the Vicinity of Airports		
	As this development is occurring outside of the Calgary International Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.		
Rocky View County Boards and Committees			
ASB Farm Members and Agricultural Fieldmen	No comments		
Rocky View Central Recreation Board	At the Rocky View Central Recreation Board meeting on October 15, the board recommended that Cash in lieu be taken for this circulation.		
Internal Departments			
Recreation, Parks and Community Support	The Municipal Lands Office has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.		
Development Authority	No comments received.		
GIS Solutions	No comments received.		
Building Services	No comments received.		
Fire Services	No comment at this time.		
Bylaw and Municipal Enforcement	No concerns.		



AGENCY

Planning & Development Services – Engineering

General

COMMENTS

- 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, the applicant shall be responsible to dedicate all necessary 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;
- As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (parcel) created as a condition of approval, requiring the owner to tie into municipal wastewater and stormwater services when they become available.

Geotechnical - Section 300.0 requirements:

The proposed parcels appear to have greater than one (1)
continuous acre of developable area including the east most
parcel which contains a wet, low lying area shared with the
lands to the east. Engineering has no further requirements at
this time.

Transportation - Section 400.0 requirements:

- As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the current levy at time of subdivision approval for the gross acreage of the land proposed to be subdivided. The estimated levy payment owed at time of subdivision endorsement is \$30,649 (Base = \$4,595/ac x 6.67 ac = \$30,649);
- As a condition of future subdivision, the applicant is required to construct two (2) new paved approaches from Rainbow Boulevard to the proposed parcels in accordance with the requirements of the County Servicing Standards.

Sanitary/Waste Water - Section 500.0 requirements:

- At time of future subdivision, the applicant will be required to submit a Level IV PSTS Assessment prepared by a qualified professional, determining the suitability of the subject lands to support a PSTS in accordance with the County Servicing Standards and Model Process;
- In accordance with County Policy 449, as the proposed subdivision will result in the creation of lots less than 4 acres and the development density exceeds 60 proposed, conditionally approved or existing lots within a 600m radius of the center of the proposed development, the County will not permit the use of standard PSTS to support the development, but will require a Decentralized or Regional



AGENCY COMMENTS

Wastewater Treatment System. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible, a Packaged Sewage Treatment Plant must be used for each newly created lot along with a deferred servicing agreement for future requirement of connection to a decentralized or regional system once available. For lot sizes less than R1 zoning (1.98 Acres), the County does not support the use of any type PSTS;

 As there are 68 parcels within a 600m radius of the subject lands, as a condition of future subdivision, the applicant will be required to enter into a Site Improvements Services Agreement with the County for the construction of Packaged Sewage Treatment Systems Packaged Sewage Treatment Plant on the individual lots which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment quality in accordance with Policy 449;

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The applicant provided a letter from the Rocky View Water Co-op dated July 17, 2018 confirming the Co-op's ability to provide potable water to the two new proposed lots from the existing distribution network. Engineering has no further concerns at this time;
- As a condition of subdivision, the applicant is required to provide confirmation from the Rocky View Water Co-op that the necessary capacity for the additional parcels has been purchased and the applicant has entered into a servicing agreement or contract with the co-op to tie the proposed parcel to the existing distribution system.

Storm Water Management – Section 700.0 requirements:

As part of a previous subdivision application adjacent to the subject lands, the County conducted a stormwater drainage inspection of the Rainbow Heights community and onsite wetland. The result of the inspection indicated that there are significant amounts ponding appearing on the east side of the subject lands and that the subject lands are a part of a localized depression that has ineffective drainage. It was noted that this ponding, together with ineffective drainage, may have an impact on the develop ability of the eastmost parcel. Administration had also conducted a brief evaluation of the capacity of the localized depression area indicating a spill elevation of approximately 1090.8m whereas the water level in the localized depression area was approximately 1088.4m at the time of the survey (2.4 m below the spill elevation). As part of the previous subdivision application, an overland drainage easement was registered over the low lying area encroaching onto the eastern portion of the lands to ensure the area was protected as it provides for local



AGENCY COMMENTS

stormwater storage for the subject lands and adjacent parcel to the east. The size of the easement area on the eastmost parcel does not impact the developability of the parcel as the parcel contains greater than one contingous acre of developable area. Engineering does not have any further concerns at this time;

- In light of the findings listed above, as a condition of future subdivision, the applicant will be required to submit a site specific stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures required to be implemented to service the proposed development taking into consideration the adjacent low lying area. The plan shall provide the minimum opening elevations and finished floor level for future buildings and identify any necessary drainage easements or improvements as required;
- If the findings of the plan require local improvements, as a condition of future subdivision, the applicant will be required to enter into a Site Improvements Services Agreement with the County to ensure the all future owners of the parcel are aware and held responsible for the proper implementation, management and control of the required stormwater management infrastructure of the parcel.

Environmental – Section 900.0 requirements:

- The subject lands contain a low lying area which is shared with the adjacent parcel to the east. The previous subdivision application for the lands to east had confirmed that the low lying area is a localized depression; not an active wetland. Furthermore, impacts to this low lying area (i.e.: site grading) have not been proposed at this time. Engineering has no further concerns at this time;
- The site specific stormwater management plan to be provided shall also address any ESC measures to be implemented to protect the low lying area as necessary.

Transportation Services No issues.

Capital Project Management No concerns.

Operational Services No concerns.

Utility Services Confirmation from Rocky View water co-op regarding capacity

agreement to supply water.

Note: comment addressed.

Agriculture and Environmental

Services

No comments.



Circulation Period: October 15, 2018 - November 1, 2018



BYLAW C-7847-2018

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-7847-2018.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

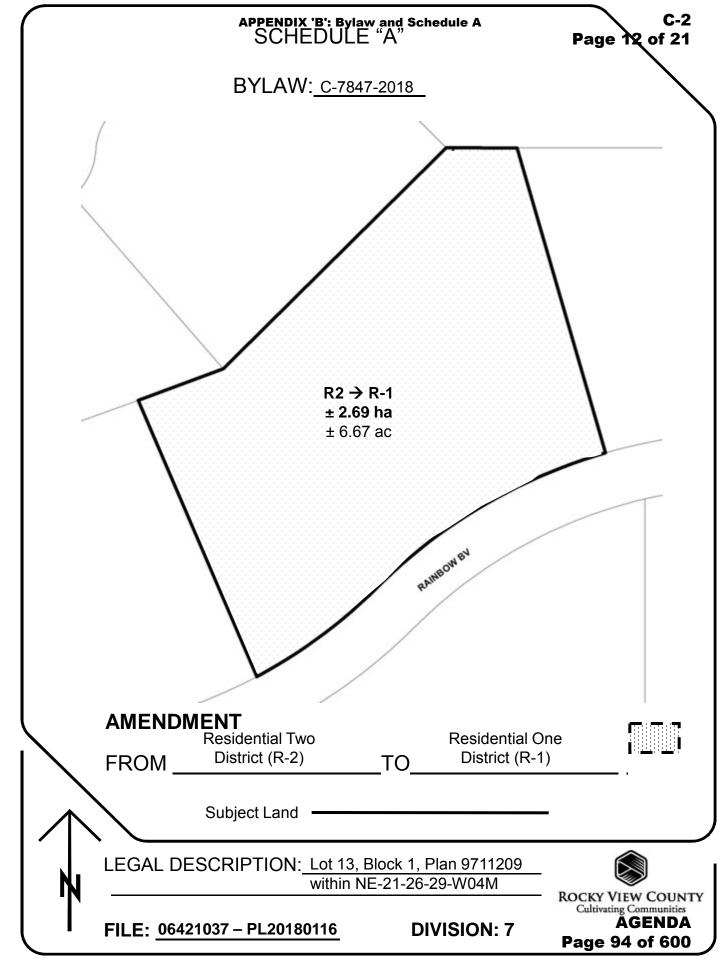
- THAT Part 5, Land Use Map No. 64 and No. 64-N of Bylaw C-4841-97 be amended by redesignating Lot 13, Block 1, Plan 9711209 within NE-21-26-29-W04M from Residential Two District to Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Lot 13, Block 1, Plan 9711209 within NE-21-26-29-W04M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

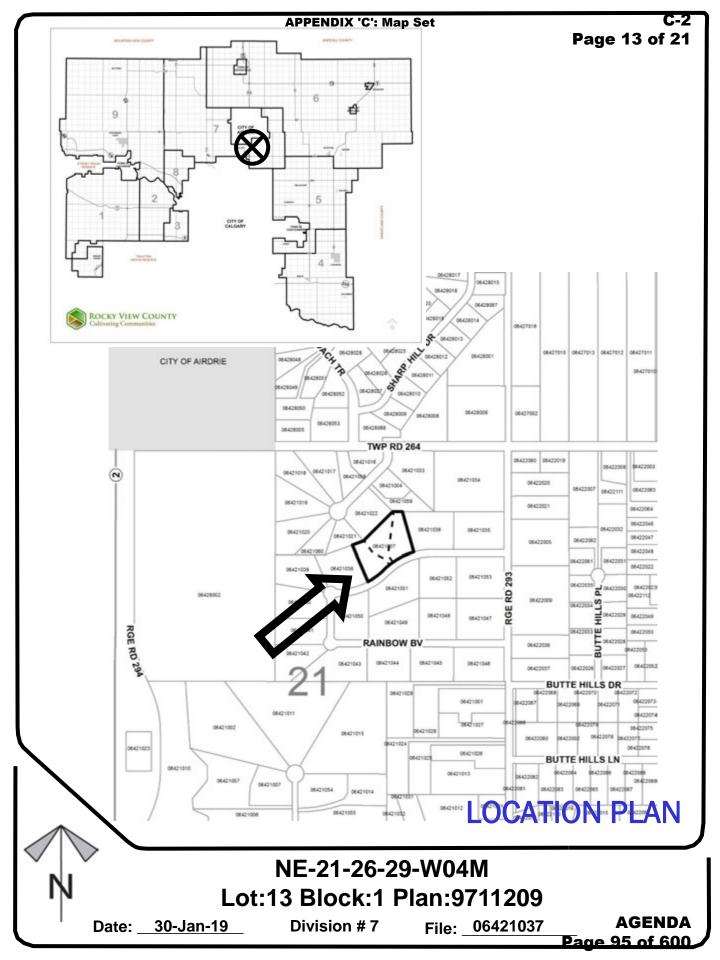
PART 4 - TRANSITIONAL

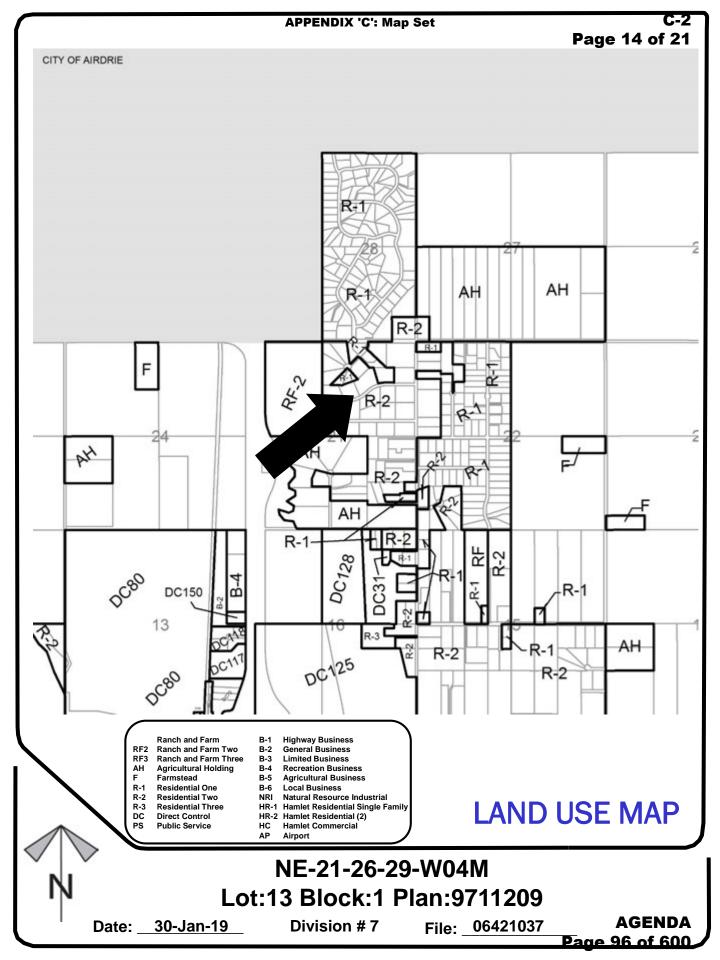
Bylaw C-7847-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

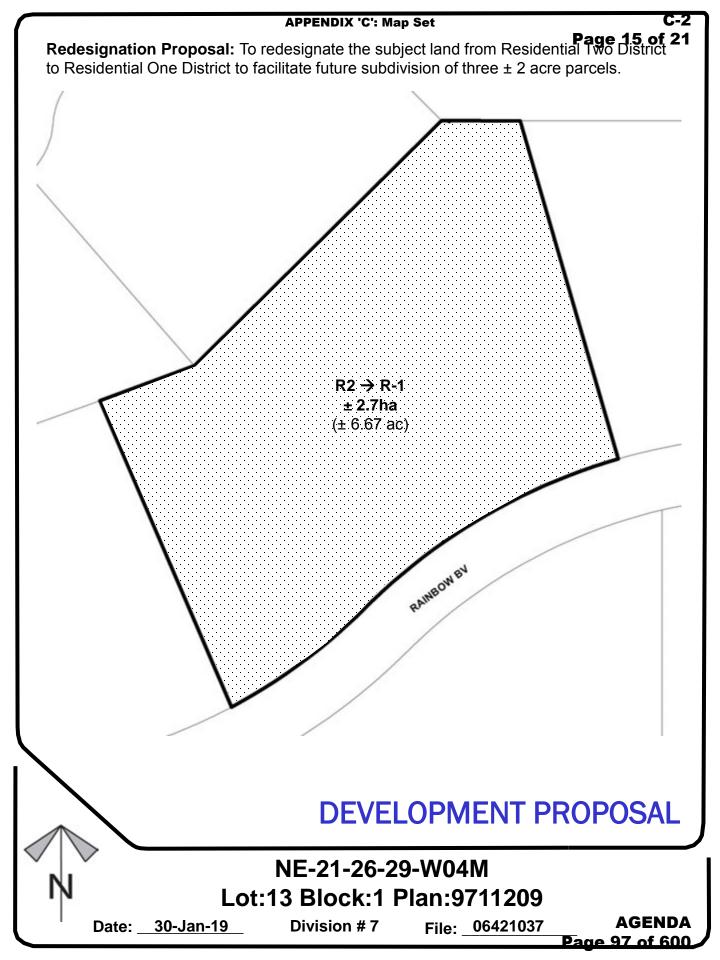
	Fil	Division: 7 e: 06421037 – PL20180116
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019
	Reeve	
	CAO or Designa	ate
	Date Bylaw Sig	ned

Division, 7









Redesignation Proposal: To redesignate the subject land from Residential Two District to Residential One District to facilitate future subdivision of three ± 2 acre parcels.



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

AIR PHOTO

Spring 2018

NE-21-26-29-W04M

Lot:13 Block:1 Plan:9711209

Date: 30-Jan-19

Division #7

File: 06421037

AGENDA
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Redesignation Proposal: To redesignate the subject land from Residential Two District to Residential One District to facilitate future subdivision of three ± 2 acre parcels.



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

POTENTIAL DEVELOPABLE AREA

Spring 2018

NE-21-26-29-W04M

Lot:13 Block:1 Plan:9711209

Date: <u>30-Jan-19</u>

Division #7

File: 06421037

AGENDA

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

TOPOGRAPHY

Contour Interval 2 M

NE-21-26-29-W04M

Lot:13 Block:1 Plan:9711209

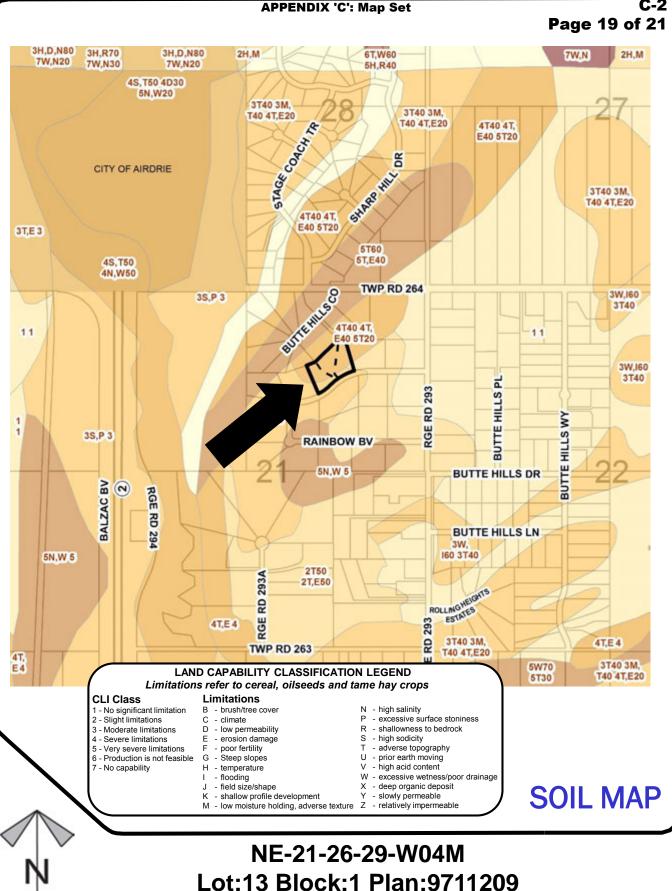
AGENDA

Date: 30-Jan-19

Division #7

File: <u>06421037</u>

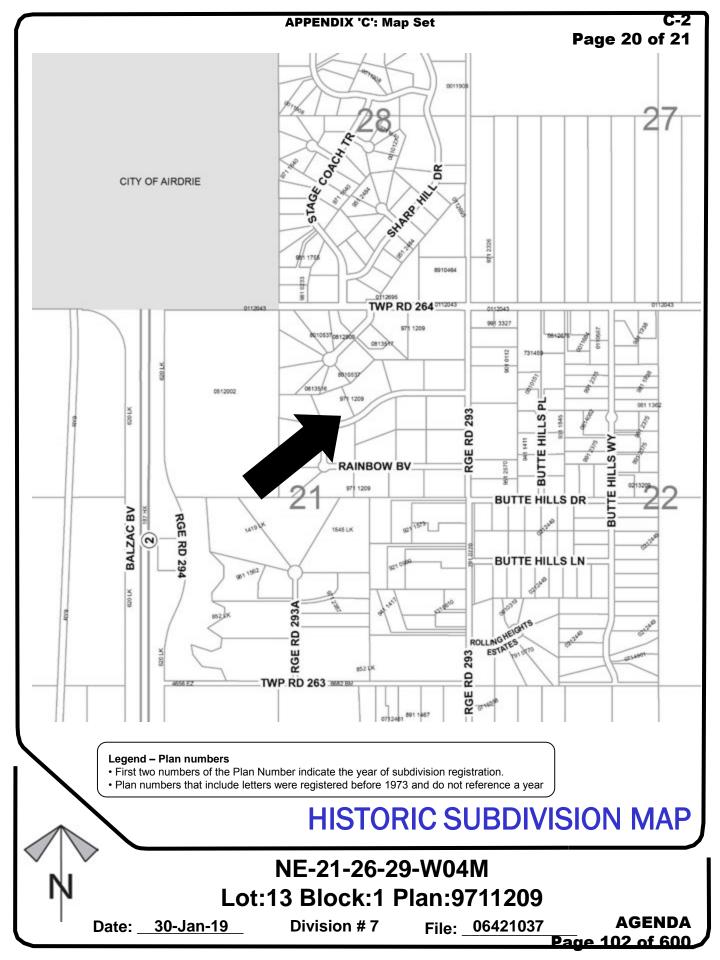
Page 100 of 600

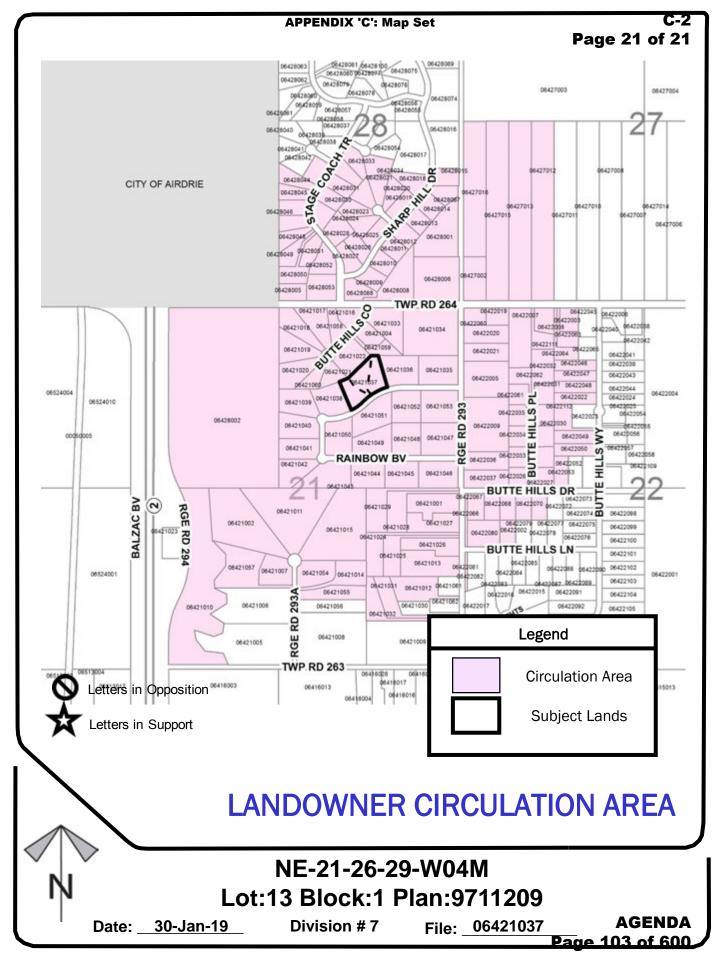


File: 06421037 Date: 30-Jan-19 Division #7

AGENDA

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PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 **DIVISION:** 7

TIME: Afternoon Appointment APPLICATION: PL20180076

FILE: 06411004/ 06412003/2004/ 06307003/7006/7007/7008/7012/7016

SUBJECT: Area Structure Plan Amendment – Balzac East Area Structure Plan Policy Amendments

Note: This application should be considered in conjunction with PL20180077, proposed High Plains Industrial Park Stage 4 & 5 Outline Plan, and PL20180078, proposed land

use redesignation.

¹POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan and was found to be compliant:

- The proposal is consistent with the definition of a 'minor amendment' as defined in the County Plan (policy 28.6);
- The proposal is consistent with the overall intent of the Balzac East Area Structure Plan;
- The proposal is consistent with the associated conceptual scheme and land use applications; and
- The technical aspects of the proposal would be further addressed through detailed site design at the development permit stage.

EXECUTIVE SUMMARY:

The purpose of this application is to consider minor amendments to the Balzac East Area Structure Plan (Bylaw C-5177-2000) to implement the proposed High Plains Industrial Park Stages 4 and 5 Outline Plan. This report focuses on the proposed ASP amendments. The corresponding staff report for PL20180077 covers the proposed Outline Plan, and the PL20180078 report discusses the proposed land use redesignation.

The proposed Area Structure Plan (ASP) amendments would affect four quarter sections in Cell A of Special Development Area 5 (SDA 5), and would:

- allow outside storage in the yards facing the Highway 566 Corridor;
- allow the maximum height of a principal building to be more than 10 metres; and
- allow the minimum building setback from Highway 566 to be less than 50 metres.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: June 22, 2018 **DATE APPLICATION DEEMED COMPLETE:** July 16, 2018

PROPOSAL: To amend the Balzac East Area Structure Plan (Bylaw

C-5177-2000) Policy 4.7.5 (i) to allow outside storage in the yards facing the Highway 566 Corridor, to remove policy 4.7.5 (m) in order to allow the maximum height of a principal building to be more than 10 metres, and to

Johnson Kwan & Gurbir Nijjar, Planning and Development Services

¹ Administration Resources



allow minimum building setback from Highway 566 to

be less than 50 metres.

LEGAL DESCRIPTION: NE-11-26-29-W04M, NE-12-26-29-W04M, NW-12-26-

29-W04M, NW-07-26-28-W04M

GENERAL LOCATION: Located in the Balzac East area, south of Highway 566

between the southwest junction with Range Road 291 and the southeast junction with Range Road 290.

APPLICANT: Chris Andrew, B&A Planning Group

OWNERS: CLT Developments Ltd., CLT Contracting Ltd.,

Highfield Investment Group Inc., 803969 Alberta Ltd., Kidco Shares Ltd., Dale Franklin, Brenda Thibault, Mark Scarrow, Stephen & Bernadette Tobler, Val G. & Melanie R. Clift, Virginia Keip, Street Capital Financial Corp, Wayne Poffenroth, Deborah Jane

Zelez.

EXISTING LAND USE DESIGNATION: Industrial – Industrial Storage;

Ranch and Farm District; Residential Three District; Residential Two District; Agricultural Holdings District Ranch and Farm Two District

PROPOSED LAND USE DESIGNATION: Industrial – Industrial Activity District and

Public Services District

GROSS AREA: ± 253.94 hectare (± 627.51 acre)

SOILS (C.L.I. from A.R.C.): Class 160, 1E20 3D20 – no significant limitation to

crop production due to erosion damage, and low

permeability

Class 2T40, 2D30 5N, W30 – Slight limitations to crop

production due to adverse topography, low

permeability, high salinity, and excessive wetness/poor

drainage.

Class 3T50, 3T, E50 – Moderate limitations to crop production due to adverse topography, and erosion

damage.

Class 5N, W70, 5T, E30 – Very severe limitations to crop production due to high salinity, excessive wetness/poor drainage, adverse topography, and

erosion damage.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to 103 adjacent landowners, from whom two letters in opposition were received in response (Appendix 'D'). The proposal was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A' attached to and forming part of this report.



HISTORY:

September 23, 2008 The Balzac East Area Structure Plan was amended to include Special Development Area 5 (Bylaw C-6655-2008).

September 26, 2000 The Balzac East Area Structure Plan (Bylaw C-5177-2000) was adopted.

BACKGROUND:

The proposed Balzac East Area Structure Plan amendments would affect four-quarter sections located in Cell A of Special Development Area 5.

Special Development Area 5 (SDA 5) is located south of Highway 566. The western boundary is ½ mile to the east of Range Road 292, and the eastern boundary is ½ mile to the east of Range Road 290. Cell A of SDA 5 is located immediately south of Highway 566, and includes NE-11-26-29-W04M, NW-12-26-29-W04M, NE-12-26-29-W04M, and NW-07-26-28-W04M.

- NE-11-26-29-W4M has an adopted local plan Rosemont Conceptual Scheme (Bylaw C-6991-2010) and commercial and industrial land use designations (Business Industrial Campus District, Industrial Industrial Activity District, and Industrial Industrial Storage District).
- **NW and NE-12-26-29-W04M** are the location of the proposed High Plains Stages 4 and 5 Outline Plan. The Applicant proposed to redesignate the two quarter sections to Industrial Industrial Activity District to allow for future commercial and industrial development (PL20180078)
- NW-07-26-28-W04M consists of a mix of agricultural and residential properties, including Agricultural Holding District, Ranch and Farm Two District, Residential Two and Three District.

To the east of the affected area are agricultural lands, which are designated as Ranch and Farm District. These agricultural lands are located outside of the Balzac East ASP.

To the west of the affected area are the Wagon Wheel Industrial Park (Bylaw C-6024-2005) and the Balzac Commercial Campus (Bylaw C-6664-2008), both of which are located within Special Development Area 4 of the Balzac East Area Structure Plan.

To the north of the affected area are Rocky View County's municipal campus, a farm equipment supplier (designated as Direct Control Bylaw, DC-30), and two Ranch and Farm quarter sections, all of which are located outside of the Balzac East ASP.

POLICY ANALYSIS:

Calgary Metropolitan Region Board – Interim Growth Plan and Interim Regional Evaluation Framework

The Calgary Metropolitan Region Board was formed on January 1, 2018, when the Calgary Metropolitan Region Board Regulation came into effect.

Any statutory plan passed or amended by member municipalities after January 1, 2018, shall conform to the Interim Growth Plan and be evaluated under the Interim Regional Evaluation Framework, until such time as the comprehensive Growth Plan and Servicing Plan are adopted and approved.

Statutory Plans and amendments to existing statutory plans approved under the Interim Growth Plan would remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved.

The Balzac East Area Structure Plan (ASP) is a statutory plan under the *Municipal Government Act*. This application is to amend the existing statutory plan, namely the Balzac East ASP, in order to vary the



setback requirements, height restriction, and development regulations within a portion of the statutory plan area.

According to the Interim Regional Evaluation Framework Section 4.2, municipalities do not need to submit proposed statutory plans and/or amendments to existing statutory plans to the Calgary Metropolitan Region Board in the following circumstances:

- 4.2.1 Housekeeping amendments to correct or update clerical, technical, grammatical, and/or typographical errors and omissions that do not materially affect the statutory plan and/or amendment in principle or substance in accordance with the Municipal Government Act.
- 4.2.2 Amendments to existing statutory plans that are not substantive in effect, such as:
 - a. small scale amendments to maps;
 - b. small scale text amendments;
 - c. small scale land use conversions; or
 - d. amendments that the member municipality in their discretion has determined to not be regionally significant.

Since the proposed amendments only affect the setback requirement, height restriction, and development regulations for four-quarter sections within the Balzac East ASP, this application is considered to be small-scale text amendments and is deemed not regionally significant.

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

The Balzac East Area Structure Plan is located within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The City of Calgary was circulated in accordance with the IDP policies and procedures. The City of Calgary's comment is included in Appendix A of this report.

County Plan (Bylaw C-7280-2013)

Section 28.0 of the County Plan addresses area structure plan preparations and amendments.

Policy 28.6 states that, "A minor amendment to an area structure plan may be prepared by the development proponent in consultation with the local community, at the direction of the County."

A minor amendment is defined as follows:

- "A minor amendment to an area structure plan is initiated by a development application and in the opinion of the County is:
- consistent with the overall intent of the area structure plan and the policies of this Plan; and
- is minor in nature.

Minor amendments may include specific policy or map amendments".

The proposed amendments are consistent with the overall intent of the Balzac East ASP and the County Plan policies. The Applicant hosted an open house at the Balzac Community Hall on June 25, 2018, as consultation with the local community.

Balzac East Area Structure Plan Amendments (C-5177-2000)

The Applicant proposed the following amendments to the Balzac East ASP in order to implement the vision in the Stages 4 and 5 High Plains Industrial Park Outline Plan:

Amendment #1 - Amend Policy 4.7.5 (i) as follows:

Cell A is located along the northerly and easterly boundary of SDA #5 and along Range Road 290. Uses that are compatible with adjacent residential and other uses may be permitted in this Cell. Landscaped buffers are mandatory. Development heights, parking and landscaping



will be sensitive to the adjacent residential uses. General Industry Class III uses are not permitted in Cell A. Architectural guidelines prepared for Cell A will ensure that the sides of structures facing Highway 566 and Range Road 290 are attractive and no outside storage is permitted in the yards facing these highway corridors. Signage and lighting must also be sensitive to the adjacent residential uses.

Intent: To allow outside storage in the yards facing the Highway 566 Corridor.

Considerations:

- According to Balzac East ASP Policy 4.7.5 a), SDA 5 is considered to be 'suitable for industrial
 and business uses requiring larger lots...';
- The Applicant proposed to redesignate the two quarter sections to Industrial Industrial Activity District, which allows for outside storage;
- To mitigate the potential visual impacts, the Applicant proposed dedication of a 20 m wide Municipal Reserve and construction of berms and a pathway along Highway 566 (see C-2, PL20180077 for details)
- Detailed site arrangement and potential visual impacts can be addressed through landscaping requirements and architectural controls at the Development Permit stage.

Amendment #2 - Delete Policy 4.7.5 (m) that reads:

within Cell A of SDA #5, the maximum height of a principal building shall be 10 metres. The minimum building setback from Highway 566 shall be 50 metres.

Intents:

- To allow the maximum height of a principal building to be more than 10 metres; and
- To allow the minimum building setback from Highway 566 to be less than 50 metres.

Considerations:

Building Height

- Proposed land use for the two-quarter sections (NW and NE-12-26-29-W4M) is I-IA, which allows a maximum building height of 20.00 m (65.62 ft.);
- Existing land use (B-IC) in Rosemont Business Park (NE-11-2-29-W4M) allows a maximum building height of 20.00 m (65.62 ft.);
- To the west of SDA 5 is Cell A of Direct Control Bylaw (DC-99), which allows a maximum building height of 10.00 m (32.81 ft.).

Building Setbacks

- Minimum side and rear setback for I-IA District is 15.00 m (49.12 ft.);
- Minimum side and rear setback for B-IC District is 15.00 m (49.21 ft.) from a Highway and for parking and storage from any road;
- Minimum setback for DC-99 Cell A is 50.00 m (164.04 ft.) from Highway 566, or 30.00 m (98.43 ft.) for those lots adjacent to the Municipal Reserve land that borders Highway 566;
- Detail site design can be addressed at the future development permit stage, including architectural control, building arrangement, screening, and landscaping.

TECHNICAL CONSIDERATIONS:

The proposed amendments would not result in changes in servicing, transportation, or storm water management. Administration is satisfied that the proposed changes to allow outside storage facing Highway 566, to allow the maximum height of a principal building to be more than 10 metres, and to allow the minimum building setback from Highway 566 to be less than 50 metres can be addressed at the future development permit stage through detailed site design, architectural controls, and landscaping and screening requirements.



CONCLUSION:

The application was evaluated against the policies found within the Interim Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan, and was found to be compliant. The proposed amendments would provide for the concurrent planning applications (PL20180077 and PL20180078).

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7819-2018 be given first reading.

Motion # 2 THAT Bylaw C-7819-2018 be given second reading.

Motion # 3 THAT Bylaw C-7819-2018 be considered for third reading.

Motion # 4 THAT Bylaw C-7819-2018 be given third and final reading.

Option # 2: THAT Application No. PL20180076 be refused.

Respectfully submitted, Concurrence,

"Sherry Baers" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

JKwan/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7819-2018 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No objection.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
Province of Alberta	
Alberta Environment and Parks	No comment.
Alberta Transportation	Alberta Transportation has reviewed the proposed High Plains Industrial Park Conceptual Scheme and support information, and offers the following comments:
	Through subdivision and development, Albert Transportation will protect additional right of way along Highway 566 that was previously identified in the 2010 iTrans Functional Planning Study. Detailed information for right of way protection is attached. Please note that berms and the linear MR parcel must be excluded from this area.
	The TIA should be updated, with 12 hour traffic counts, for each phase of subdivision to identify and implement recommended improvements to Highway 566, including timeframe for traffic signals at the Township Road 290 intersection.
	Alberta Transportation will continue to require roadside development permits for development proposed on parcels directly adjacent to Highway 566. Please note that building may not be placed closer that 50 metres from the existing Highway 566 right of way. This setback distance accommodates future highway improvements noted above, as well as the 20 metre municipal reserve buffer.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	Alberta Health Services, Environmental Public Health does not have any concerns with the information as provided at this time.
	We would welcome the opportunity to review any future planning documents pertaining to the subject lands as they become available.



AGENCY	COMMENTS
	AHS would also like an opportunity to review and comment on future building permit applications to construct any public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding building plans for these facilities to our department for AHS approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.
Public Utility	
ATCO Gas	ATCO Gas has no objection to the proposed ASP changes or the redesignation.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	Fortis Alberta has no objections to the proposal and no easements are required at this time.
	Fortis Alberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
Nexen	No comment.
Adjacent Municipality	
City of Calgary	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.
	The City of Calgary Transportation Planning Department reviewed the Transportation Impact Assessment and has no additional comments.
	The subject site is located within both the Nose Creek watershed and the Bow River Basin. The following plans which have been



AGENCY

COMMENTS

endorsed by Rocky View County apply to the subject area:

- The Bow Basin Watershed Management Plan, Phase 1: Water Quality: this plan contains water quality objectives and recommends actions to be taken to maintain or improve surface water quality within the basin (www.brbc.ab.ca)
- The Bow Basin Watershed Management Plan 2012: this plan has recently been completed and provides watershed recommendations on land use and water resources (www.brbc.ab.ca)
- The Nose Creek Watershed Water Management Plan: this document was developed to help protect riparian areas and improve water quality in the Nose Creek watershed. Recommendations for riparian protection, allowable release rates and run off volume control targets are contained in the plan (http://nosecreekpartnership.com/wp-content/uploads/2011/07/Nose-Creek-Watershed-Water-Management-Plan.pdf).
- As part of a future amendment of this plan, a new Internal Drainage Areas Policy has been developed by the Nose Creek Watershed Partnership and is currently being reviewed by ESRD (http://nosecreekpartnership.com/wp-content/uploads/2013/10/Policy Nose-Creek-Watershed-Internal-Drainage-Areas.pdf)
- The subject land is potentially located in the "internal drainage areas" of the Nose Creek watershed. These areas do not drain directly to the creek but are isolated and play an important hydrological role in the watershed. The policy contains recommendations for runoff volume control targets.

The subject site is also located within the City of Calgary/Rocky View Intermunicipal Development Plan (IDP) policy area. Please refer to Section 11.0 (Watershed Management) and Section 14.0 (Utilities and Servicing) for information on policies related to the management of watersheds for water quality/quantity and the process for cross-boundary utility planning and right-of-way acquisition. The Watershed Management section of this Plan specifically requires that the most up-to-date Watershed Management Plans be used as guidance documents and decision-making tools for activities occurring within watersheds.

Rocky View County Boards and Committees

ASB Farm Members and Agricultural Fieldmen

Because this parcel falls within the Balzac East Area Structure Plan, Agricultural Services has no concerns.



AGENCY	COMMENTS
Rocky View Central Recreation Board	Over the years, Rocky View Central Recreation Board has contributed a great deal of time and effort working with the County in defining a standardized, long-range plan that ensures connectivity, aesthetics, and consistency of trail development in the District. In reviewing this circulation, the Board has concerns with the proposed reduction to the setback for the following reasons:
	 High Usage: The existing and proposed pathway system along Highway 566 is the backbone of the trail/pathway system through East Balzac. Many other pathways from north and south feed into this corridor. Since it is the main thoroughfare, is anticipated that the route will be well used and will require the 50-meter setback.
	 Highway 566 expansion: As Highway 566 will be widened in the future, the original 50 meter setback is critical to accommodate a safe and accessible pathway system. A 15 meter setback will not allow for long-term accommodation of this recreational resource.
	3. Aesthetics: The board would like to maintain the continuity of the pathway and greenspace both now and in the future. Protection of the aesthetics make it a desirable space / location for recreation. A 50 meter setback is necessary to accommodate the pathway and landscaping that makes this a pleasing recreation area. A change in setback would impact this.
Internal Departments	
Recreation, Parks, and Community Services	The Municipal Lands office has reviewed the application(s) and offers the following comments/recommendations/concerns at this time.
	These comments/recommendations/concerns have been provided based on the application submitted and are subject to change to ensure alignment with standards, best practices, policies and procedures.
	PL20180076: High Plains Industrial Park Conceptual Scheme amendment- industrial storage
	The Municipal Lands Office has no concerns with this application as public parks, open space, or active transportation networks are not affected.
Development Authority	No comment.
GIS Services	No comment.
Building Services	No comment.



AGENCY	COMMENTS	

Fire Services

Bylaw and Municipal Enforcement

Planning & Development Services – Engineering

The Fire Services has no comments at this time.

No concerns.

General Comments

- Engineering Services has received the updated submissions from the developer's team and is satisfied that comments issued in October have been addressed. Future development on the subject lands will require additional technical reporting, the payment of levies and construction of public infrastructure in accordance with County Standards;
- The comments below pertain to the most recent versions of the reporting submitted to support the proposed Stage 4 and 5 Outline Plan.

Geotechnical:

- The applicant has submitted a geotechnical investigation titled Geotechnical Report High Plains Industrial Phase 4 & 5 prepared by McIntosh Lalani Engineering Ltd. dated December 4th, 2018. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - The report provides numerous recommendations for future construction on the subject lands that will need to be considered as development progresses.
- Further geotechnical requirements will apply as development proceeds in the Phase 4 and 5 area. This includes but is not limited to Deep Fill reporting, compaction testing and site specific geotechnical investigations.

Transportation:

- The Updated Traffic Impact Assessment Report prepared by Bunt & Associates Engineering Ltd. dated December 19, 2018 has addressed all prior review comments. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - Updates to the accepted Traffic Impact Assessment will be required at each phase of subdivision and development to determine the timing of network improvements required to support traffic generation.
 - All improvements to the existing road network required to support development of the plan area will be the developer's responsibility.
- Dedication of additional right of way for RR291 and RR290 will be required as development proceeds. Both roads are currently identified as requiring a 36m ROW (8m required



AGENCY

COMMENTS

- from subject lands).
- The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-7356-2014, as amended.
 - The applicant is advised the levy is currently undergoing changes and that the version of the bylaw in place at time of subdivision approval is what will apply. Bylaw updates, public input and other information can be accessed on the County's website.
- Alberta Transportation should be engaged for comments on SH 566 widening, drainage, improvements and intersection operations for the highway.

Sanitary/Waste Water & Water Supply:

- The updated report titled Stage 4 & 5 Outline Plan Utility Servicing Design Brief prepared by CIMA+ dated November 2018 and the letter dated November 15th, 2018 from CIMA+ addressing the existing and future capacity requirements for the Campus Lift Station have been reviewed. These submissions have addressed prior comments and no further concerns exist at this stage;
- Any and all upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery may apply in accordance with RVC Policy. The applicant should be prepared to complete upgrades to the existing sanitary lift station on the County campus site and provide for cost recovery for the construction of the existing infrastructure. Expected upgrades will be determined as development progresses and will include:
 - The provision of an adequate chemical feed system in the facility to lower corrosion and odor issues;
 - The provision of a SCADA system to transition its operation to that of a regional lift station tied to the Langdon WWTP SCADA operations;
 - The provision of spare pumps and impellers for redundancy given the larger service area than initially planned for this facility;
 - Any other upgrades required to accommodate actual flows from the development of the subject lands.
- All development within the Outline Plan area will be required to connect to regional servicing. Detailed requirements for upgrades to existing and/or new infrastructure will be evaluated at future subdivision and/or DP stage;
- Future development will be subject to applicable levies (current bylaw is C-7273-2013) and development will be subject to water/wastewater system capacity existing in the system when development proceeds. The existing Levy



Bylaw includes capacity triggers for various components of the systems and front ending may be required;

 Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.

Storm Water Management / Environmental:

- The Updated Staged Master Drainage Plan prepared by Westhoff Engineering Resources Inc. dated November 22, 2018 has addressed all prior review comments. The report is stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - Updates and stormwater management reports will be required at each phase of subdivision and development to determine infrastructure requirements to support development;
 - The County remains supportive of the overall re-use scheme that exists in the High Plains Industrial Park and looks forward to changes in regulatory requirements to enable permanent re-use by local industry. Until then, the system will continue to be approved and managed based on demonstrating adequate irrigation demands exist. This will be revisited as each phase is developed.
- The report titled High Plains Phase 4 and 5 Wetland Assessment and Impact Report prepared by Westhoff Engineering Resources Inc. dated November 7th, 2018 has been reviewed. The report identifies the presence of wetlands on the site and provides for recommendations to compensate for the loss of these areas in accordance with Provincial legislation.
 - We note for the applicant's understanding that the County will require copies of regulatory approvals for wetland disturbances prior to issuing permit(s) for stripping and grading activities on the site.
- Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages.

Transportation Services No concerns.

Capital Project Management No concerns.

Operational Services No concerns.

Since the proposal is to connect the wastewater collection

Utility Services Wastewater:



AGENCY

COMMENTS

system for the subject development to the existing lift station servicing the County's Municipal Campus, an engineering assessment will be require to confirm that the lift station and downstream, infrastructure, including the wastewater treatment plant, has sufficient capacity to accommodate the proposed development. Any upgrades required to accommodate the development should be at the cost of the developer.

Note: the Applicant submitted a Sanitary Sewer Municipal Campus Lift station Analysis (by CIMA, dated November 15, 2018), and Stage 4&5 Outline Plan Utility Servicing Design Brief (by CIMA, dated November 2018). Details of the wastewater servicing will be addressed at future subdivision stage.

Stormwater Management:

Considering that the storm pond is to be located on a PUL (County titled property) and that it will be tied to the overall High Plains Industrial Park stormwater reuse system (treatment and distribution), Utility Services is unsure of what the proposed mechanism for the operation and maintenance of the proposed storm water facility will be. Is the proposed mechanism to have the system operated by a private utility? The County? Or a combination of both?

If a private utility or a combination of County/private utility there needs to be a mechanism/agreement in place such as a License of Occupation to enable the private utility access to the infrastructure located on the PUL and that sets out the operation and maintenance responsibilities of both parties. Further clarification in this regard is required.

Note: the operation and maintenance component will be address at future subdivision stage through conditions of subdivision.

Agriculture and Environment Services

No concerns.

Circulation Period: July 27, 2018 to August 28, 2018



BYLAW C-7819-2018

A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the Municipal Government Act to amend Bylaw C-5177-2000, known as the "Balzac East Area Structure Plan".

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This bylaw shall be known as Bylaw C-7819-2018.

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** Bylaw C-5177-2000, known as the "Balzac East Area Structure Plan", be amended in accordance with the amendments contained in Schedule 'A', attached to and forming part of the Bylaw; and
- That The amendments contained in Schedule 'A' attached to and forming part of the Bylaw be adopted to allow outside storage in the yards facing the Highway 566 Corridor within Cell A of Special Development Area 5, to allow the maximum height of a principal building to be more than 10 metres within Cell A of Special Development Area 5, and to allow the minimum building setback from Highway 566 to be less than 50 metres within Cell A of Special Development Area 5.

PART 4 - TRANSITIONAL

Bylaw C-7819-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 06411004/ 2003/ 2004/ 06307003/ 7006/ 7007/ 7008/ 7012/ 7016 - PL20180076

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

Bylaw C-7819-2018 Page 1 of 3



Reeve	
CAO or Designate	
Date Bylaw Signed	

Bylaw C-7819-2018 Page 2 of 3



SCHEDULE 'A'

FORMING PART OF BYLAW C-7819-2018

Schedule of Amendments to Bylaw C-5177-2000:

Amendment #1:

Delete Policy 4.7.5 (i), which reads:

Cell A is located along the northerly and easterly boundary of SDA #5 and along Range Road 290. Uses that are compatible with adjacent residential and other uses may be permitted in this Cell. Landscaped buffers are mandatory. Development heights, parking and landscaping will be sensitive to the adjacent residential uses. General Industry Class III uses are not permitted in Cell A. Architectural guidelines prepared for Cell A will ensure that the sides of structures facing Highway 566 and Range Road 290 are attractive and no outside storage is permitted in the yards facing these highway corridors. Signage and lighting must also be sensitive to the adjacent residential uses.

And replace with:

Cell A is located along the northerly and easterly boundary of SDA #5 and along Range Road 290. Uses that are compatible with adjacent residential and other uses may be permitted in this Cell. Landscaped buffers are mandatory. Development heights, parking and landscaping will be sensitive to the adjacent residential uses. General Industry Class III uses are not permitted in Cell A. Architectural guidelines prepared for Cell A will ensure that the sides of structures facing Highway 566 and Range Road 290 are attractive. Signage and lighting must also be sensitive to the adjacent residential uses.

Amendment #2:

Delete Policy 4.7.5 (m), which reads:

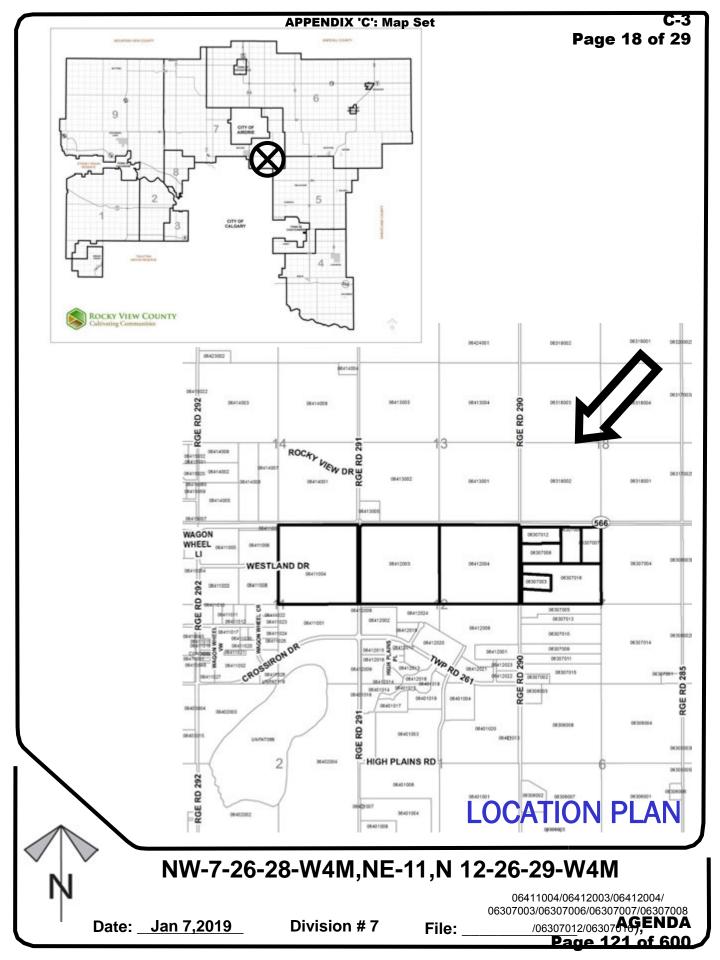
within Cell A of SDA #5, the maximum height of a principal building shall be 10 metres. The minimum building setback from Highway 566 shall be 50 metres.

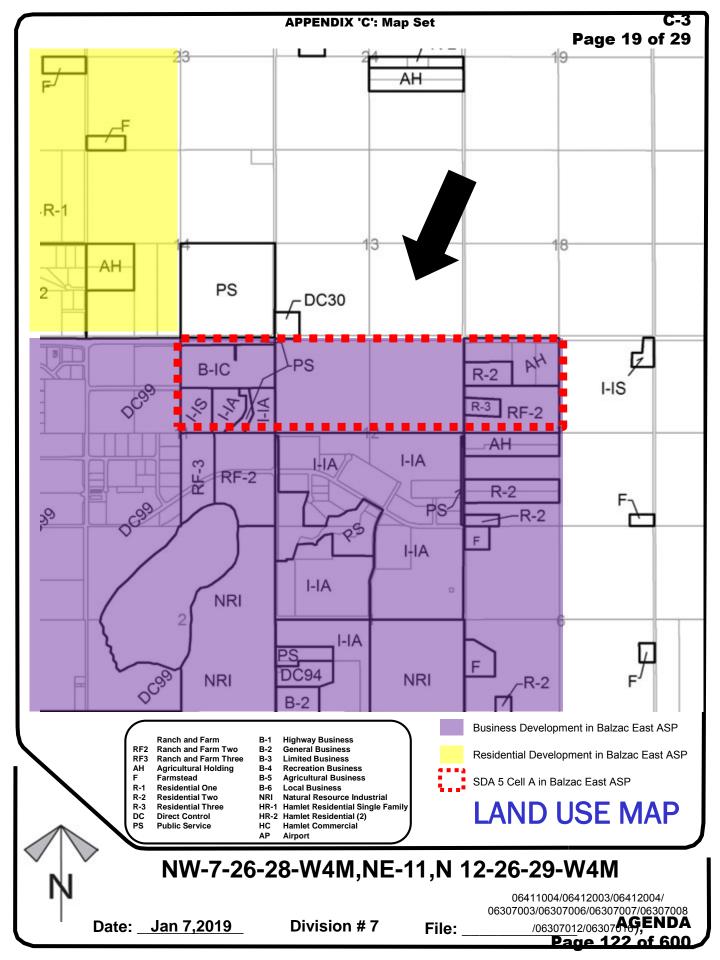
Amendment #3:

Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

- 1. Renumbering the Bylaw as required.
- 2. Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- 3. Italicize all definitions within the Bylaw.
- 4. Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.

Bylaw C-7819-2018 Page 3 of 3

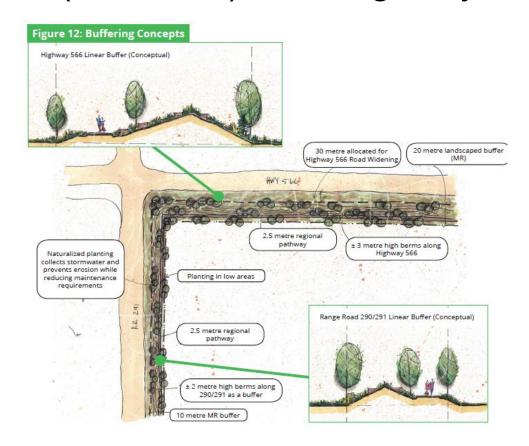




1) Amend Policy 4.7.5 (i) to allow outside storage facing Highway 566

2) Delete Policy 4.7.5 (m) to allow:

- maximum height more than 10 m;
- minimum building setback less than 50 m (164.04 ft.) from Highway 566.



DEVELOPMENT PROPOSAL

NW-7-26-28-W4M, NE-11, N 12-26-29-W4M

06411004/06412003/06412004/ 06307003/06307006/06307007/06307008

/06307012/06307**ASENDA**

Date: Jan 7,2019

Division #7

File:



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

AIR PHOTO

Spring 2018

NW-7-26-28-W4M,NE-11,N 12-26-29-W4M

06411004/06412003/06412004/ 06307003/06307006/06307007/06307008

/06307012/06307 AGENDA

Page 124 of 600

Date: <u>Jan 7,2019</u>

Division #7

File:



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

TOPOGRAPHY

Contour Interval 2 M

NW-7-26-28-W4M, NE-11, N 12-26-29-W4M

06411004/06412003/06412004/ 06307003/06307006/06307007/06307008

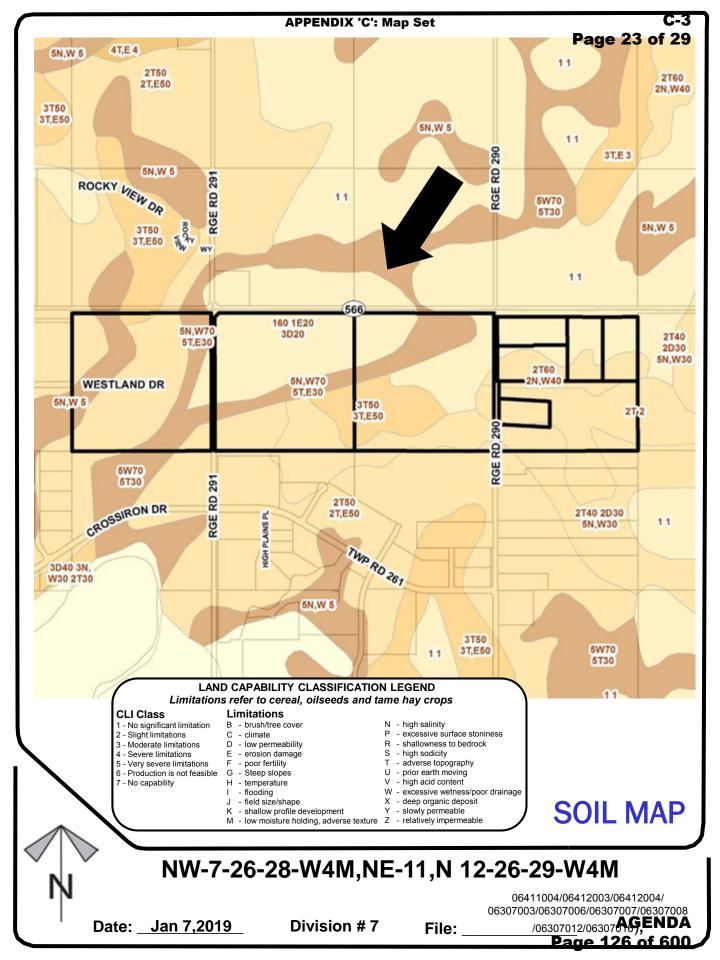
/06307012/06307**AGENDA**

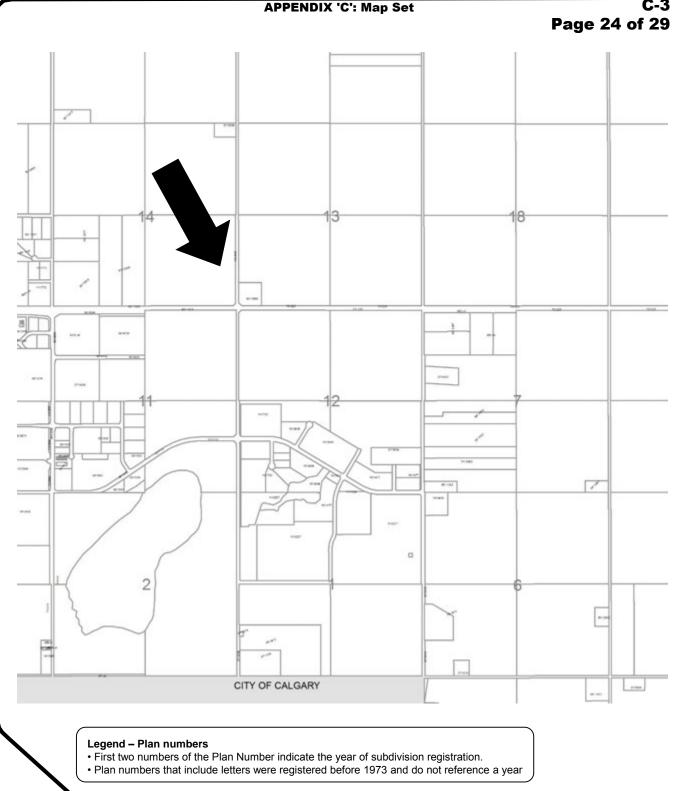
Date: Jan 7,2019

Division #7

File:

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HISTORIC SUBDIVISION MAP

NW-7-26-28-W4M,NE-11,N 12-26-29-W4M

06411004/06412003/06412004/ 06307003/06307006/06307007/06307008

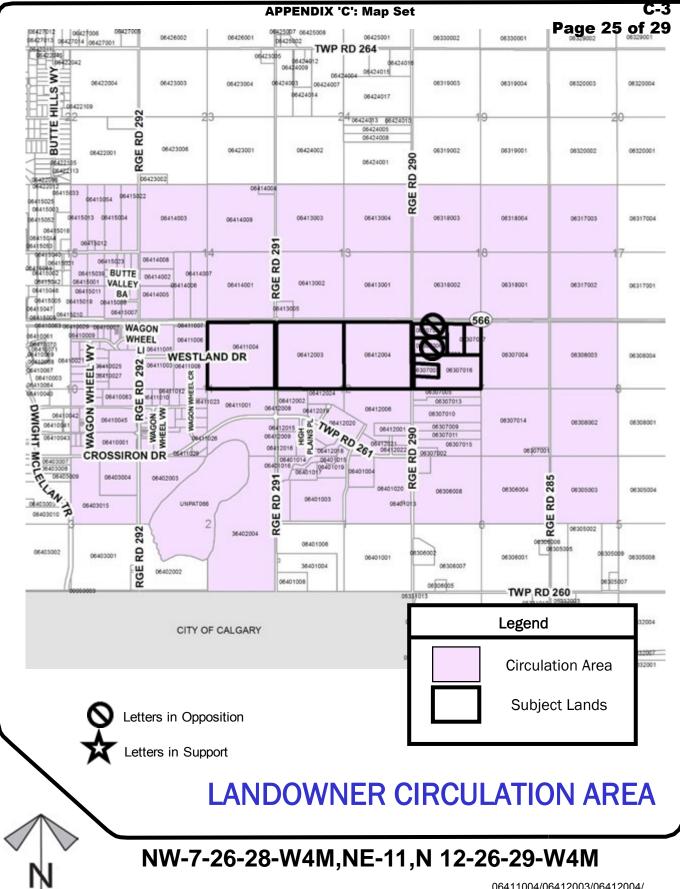
/06307012/06307 AGENDA

Page 127 of 600

Date: <u>Jan 7,2019</u>

Division #7

File:



06411004/06412003/06412004/ 06307003/06307006/06307007/06307008 Date: Jan 7,2019 Division #7

/06307012/06307 AGENDA File: Page 128 of 600

Steve Tobler



Bylaw C-7819-2018 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Application No: PL20180076 (06411004/06412003/06412004/06307003/06307006/ 06307007/06307008/06307012/06307016)

I am opposed to these changes to Bylaw C-5177-2000 through Bylaw C-7819-2018 as pertaining to Cell A (Transitional area) of Special Development Area 5. The spirit of these documents (BEASP & HPIP CS) guidelines is to promote light business, and retail business growth through transitional land use steps, as we get closer to the highway corridors. Changing Transitional (Light Business) to Industrial by the highway (566 & 290) is what these requested changes would be doing, which is not living up to guidelines set forth in the original documents.

The stench and noise of prosperity by Range Road 290 is right out of control. From my property I continually smell diesel fumes and sewage treatment stench from the sewage blow off valve close to my house. I can't even enjoy a leisurely walk or a picnic in my trees most times. The 24/7 barrage of noise (Usually trucks and fork lifts more than a mile away) running with back up beepers ablaze is a real let down for a quiet evening or morning at home.

The Bylaw C-5177-2000 has specific guidelines which were put forth through public consultation. I would hope the council of today would adhere to the public wishes and in particular to the residents that live in the area all day and night who must put up with garbage planning.

Thanks for your time in this matter,

Steve Tobler

Steve Tobler



Bylaw C-7821-2018 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Application No: PL20180078 (06412003/2004)

I am opposed to these changes to Bylaw C-5177-2000 through Bylaw C-7821-2018 as pertaining to Cell A (Transitional area) of Special Development Area 5. The spirit of these documents (BEASP & HPIP CS) guidelines is to promote light business, and retail business growth through transitional land use steps, as we get closer to the highway corridors. Changing Transitional (Light Business) to Industrial by the highway (566 & 290) is what these requested changes would be doing, which is not living up to guidelines set forth in the original documents.

The stench and noise of prosperity by Range Road 290 is right out of control. From my property I continually smell diesel fumes and sewage treatment stench from the sewage blow off valve close to my house. I can't even enjoy a leisurely walk or a picnic in my trees most times. The 24/7 barrage of noise (Usually trucks and fork lifts more than a mile away) running with back up beepers ablaze is a real let down for a quiet evening or morning at home.

The Bylaw C-5177-2000 has specific guidelines which were put forth through public consultation. I would hope the council of today would adhere to the public wishes and in particular to the residents that live in the area all day and night who must put up with garbage planning.

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Thanks for your time in this matter,

Steve Tobler

August 16, 2018

Attention: Johnson Kwan

File number 06412003/2004

Application number PL20180076/0077 /0078

Division 7

To Johnson Kwan,

We are adjacent landowners east on RR290, location plan 06307012 and here are a few concerns we have.

- 1) What are the applicants going to do in regards to dirt/dust and weed control? During the first movement of dirt until final FAC's? What are they going to do to mitigate the problem? What will happen when they do not abide by this or mitigate? What is their time line for Phase 4 and 5 of this development as this affects our property the whole time? Once the pathways and berms are in place, who is going to maintain them so we are not getting weeds blown into our property? Not just during development but once development is done.
- 2) What kind of services are they going to be brought in? What are their future plans for servicing? Are we going to be forced into hooking into their services in the future? And at what cost? Are we going to end up being land locked because of their development if they choose not to extend their service? We want their future plan for all their services.
- 3) Set back in first proposal matches ours on Highway 566. There should be no relaxing of set back from the original proposal. This should have to stay at 50meters. Just because they are a developer does not give them the right to push to the max with setbacks put in place. Range road 290 and 291 should have to stay at 15meters to allow for future roadway.
- 4) Extra traffic on Range Road 290 due to construction of development. You want a new access onto Range Road 290. Residential properties still line RR290 what guidelines will be in place for the safety of our properties and the safety of our drivers? What is going to be proposed for the extra traffic in general due to this development? Right now semi- trucks turn into the wrong lane going onto Range Road 290 how is this going to get rectified? Are the developers going to give up their land and future lands and easements to allow for another lane of traffic? We are not willing to give up our land because the developer never planned for this in their development plan.

- 5) If traffic becomes too heavy or too dangerous for land owners along range road, a 30 zone implemented for the first km south of Highway 566 as land owners have young children and pets.
- 6) Changes to the future development for Special Development Area #5 that traffic follow Range Road 291 and not 290. 291 does not have residential properties, 290 does. Stated that Range Road 290 is future Airdrie Bypass and Developer has not set aside land for future development, even though it is in the plans for the future, just not a set date. They should still have to account for this land for future purposes and not reply on the residential properties adjacent to development.
- 7) Are the developer tying into the existing lift station and if so what are they going to do about the smell? Are they going to upgrade the facility to accommodate for more capacity?
- 8) What are you going to do about the use of engine breaks on Range Road 290 as it had residential neighbors?
- 9) We also want to see the Shadow plan of the developer on what is shown with our residential properties.

These are some of our concerns. Please put them forward.

Regards,

Mark Scarrow and Brenda Thibault



PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 **DIVISION:** 7

TIME: Afternoon Appointment

FILE: 06412003/2004 **APPLICATION**: PL20180077

SUBJECT: Conceptual Scheme Item – High Plains Industrial Park Conceptual Scheme Amendment

Note: This application should be considered in conjunction with PL20180076, Balzac East

Area Structure Plan amendment and PL20180078, land use redesignation.

¹POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, the Balzac East Area Structure Plan, and the Land Use Bylaw, and was found to be compliant:

- The proposal meets the Balzac East ASP requirements for conceptual scheme submissions;
- The proposal is consistent with the overall intent of the Balzac East ASP and High Plains Industrial Park Conceptual Scheme;
- The proposal is consistent with the associated land use application; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision and development permit stage.

EXECUTIVE SUMMARY:

The purpose of this application is to amend the High Plains Industrial Park Conceptual Scheme (Bylaw C-6930-2010) to adopt the High Plains Industrial Park Stages 4 and 5 Outline Plan, which provides a framework for future redesignation, subdivision, and development within NW-12-26-29-W04M and NE-12-26-29-W04M.

This application is considered with two concurrent applications: PL20180076 (Balzac East Area Structure Plan Amendment) and PL20180078 (Land Use Redesignation).

This report provides a summary of the key aspects of the proposed outline plan, including an overview of the land use concept, the open space design, and the proposed servicing, storm water, and transportation solutions.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: June 22, 2018
DATE DEEMED COMPLETE: July 16, 2018

PROPOSAL:

To amend the High Plains Industrial Park Conceptual
Scheme (Bylaw C-6930-2010) to adopt the High Plains

Industrial Park Stages 4 and 5 Outline Plan, which provides a framework for future redesignation, subdivision and development within NW-12-26-29-W4M and NE-12-26-29-

W4M.

LEGAL DESCRIPTION: NW-12-26-29-W04M and NE-12-26-29-W04M

Johnson Kwan & Gurbir Nijjar, Planning and Development Services

¹ Administration Resources



GENERAL LOCATION: Located in the Balzac East area, at the southeast junction

of Highway 566 and Range Road 291.

APPLICANT: Chris Andrew, B&A Planning Group

OWNERS: CLT Developments Ltd.; CLT Contracting Ltd.; Highfield

Investment Group Inc.; Kidco Shares Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm District

PROPOSED LAND USE DESIGNATION: Industrial – Industrial Activity District (I-IA) and

Public Services District (PS)

GROSS AREA: ± 127.89 hectare (± 316.02 acre)

SOILS (C.L.I. from A.R.C.): Class 160, 1E20, 3D20 – no significant limitation to crop

production due to erosion damage, and low permeability

Class 2T40, 2D30, 5N, W30 – Slight limitations to crop production due to adverse topography, low permeability, high salinity, and excessive wetness/poor drainage.

Class 3T50, 3T, E50 – Moderate limitations to crops production due to adverse topography, and erosion

damage.

Class 5N, W70, 5T, E30 – Very severe limitations to crop production due to high salinity, excessive wetness/poor drainage, adverse topography, and erosion damage.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to 103 adjacent landowners, from whom two letters in opposition were received in response (attached to Appendix 'D' of the staff report for PL20180076). The proposal was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A' attached to and forming part of this report.

HISTORY:

September 2015 The Stage 6 High Plains Industrial Park Outline Plan (Bylaw C-7515-2015) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within Lot 1, Block 1, Plan 0612816 within SW-01-26-29-W04M; Lot 1, Plan 0710376 within SW-01-26-29-W04M; and SW-01-26-29-W04M, consisting

of an area of approximately 56.41 hectares (139.39 acres).

July 2013 The Stage 3 High Plains Industrial Park Outline Plan (Bylaw C-7286-2013) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within Lot 1, Block 2, Plan 111 3277 within NE-1-26-29-W4M and a portion of the SE & SW-12-26-29-W4M, consisting of an area of approximately

137 hectares (338.5 acres).

September 2012 The Stage 2 High Plains Industrial Park Outline Plan (Bylaw C-7189-2012) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within SW-12-26-29-W4M and a portion of SE-12-26-29-W4M.

consisting of an area of approximately 62 hectares (154 acres).

December 2010 The Stage 1 High Plains Industrial Park Outline Plan (Bylaw C-7002-2010) was

adopted to provide a framework for subsequent redesignation, subdivision, and



development within NW-1-26-29-W4M and NE-1-26-29-W4M, consisting of an

area of approximately 58 hectares (143 acres).

July 2010 The High Plains Conceptual Scheme (Bylaw C-6930-2010) was adopted to

provide a framework for subsequent redesignation, subdivision and development within Sections 1 & 12-26-29-W4M, consisting of an area of approximately 518

hectares (1,280 acres)

BACKGROUND:

The purpose of this application is to consider a new Outline Plan for High Plains Industrial Park Stages 4 and 5 (see Appendix 'B'). This Outline Plan was submitted in accordance with the policies of the Balzac East Area Structure Plan. A land use application was also submitted to redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Activity District (PL20180078).

CONCEPTUAL SCHEME OVERVIEW:

The proposed Outline Plan provides for a comprehensive overview of the proposed development, addressing matters such as the land use concept, the open space design, and the proposed servicing, stormwater, and transportation solutions.

Land Use Concept

High Plains Industrial Park Stages 4 and 5 would include a mix of commercial and industrial uses with nineteen (19) lots varying in size between \pm 2 acres (\pm 0.81 hectares) to \pm 28 acres (\pm 11.33 hectares). The actual number of lots and the lot sizes would be subject to change depending on market demands, and would be confirmed at the subdivision stage.

The Applicant proposed to redesignate the subject lands to Industrial – Industrial Activity District, which is intended for 'a range of industrial activity, including industrial activity that may have off-site nuisance impacts and the support services that may be associated with such activity.'

The proposed land use concept is consistent with the Balzac East Area Structure Plan, which considers this area to be suitable for industrial and business uses that require larger lots and a reduced level of municipal services.

Open Space Design

High Plains Industrial Park Stages 4 and 5 would include a linear Municipal Reserve (MR) along Highway 566, as well as Range Road 290 and 291. The linear MRs would include a pathway that connects to the regional trail system in the area. The pathway system would be constructed by the developer at the subdivision stage.

Water Servicing

High Plains Industrial Park Stages 4 and 5 would use the East Rocky View County water distribution system. As development progresses, upgrades to the existing water distribution system may be warranted.

During detailed design, a water network analysis would be completed at the subdivision stage to confirm the actual pipe sizes and alignments. The network analysis would also confirm the existing system capacity and identify any potential immediate and/or long-term upgrades.

Sanitary Servicing

High Plains Industrial Park Stages 4 and 5 would use the East Rocky View Regional Wastewater system. As per the July 2015 Sanitary Sewer Area Catchment Review prepared by IBI Group, the proposed High Plains Industrial Park Development is divided into 7 sanitary basins, with consideration to the existing topography and preliminary site grading. Stages 4 and 5 are located within sanitary basin G.



Sanitary servicing within the area would be by way of an internal gravity pipe system that would convey flows to the west boundary, then along Range Road 291 to the existing lift station located at the County's municipal campus.

Storm Water Management

Storm water management for Stages 4 and 5 has been designed as per the Staged Master Drainage Plan for High Plains Industrial Park, prepared by Westhoff Engineering Resources, Inc. (June 2018)

In general, the storm water management plan is based on the concept of zero off-site discharge to Nose Creek. Storm water would be conveyed via a system of open ditches and culverts and/or an overland drainage to the proposed storm water management facility (storm pond) located at the southwest corner of the subject land.

The proposed storm water facility would be connected to the existing storm water pond located in Stage 1 High Plains development, by an existing underground pipe allowing the proposed pond to discharge into the existing facility if required.

Transportation and Access

External & Regional Road Network

The Applicant submitted a Traffic Impact Assessment (TIA), prepared by Bunt & Associates (June 2018). The TIA indicates that, based on Alberta Transportation analysis requirements:

- Growth in background traffic would result in the need to:
 - o widen Township Road 261 (Crossiron Drive) to four lanes west of Range Road 291,
 - o widen Highway 566 to four lanes from Dwight McLellan Trail to Range Road 291, plus
 - o signalize and turn lane upgrades to the Highway 566/Range Road 290 intersection.
- The subsequent addition of site-generated traffic would result in the further need for:
 - added protected/permissive phases to signal timing at the Range Road 291/ Highway 566 intersection;
 - o construction of eastbound and westbound left turn bays and added protected/permissive phases to signal timing at the Range Road 290/Highway 566 intersection.

A sensitivity analysis was also conducted based on the County's request.

The TIA recommends that the network should be monitored overtime to confirm if the distribution and volumes outlined in the Sensitivity Analysis occur, which could then trigger the need for some or all of the additional improvements indicated in the sensitivity analysis.

Internal Road Network

The Applicant proposes access to the Stages 4 and 5 developments from Range Road 290 and 291, and three (3) all-turn accesses on High Plains Drive (along the southern boundary).

An internal subdivision road network (30 m right-of-way) would provide access to each lot. Access from any perimeter roads to individual lots would be restricted. The specific design and treatment of the intersections and cross sections would be determined at the subdivision stage.

CONCLUSION:

The lands are located within the Balzac East Area Structure Plan and the High Plains Industrial Park Conceptual Scheme, and the application was evaluated in accordance with these plans. Administration reviewed the proposal and determined that the proposed outline plan provides a framework for subsequent planning stages and is consistent with the relevant higher-level plans.



OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7820-2018 be given first reading.

Motion #2 THAT Bylaw C-7820-2018 be given second reading.

Motion #3 THAT Bylaw C-7820-2018 be considered for third reading.

Motion #4 THAT Bylaw C-7820-2018 be given third and final reading.

Option # 2: THAT Application PL20180077 be refused.

Respectfully submitted, Concurrence,

"Sherry Baers" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7820-2018 and Schedules A and B

APPENDIX 'C': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No objection.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
Province of Alberta	
Alberta Environment and Parks	No comment.
Alberta Transportation	Alberta Transportation has reviewed the proposed High Plains Industrial Park Conceptual Scheme and support information, and offers the following comments:
	Through subdivision and development, Alberta Transportation will protect additional right of way along Highway 566 that was previously identified in the 2010 iTrans Functional Planning Study. Detailed information for right of way protection is attached. Please note that berms and the linear MR parcel must be excluded from this area.
	The TIA should be updated, with 12 hour traffic counts, for each phase of subdivision to identify and implement recommended improvements to Highway 566, including timeframe for traffic signals at the Township Road 290 intersection.
	Alberta Transportation will continue to require roadside development permits for development proposed on parcels directly adjacent to Highway 566. Please note that building may not be placed closer that 50 metres from the existing Highway 566 right of way. This setback distance accommodates future highway improvements noted above, as well as the 20 metre municipal reserve buffer.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	Alberta Health Services, Environmental Public Health does not have any concerns with the information as provided at this time.
	We would welcome the opportunity to review any future planning documents pertaining to the subject lands as they become available.



AGENCY	COMMENTS
	AHS would also like an opportunity to review and comment on future building permit applications to construct any public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding building plans for these facilities to our department for AHS approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.
Public Utility	
ATCO Gas	ATCO Gas has no objection to the proposed ASP changes or the redesignation.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	Fortis Alberta has no objections to the proposal and no easements are required at this time.
	Fortis Alberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
Nexen	No comment.
Adjacent Municipality	
City of Calgary	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.
	The City of Calgary Transportation Planning Department reviewed the Transportation Impact Assessment and has no additional comments.
	The subject site is located within both the Nose Creek watershed and the Bow River Basin. The following plans which have been



AGENCY

COMMENTS

endorsed by Rocky View County apply to the subject area:

- The Bow Basin Watershed Management Plan, Phase 1: Water Quality: this plan contains water quality objectives and recommends actions to be taken to maintain or improve surface water quality within the basin (www.brbc.ab.ca)
- The Bow Basin Watershed Management Plan 2012: this plan has recently been completed and provides watershed recommendations on land use and water resources (www.brbc.ab.ca)
- The Nose Creek Watershed Water Management Plan: this document was developed to help protect riparian areas and improve water quality in the Nose Creek watershed. Recommendations for riparian protection, allowable release rates and run off volume control targets are contained in the plan (http://nosecreekpartnership.com/wp-content/uploads/2011/07/Nose-Creek-Watershed-Water-Management-Plan.pdf).
- As part of a future amendment of this plan, a new Internal Drainage Areas Policy has been developed by the Nose Creek Watershed Partnership and is currently being reviewed by ESRD (http://nosecreekpartnership.com/wp-content/uploads/2013/10/Policy_Nose-Creek-Watershed-Internal-Drainage-Areas.pdf)
- The subject land is potentially located in the "internal drainage areas" of the Nose Creek watershed. These areas do not drain directly to the creek but are isolated and play an important hydrological role in the watershed. The policy contains recommendations for runoff volume control targets.

The subject site is also located within the City of Calgary/Rocky View Intermunicipal Development Plan (IDP) policy area. Please refer to Section 11.0 (Watershed Management) and Section 14.0 (Utilities and Servicing) for information on policies related to the management of watersheds for water quality/quantity and the process for cross-boundary utility planning and right-of-way acquisition. The Watershed Management section of this Plan specifically requires that the most up-to-date Watershed Management Plans be used as guidance documents and decision-making tools for activities occurring within watersheds.

Rocky View County Boards and Committees

ASB Farm Members and Agricultural Fieldmen

Because this parcel falls within the Balzac East Area Structure Plan, Agricultural Services has no concerns



AGENCY

COMMENTS

Rocky View Central Recreation Board

Over the years, Rocky View Central Recreation Board has contributed a great deal of time and effort working with the County in defining a standardized, long-range plan that ensures connectivity, aesthetics, and consistency of trail development in the District. In reviewing this circulation, the Board has concerns with the proposed reduction to the setback for the following reasons:

- High Usage: The existing and proposed pathway system along Highway 566 is the backbone of the trail/pathway system through East Balzac. Many other pathways from north and south feed into this corridor. Since it is the main thoroughfare, is anticipated that the route will be well used and will require the 50-meter setback.
- 2. **Highway 566 expansion:** As Highway 566 will be widened in the future, the original 50 meter setback is critical to accommodate a safe and accessible pathway system. A 15 meter setback will not allow for long-term accommodation of this recreational resource.
- 3. **Aesthetics:** The board would like to maintain the continuity of the pathway and greenspace both now and in the future. Protection of the aesthetics make it a desirable space / location for recreation. A 50 meter setback is necessary to accommodate the pathway and landscaping that makes this a pleasing recreation area. A change in setback would impact this.

Internal Departments

Parks, Recreation, and Community Support

The Municipal Lands office has reviewed the application(s) and offers the following comments/recommendations/concerns at this time.

These comments/recommendations/concerns have been provided based on the application submitted and are subject to change to ensure alignment with standards, best practices, policies and procedures.

PL20180077: High Plains Industrial Park Conceptual Scheme amendment to adopt Stage 4 and 5 Outline plans

- The Municipal Lands office is amendable to the Municipal Reserve and pathway alignment as presented.
- Linear Municipal Reserve along Highway 566 Is classified as a Greenway in accordance to County Pathway and Open Space Classifications.
- At the time of subdivision affecting these lands, it is expected design accommodations to provide a future atgrade pedestrian crossing across RR 291 be reviewed and considered.
- Linear Municipal Reserve dedication should be located



outside of known road widening or utility right of ways.

Development Authority

No comment.

GIS Services

No comment.

Building Services

No comment.

Fire Services

The Fire Services has no comments at this time.

Bylaw and Municipal Enforcement No concerns.

Planning & Development Services – Engineering

General Comments

- Engineering Services has received the updated submissions from the developer's team and is satisfied that comments issued in October have been addressed. Future development on the subject lands will require additional technical reporting, the payment of levies and construction of public infrastructure in accordance with County Standards;
- The comments below pertain to the most recent versions of the reporting submitted to support the proposed Stage 4 and 5 Outline Plan.

Geotechnical:

- The applicant has submitted a geotechnical investigation titled Geotechnical Report High Plains Industrial Phase 4 & 5 prepared by McIntosh Lalani Engineering Ltd. dated December 4th, 2018. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - The report provides numerous recommendations for future construction on the subject lands that will need to be considered as development progresses.
- Further geotechnical requirements will apply as development proceeds in the Phase 4 and 5 area. This includes but is not limited to Deep Fill reporting, compaction testing and site specific geotechnical investigations.

Transportation:

- The Updated Traffic Impact Assessment Report prepared by Bunt & Associates Engineering Ltd. dated December 19, 2018 has addressed all prior review comments. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - Updates to the accepted Traffic Impact Assessment will be required at each phase of subdivision and



- development to determine the timing of network improvements required to support traffic generation;
- All improvements to the existing road network required to support development of the plan area will be the developer's responsibility.
- Dedication of additional right of way for RR291 and RR290 will be required as development proceeds. Both roads are currently identified as requiring a 36m ROW (8m required from subject lands);
- The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-7356-2014, as amended.
 - The applicant is advised the levy is currently undergoing changes and that the version of the bylaw in place at time of subdivision approval is what will apply. Bylaw updates, public input and other information can be accessed on the County's website.
- Alberta Transportation should be engaged for comments on SH 566 widening, drainage, improvements and intersection operations for the highway.

Sanitary/Waste Water & Water Supply:

- The updated report titled Stage 4 & 5 Outline Plan Utility Servicing Design Brief prepared by CIMA+ dated November 2018 and the letter dated November 15th, 2018 from CIMA+ addressing the existing and future capacity requirements for the Campus Lift Station have been reviewed. These submissions have addressed prior comments and no further concerns exist at this stage;
- Any and all upgrade costs for the expansion of existing
 infrastructure required to service the plan area will be borne
 by the developer. Cost recovery may apply in accordance
 with RVC Policy. The applicant should be prepared to
 complete upgrades to the existing sanitary lift station on the
 County campus site and provide for cost recovery for the
 construction of the existing infrastructure. Expected
 upgrades will be determined as development progresses
 and will include:
 - The provision of an adequate chemical feed system in the facility to lower corrosion and odor issues;
 - The provision of a SCADA system to transition its operation to that of a regional lift station tied to the Langdon WWTP SCADA operations;
 - The provision of spare pumps and impellers for redundancy given the larger service area than initially planned for this facility;
 - Any other upgrades required to accommodate actual



flows from the development of the subject lands.

- All development within the Outline Plan area will be required to connect to regional servicing. Detailed requirements for upgrades to existing and/or new infrastructure will be evaluated at future subdivision and/or DP stage.
- Future development will be subject to applicable levies (current bylaw is C-7273-2013) and development will be subject to water/wastewater system capacity existing in the system when development proceeds. The existing Levy Bylaw includes capacity triggers for various components of the systems and front ending may be required.
- Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.

Storm Water Management / Environmental:

- The Updated Staged Master Drainage Plan prepared by Westhoff Engineering Resources Inc. dated November 22, 2018 has addressed all prior review comments. The report is stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - Updates and stormwater management reports will be required at each phase of subdivision and development to determine infrastructure requirements to support development;
 - The County remains supportive of the overall re-use scheme that exists in the High Plains Industrial Park and looks forward to changes in regulatory requirements to enable permanent re-use by local industry. Until then, the system will continue to be approved and managed based on demonstrating adequate irrigation demands exist. This will be revisited as each phase is developed.
- The report titled High Plains Phase 4 and 5 Wetland Assessment and Impact Report prepared by Westhoff Engineering Resources Inc. dated November 7th, 2018 has been reviewed. The report identifies the presence of wetlands on the site and provides for recommendations to compensate for the loss of these areas in accordance with Provincial legislation.
 - We note for the applicant's understanding that the County will require copies of regulatory approvals for wetland disturbances prior to issuing permit(s) for stripping and grading activities on the site.
- Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages.



AGENCY	COMMENTS
Transportation	No concerns.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	Wastewater
	Since the proposal is to connect the wastewater collection system for the subject development to the existing lift station servicing the County's Municipal Campus, an engineering assessment will be require to confirm that the lift station and downstream, infrastructure, including the wastewater treatment plant, has sufficient capacity to accommodate the proposed development. Any upgrades required to accommodate the development should be at the cost of the developer.
	Note: the Applicant submitted a Sanitary Sewer Municipal Campus Lift station Analysis (by CIMA, dated November 15, 2018), and Stage 4&5 Outline Plan Utility Servicing Design Brief (by CIMA, dated November 2018). Details of the wastewater servicing will be addressed at future subdivision stage.
	Stormwater Management
	Considering that the storm pond is to be located on a PUL (County titled property) and that it will be tied to the overall High Plains Industrial Park stormwater reuse system (treatment and distribution), Utility Services is unsure of what the proposed mechanism for the operation and maintenance of the proposed storm water facility will be. Is the proposed mechanism to have the system operated by a private utility? The County? Or a combination of both?
	If a private utility or a combination of County/private utility there needs to be a mechanism/agreement in place such as a License of Occupation to enable the private utility access to the infrastructure located on the PUL and that sets out the operation and maintenance responsibilities of both parties. Further clarification in this regard is required.
	Note: the operation and maintenance component will be address at future subdivision stage through conditions of subdivision.
Agriculture and Environment Services	No concerns.

Circulation Period: July 27, 2018 to August 28, 2018



BYLAW C-7820-2018

A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the Municipal Government Act to amend Bylaw C-6930-2010, known as the "High Plains Industrial Park Conceptual Scheme".

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This bylaw shall be known as Bylaw C-7820-2018.

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 Bylaw C-6930-2010, known as the "High Plains Industrial Park Conceptual Scheme", be amended to append the "Stages 4 and 5 Outline Plan" affecting NW-12-26-29-W04M and NE-12-26-29-W04M, as contained in Schedules "A" and B', attached to and forming part of this Bylaw; and
- THAT The amendments contained in Schedules 'A' and 'B' attached to and forming part of the Bylaw to be adopted to provide a framework for subsequent redesignation, subdivision, and development within NW-12-26-29-W04M and NE-12-26-29-W04M, consisting of an area of approximately 127.89 hectares (316.02 acres) attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7820-2018 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*.

	File: 06412	Division: 7 2003/2004 – PL20180077
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Bylaw C-7820-2018 Page 1 of 4



Reeve	
CAO or Designate	
Date Bylaw Signed	

Bylaw C-7820-2018 Page 2 of 4



SCHEDULE 'A'

FORMING PART OF BYLAW C-7820-2018

Schedule of Amendments to Bylaw C-6930-2010:

Amendment #1:

Amend the Table of Content by adding a reference to the Appendix and numbering accordingly:

APPENDIX 'F' - STAGES 4 AND 5 OUTLINE PLAN

Amendment #2:

Attach the "High Plains Industrial Park Stages 4 and 5 Outline Plan" as defined in Schedule 'B' attached to and forming part of this Bylaw.

Amendment #3:

Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

- 1. Renumbering the Bylaw as required.
- 2. Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- 3. Italicize all definitions within the Bylaw.
- 4. Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.

Bylaw C-7820-2018 Page 3 of 4



SCHEDULE 'B' FORMING PART OF BYLAW C-7820-2018

An Outline Plan affecting the area within NW-12-26-29-W04M and NE-12-26-29-W04M, consisting of an area of approximately 127.89 hectares (316.02 acres), herein referred to as the "High Plains Industrial Park Stages 4 and 5 Outline Plan".

Bylaw C-7820-2018 Page 4 of 4

APPENDIX 'B': Bylaw and Schedules A&B

DRAFT FOR PUBLIC HEARING PAGER 1805 65



HIGH PLAINS INDUSTRIAL PARK STAGES 4 & 5 OUTLINE PLAN

FEBRUARY 2019



ACKNOWLEDGMENTS

PROJECT TEAM:









Westhoff Engineering Resources, Inc.







STAGES 4 & 5 OUTLINE PLAN

FEBRUARY 2019 | HIGHFIELD LAND MANAGEMENT INC.

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SECTION 1.0

Introduction

This Outline Plan for Stage 4 & 5 of the High Plains Industrial Park (HPIP) ("hereafter known as "The Outline Plan") has been prepared by B&A Planning Group, with a team of technical experts, on behalf of Highfield Land Management (HLM) in support of the Land Use Redesignation for ± 127 hectares (± 316 acres) of land (hereafter known as the "Plan Area"). This Outline Plan reflects development Stage 4 & 5, supporting and rationalizing HLM's proposal to redesignate the Plan Area from Ranch and Farm District (RF) to Industrial – Industrial Activity (I-IA). The proposal for the Plan Area builds upon the guiding principles and intentions of the County Plan, East Balzac Area Structure Plan, and HPIP Conceptual Scheme (CS).

The approved HPIP CS formalizes a comprehensive development framework to guide implementation and phasing within the East Balzac area, enabling a flexible approach that responds to market demand. Section 3.2 of the HPIP CS establishes a general land use concept for the area that proposes a mix of industrial and commercial uses.

HLM envisions Stage 4 & 5 of the Industrial Park to encompass a mix of employment generating commercial and industrial uses that respond to market demands; and Municipal Reserve (MR) in the form of landscape buffers, linear parks, and regional pathways.

This Outline Plan provides a rationale to support a minor amendment to the Balzac East Area Structure Plan as described in Section 13.0. The ASP Amendment proposal is consistent with Section 4.2.2 of the Calgary Metropolitan Region Board Interim Regional Evaluation Framework, and as such, does not require approval from the CRMB.

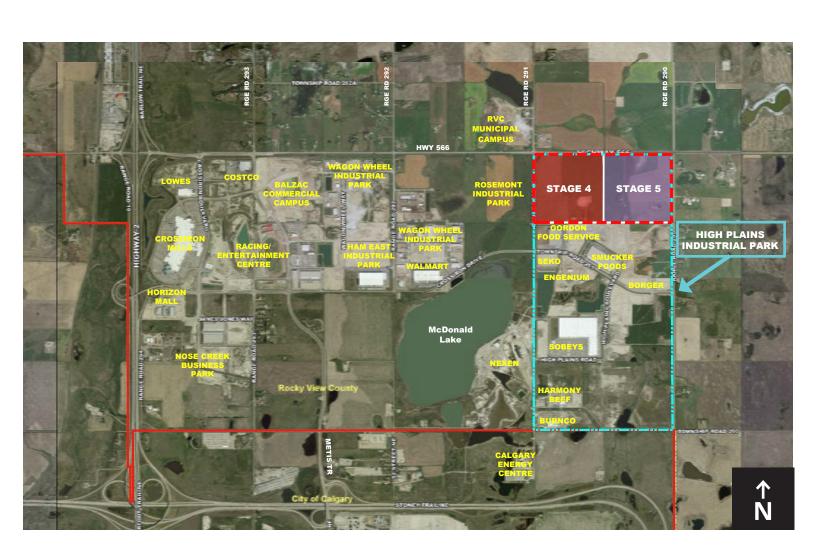


SECTION 2.0

The High Plains Industrial **Park Context**

The Plan Area comprises ± 127 hectares (± 316 acres) and is located within the East Balzac portion of Rocky View County, east of Cross Iron Mills and various commercial-industrial business parks. The Balzac East Area Structure Plan (BEASP) anticipates an extension of similar uses into the Plan Area as appropriate and also identifies the southern portion of the Plan Area as Special Development Area (SDA) #5, which permits "heavier" uses such as General Industry Class III.

Stoney Trail and Queen Elizabeth II Highway (Highway 2) are within close proximity to the Plan Area, while Highway 566, Range Road 291 and 290 form the north, west and east boundaries of the site respectively.



2.1 Existing Site Conditions

The Plan Area contains approximately \pm 127 hectares (\pm 316 acres) of land within NW and NE 12-26-29-W4M and is owned by Highfield Investment Group Inc, CLT Contracting Ltd., CLT Developments Ltd., and Kidco Shares Ltd.

Three existing roadways currently provide direct access to the Plan Area. The roads include:

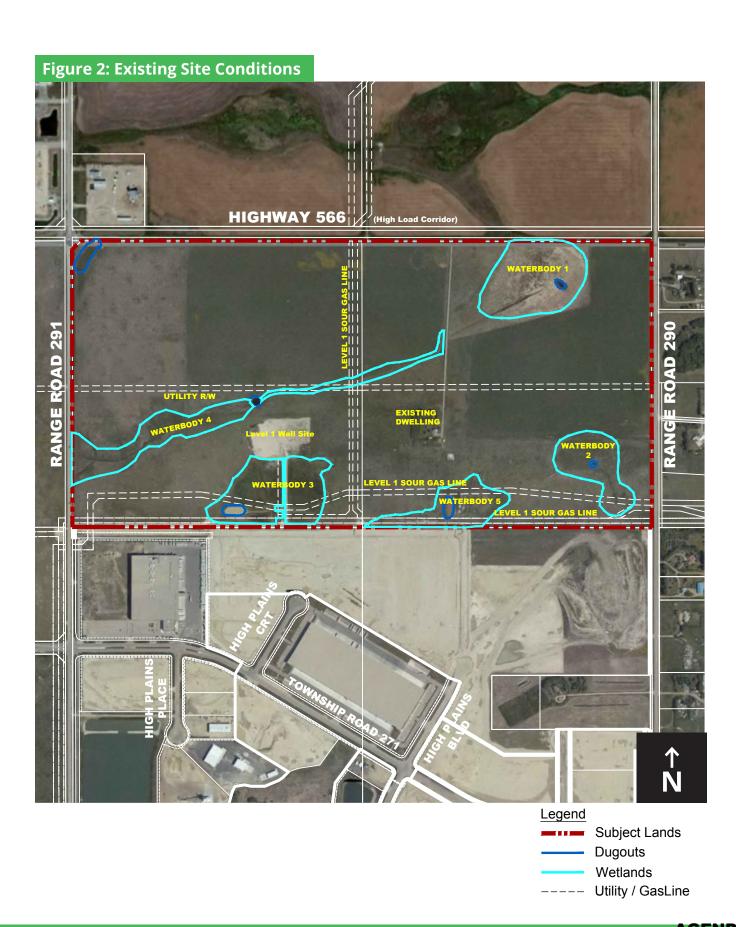
- **HIGHWAY 566 (NORTH BOUNDARY):** Alberta Transportation designates Highway 566 as a High Load Corridor running from Highway 772 NE of Calgary to Highway 9, East of the Plan Area. It is currently a two lane east-west, undivided, Secondary Highway with a paved surface treatment, which transitions into four lanes between the Highway 2 interchange and Dwight McLellan Trail. The current posted speed is 80 km/hour.
- **RANGE ROAD 291 (WEST BOUNDARY):** A two lane north-south, Regional Arterial roadway. The posted speed limit along this road is 60 km/hour with the majority of it paved, dead-ending north of Highway 566 and south of Township Road 261.
- **RANGE ROAD 290 (EAST BOUNDARY):** A two lane north-south Regional Arterial roadway with a posted speed limit of 60 km/hour. Range Road 290 is currently paved from Highway 566 south to 144 Avenue where it transitions to a gravel surface south to Country Hills Boulevard NW in the City of Calgary.

Figure 2 illustrates the existing site conditions. Local terrain is variable with surface drainage generally towards the southwest corner of the Site. As determined by the preliminary Wetland Assessment and Impact Report (WAIR) completed by Westhoff Engineering (2018), the majority of the lands have been cultivated with the remaining areas consisting of non-native grasslands.

Based on the WAIR, the Plan Area contains five (5) waterbodies that have been disturbed by agricultural practices from 1950 to present day. Follow-up field surveys later in the growing season will confirm the presence and extent of any classified wetlands. A submission to the Water Boundaries Division of Alberta Public Lands on March 6, 2018 confirms none of the waterbodies are Crown-claimed. The developer is not proposing to retain any wetlands and acknowledges that wetland loss will be mitigated by providing replacement (compensation) through existing Provincial approval processes under the Water Act and associated Alberta Wetland Policy.

In addition, the Plan Area includes an existing residence and a Level 1 abandoned well site in the central portions. Access to these sites is provided via Highway 566 and Range Road 291 respectively. Two level 1 sour gas pipelines run along the southern boundary of the Plan Area with an additional level 1 sour gas pipeline running north south through the centre. The pipeline operator (Nexen) is actively completing abandonment of the pipeline segments that dissect the Plan Area, anticipating full abandonment and removal by the end of 2018. An additional utility right-of-way runs east west through the centre of the Plan Area. The Plan Area includes a number of decommissioned Private Sewage Treatment Systems (PSTS) that will be removed and reclaimed at the subdivision stage.





2.2 Planning & Policy Context

2.2.1 THE COUNTY PLAN

The approved County Plan (Bylaw C-7280-2013) contains the overarching statutory policy framework and planning principles that guide development in Rocky View County.

The County Plan supports industrial and commercial expansion of East Balzac, including the Plan Area, and identifies it as a Regional Business Centre. The purpose of a Regional Business Centre is to provide regional and national business services, and local and regional employment opportunities. Regional Business Centres make a significant contribution in achieving the County's fiscal goals, while supporting growth from an agricultural to a mixed use industrial-commercial area.

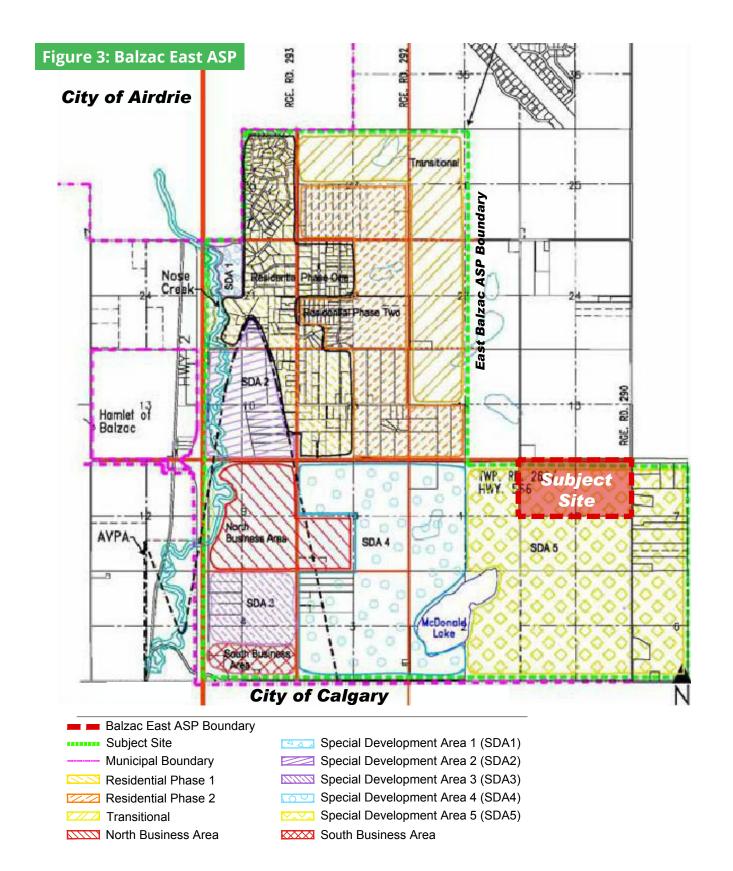
2.2.2 BALZAC EAST AREA STRUCTURE PLAN (BEASP)

The BEASP (Bylaw C-5177-2000) applies to approximately 16.5 sections of land and provides an intermediary step in the planning process that offers policy guidance to Local Area Plans. The BEASP establishes development direction for the Plan Area and, in alignment with the County Plan's Regional Business Centre designation, devotes a significant area to industrial and commercial uses.

As shown on Figure 3, the BEASP's Land Use Plan identifies the Plan Area as Special Development Area 5. Being in close proximity to commercial and industrial uses to the west, the BEASP anticipates an extension of similar uses into the Plan Area as appropriate and also identifies the southern portion of the Plan Area as Special Development Area (SDA) #5, which permits "heavier" uses such as General Industry Class III.

A key aspect of the ASP as it applies to the Plan Area is a need to pay particular attention to the interface with the existing and future highway corridors as well as with adjacent residential and agricultural uses. The BEASP intends for uses within SDA #5 to complement business uses planned on other lands to the west.





2.2.3 HIGH PLAINS INDUSTRIAL PARK CONCEPTUAL SCHEME

The HPIP Conceptual Scheme is a broad-based, non-statutory plan that sets general expectations to guide master planned industrial and commercial business developments within this portion of the East Balzac area. Refining the policies outlined in the BEASP, the CS establishes a general land use concept and, as Figure 4 identifies the north portion of the Plan Area as "Cell 'A' Highway 566 – Transitional Area" and the south portion as "Cell 'B' Industrial Business Campus Area." Each area accommodates a variety of employment generating uses and requires development to maintain an attractive and cohesive built form with an enhanced "visual aesthetic. Cell 'B' permits uses that with the potential to create off-site impacts if the developer establishes the appropriate mitigation measures.

Given the relatively large area included within the Conceptual Scheme boundary, the specific illustration of anticipated lot layouts has not been defined. Instead, the detailed parcel configurations shall be established through subsequent phasing of development through the preparation of Outline Plans.

2.2.4 EXISTING AND ADJACENT LAND USES

The County Plan, BEASP, and HPIP CS designate the Plan Area as industrial and commercial uses for the purposes of generating employment and business activity.

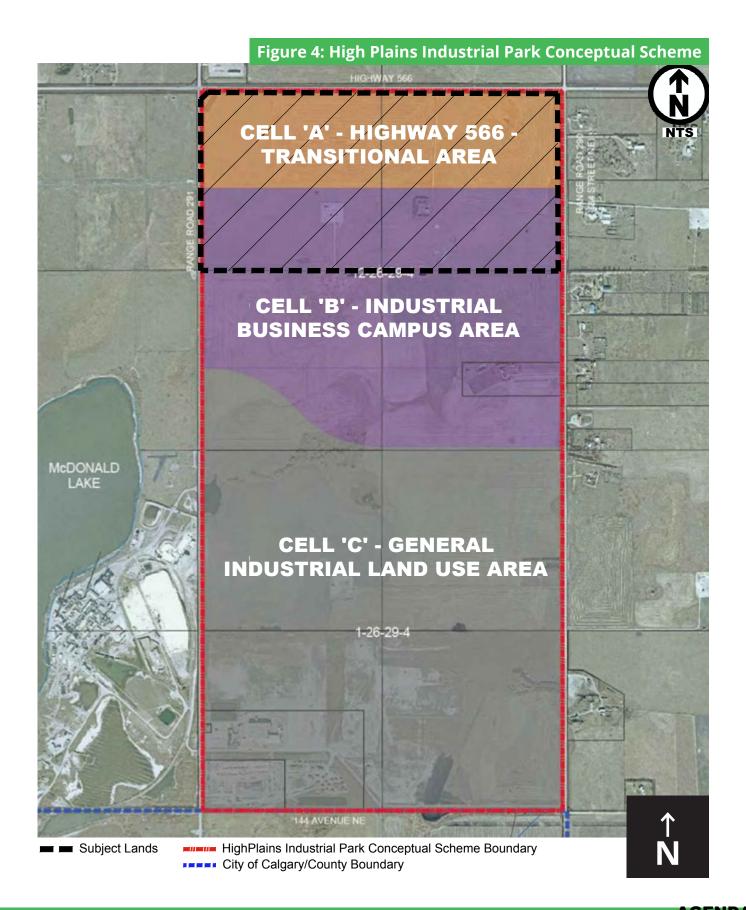
The Rocky View Land Use Bylaw (LUB) C-4841-97 identifies the Plan Area as a Ranch and Farm District (RF). The purpose and intent of the RF District is to provide for agricultural activities as the primary land use on a quarter section of land or on large balance lands from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out. As such, this Outline Plan proposes redesignating the lands from RF to I-IA to align more closely with the intent of higher order plans and adjacent I-IA lands south of the Plan Area.

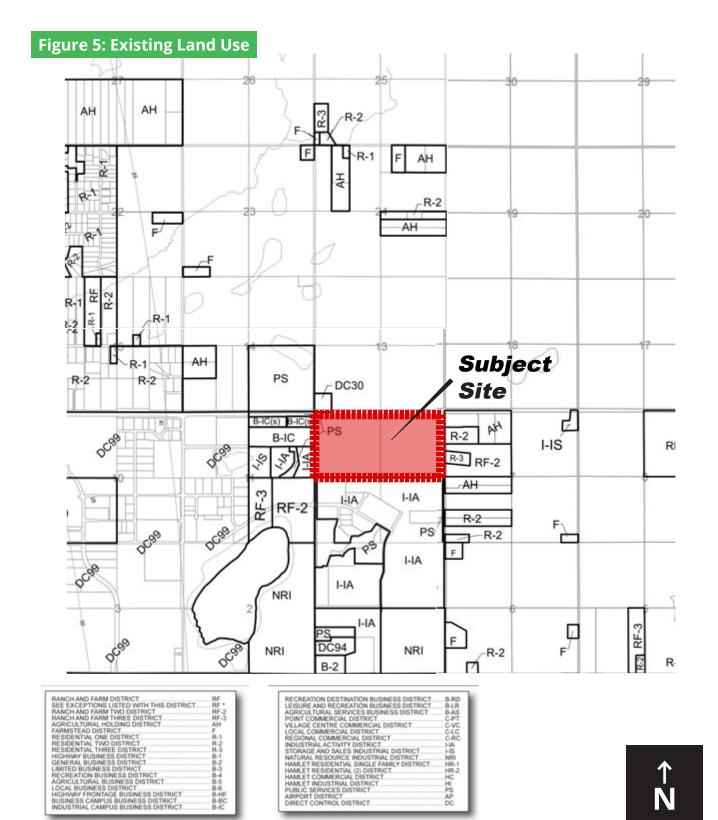
The LUB defines the lands east of the plan area as predominantly Residential (R-2, R-F2 and R-3) with small portions of Agricultural Holdings District (AH). The BEASP, however, identifies these as longer term business development lands (SDA #5) as illustrated in Figure 3. The LUB also defines lands to the west as a mix of industrial business uses (I-IA, B-IC and B-IC(s).

Lands to the north contain predominantly RF uses with a small portion identified as DC-30 which accommodates a crop production and farm equipment supplies. These lands do not fall within an approved Area Structure Plan boundary; therefore will likely remain undeveloped for the time being.

Figure 5: Existing Land Use highlights the existing zoning of the Plan Area and adjacent uses.









2.3 Purpose of the Outline Plan

Section 10 within the HPIP CS requires a developer to prepare an Outline Plan in support of each development phase, prior to Council approval of a land use redesignation; and subsequent subdivision and corresponding development permits. This Outline Plan forms the basis of Stage 4 & 5 of the High Plains Industrial Park, following consecutive approvals for Stages 1 through 3; and Stage 6.

As per the HPIP Conceptual Scheme this Outline Plan must address the following which details specific development criteria:

- Expected allocation of specific land use within the development phase;
- An illustration of anticipated lot configurations within the subdivision area;
- An update to the Master Utility Servicing Plan to detail the specific mechanisms and expectations
 regarding implementation of utility service infrastructure in relation to the requirements of the overall
 CS area and surrounding lands;
- An update to the Traffic Impact Assessment to detail the specific mechanisms and expectations required
 to implement local and regional roadway improvements in relation to the requirements of the overall CS
 area and surrounding lands;
- An update to the Stormwater Staged Master Drainage Plan to detail the specific mechanisms and
 expectations regarding implementation of stormwater infrastructure in relation to the requirements of
 the overall CS area and surrounding lands;
- Where dedication of Municipal Reserve is contemplated, a Landscaping & Public Amenities Plan to detail the anticipated public improvements therein including expectations for use and maintenance responsibilities;
- Specific criteria to inform the preparation of an Emergency Response Plan as may be required to ensure a strategy is put in place to address emergency responses and/or evacuations in the event of a major industrial accident;
- Specific criteria to inform the implementation of a land use amendment as may be required to implement the specific subdivision/development phase; and
- A summary of specific performance standards and architectural controls as may be required to implement development considerations such as architectural theme, parking & loading expectations, fencing and screening considerations, signage & lighting elements, etc.

This Outline Plan for Stage 4 & 5 addresses these development considerations pursuant to the requirements of the HPIP Conceptual Scheme, and will require adoption by RVC Council, and will be appended into the HPIP Conceptual Scheme via a statutory bylaw amendment process.

SECTION 3.0

Stage 4 & 5 Development Concept

The Stage 4 & 5 of the Industrial Park encompasses a mix of employment generating commercial and industrial uses that respond to market demands; and Municipal Reserve (MR) in the form of landscape buffers, linear parks, and regional pathways. The Stage 4 & 5 Outline Plan Area anticipates nineteen (19) industrial lots varying in size between ± 2 and ± 28 acres. However, the internal road network and lot configurations are subject to the demands of the market for industrial and commercial uses and shall be finalized at the subdivision stage.

The Development Concept proposes vehicular access to the Plan Area from a combined total of four (4) all-turns accesses on Range Road 291 and Range Road 290. The specific design and treatment of these intersections will be determined at the subdivision design stage. An internal subdivision road network will provide access to each individual lot and restrict access to individual lots from the perimeter roads.

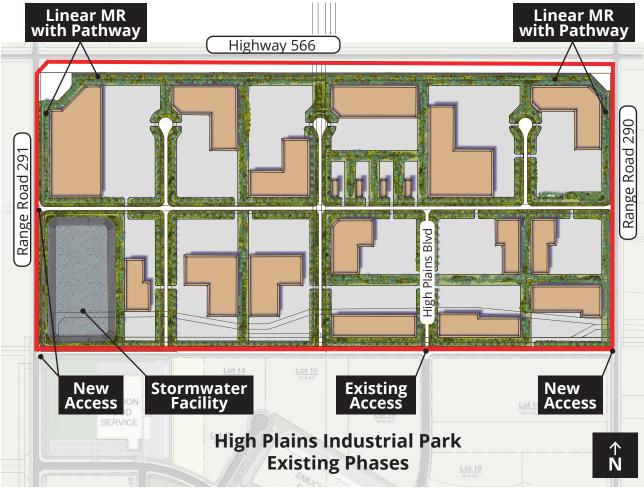
RVC's regional and potable water & wastewater infrastructure shall service the Plan Area. The developer shall be responsible for extending the appropriate level utility distribution infrastructure within the boundary of the Plan Area. The developer shall also provide applicable infrastructure levies, assessments and contributions.

The Plan Area manages stormwater within one (1) Public Utility Lot (PUL) as Figure 6 generally illustrates. The drainage facilities within the Stage 4 & 5 Outline Plan shall be integrated with facilities constructed as part of HPIP Stage 1, 2 and 3, as the proposed stormwater management pond is an extension of the existing ponds which have been in place for a number of years.

The Plan Area includes a linear Municipal Reserve (MR), along Highway 566 (20 metre buffer) and Range Roads 290 and 291 (10 metre buffer). The linear MR areas include a pathway that shall be constructed by the developer at the subdivision stage.



Figure 6: Development Concept



*Lot sizes, building sizes, and placement are conceptual only.

SECTION 4.0

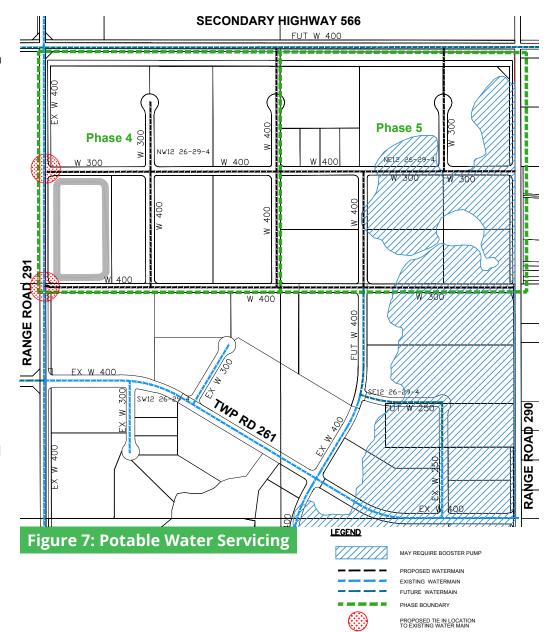
Utility Servicing

4.1 Potable Water

The East Rocky View water system supplies the Plan Area with potable water, while the developer is responsible for constructing a potable water distribution network within the Plan Area. Water metering and mandatory potable water restrictions for irrigation and architectural controls may assist with water conservation. The design of the water distribution network shall accommodate fire suppression in accordance with applicable regulatory requirements.

The developer shall contribute the applicable payment in accordance with the Water and Wastewater Off-site Levy Bylaw (C-7273-2013) at the subdivision stage and complete any required upgrades. **RVC's Infrastructure** Cost Recovery Policy shall apply in situations where the developer implements potable water infrastructure, in support of the Stage 4 & 5 Outline Plan, that benefits surrounding properties.

The developer shall construct a potable water distribution network within the site as conceptually illustrated by Figure 7: Potable Water Servicing and further described by the HPIP Stage 4 & 5 Outline Plan Utility Servicing Design Brief (CIMA, November 2018).

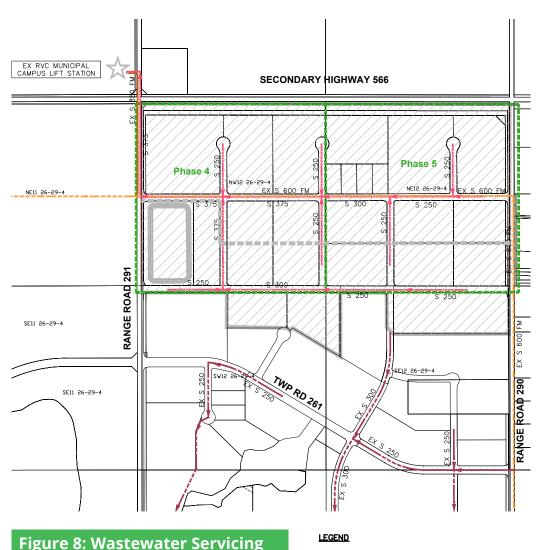




4.2 Wastewater

The East Rocky View Wastewater Transmission Line (ERVWWTL) services the Plan Area, while the developer shall be responsible for constructing the sanitary network within the site boundary. The HPIP Conceptual Scheme area includes two Sanitary Basins: the North Basin and the South Basin. The North Basin is further delineated into two (2) sub-basins which make-up the Plan Area.

The Stage 4 and 5 Outline Plan proposes to connect to the existing lift station that services the County's Municipal Campus. An analysis was completed by CIMA+ titled Municipal Campus Lift Station Analysis (November 2018) which demonstrates that the municipal campus has available capacity to service the Plan Area. A more detailed sanitary servicing study, to be completed at the detailed engineering stage of each subdivision phase within the outline plan area, will investigate the available capacity of the existing RVC



municipal campus lift station as well as confirm connection details, locations, and possible upgrades if required.

The developer shall construct a wastewater collection network within the site as conceptually illustrated by Figure 8: Wastewater Servicing and further described by the HPIP Stage 4 & 5 Outline Plan Utility Servicing Design Brief (CIMA, November 2018). The developer shall contribute the applicable payment in accordance with the Water and Wastewater Off-site Levy Bylaw (C-7273-2013) at the subdivision stage and complete any required upgrades.

RVC's Infrastructure Cost Recovery Policy shall apply in situations where the developer

implements wastewater infrastructure, in Plan, that benefits surrounding properties.

support of the Stage 4 & 5 Outline SANITARY CATCHMENT AREA 'G

EXISTING SANITARY MAIN

SUB CATCHMENT BOUNDARY

EX 350 SANITARY FM

EX 600 SANITARY EM PHASE BOUNDARY

4.3 Stormwater Management

Westhoff Engineering Resources Inc. (Westhoff) prepared the original Staged Master Drainage Plan (SMDP) in support of the HPIP CS. The original SMDP contemplated two stormwater retention ponds within the Plan Area. Upon further analysis in support of the Stage 4 & 5 Outline Plan, Westhoff determines one pond, connecting to the comprehensive pond system, is approriate. As such, the developer proposes to construct a Public Utility Lot (PUL) in the southwest portion of the Plan Area to accommodate surface drainage. In addition, the runoff from the external roads of Highway 566, Range Road 290 and 291 and High Plains Drive drains to this pond. A Staged Master Drainage Plan, completed by Westhoff, has been submitted as part of this application.

The design of the pond includes capacity to retain 100% of surface drainage generated within the Plan Area as the High Plains Industrial Park is a non-tributary development. The stormwater management analysis uses recorded precipitation data and a continuous simulation technique to size the stormwater storage facility to a greater than 1:100 year run-off event.

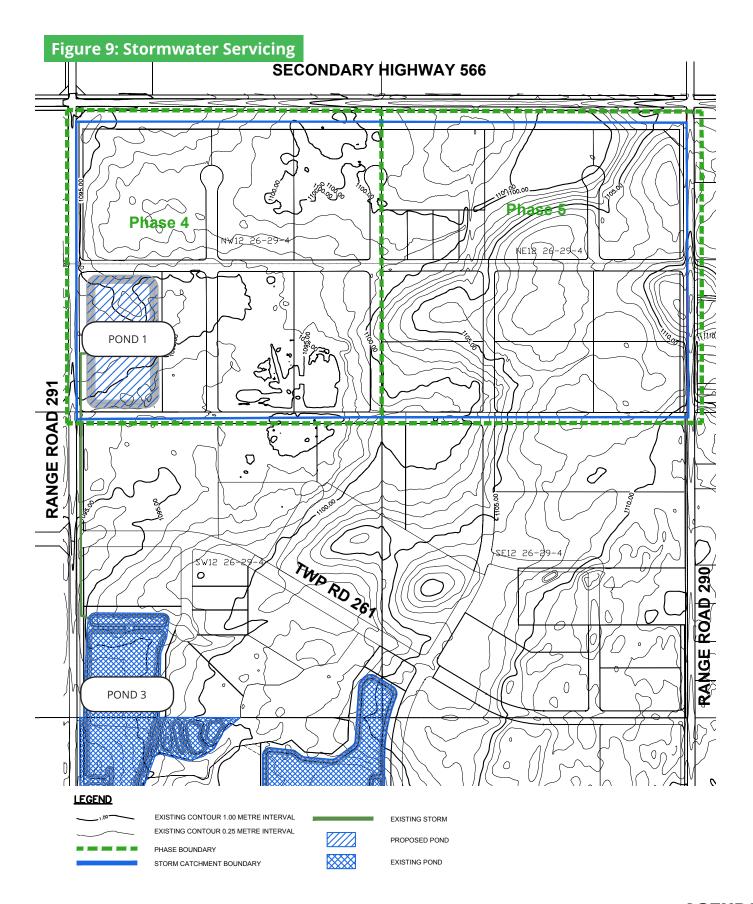
The proposed drainage system comprises:

- A major overland conveyance system, generally following the road network system leading to the stormwater storage facility;
- Treatment of stormwater using a treatment train approach including on-site treatment at the lot level, conveyance by grassed ditches and forebays, at the storage facilities and the stormwater facility itself;
- A stormwater storage facility;
- An existing 1,050mm concrete pipe from the proposed pond (Pond 1) to the existing pond in the HPIP (Pond 3);
- An existing pump station located at existing Pond 3 south of the Plan Area, where runoff is pumped for use of irrigation, dust control and eventually other users when approved by AEP;
- The stormwater re-distribution pipe in Stage 1, 2 and 3 of HPIP shall extend to service Stage 4 & 5 from the existing pump stations located at existing Pond 3 and existing Pond 5.

Details of the pond, including forebay, geotechnical consideration and lining requirements are to be submitted as part of the detailed design at the subdivision stage.

As described in the HPIP Conceptual Scheme, the developer is working with Olds College to implement a cold climate wetland research facility within the HPIP area. Specific operational details required to implement this research partnership will be established at the subdivision stage. The County reserves the right to participate as an active or passive member of this partnership.



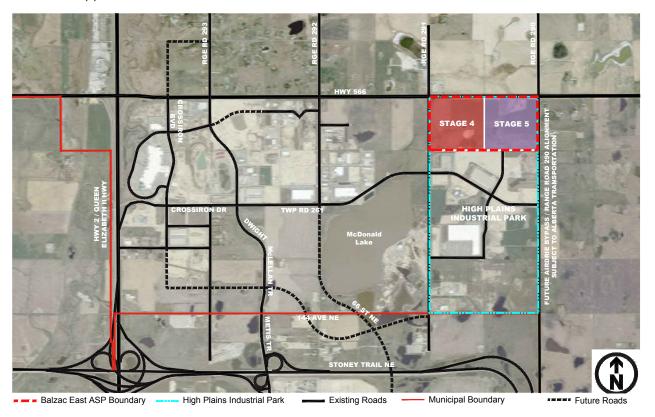


SECTION 5.0

Transportation

The East Balzac Transportation Network has been planned to facilitate access between the County's primary business and employment area and the surrounding regional road network. All developments within the HPIP must rationalize specific transportation requirements within the context of the County's Global TIA. Bunt and Associates (Bunt) completed a Traffic Impact Assessment in support of this Outline Plan application.

Alberta Transportation (AT) has a long-term strategic plan to implement a regional transportation connection designed to route traffic from northeast Calgary and East Balzac onto Highway 2 at a connection point just north of The City of Airdrie. This proposed roadway is commonly referred to as 'The Airdrie Bypass Road'. AT had originally requested the developer set aside land within the Conceptual Scheme area to accommodate ROW for this expected future roadway extension. Bunt, however, confirmed through correspondence with AT, that the Province is not budgeting or planning regional upgrades relating to the 'Airdrie Bypass Road.' As such, AT has not identified any regional concerns or implications relating to this Outline Plan application.



A number of sites within the HPIP have been constructed and are fully operational since the last submission in 2015. The analysis supporting this Outline Plan revisits and assesses the original data, redeveloping background volumes by completing existing counts, while including any additional approved but not yet constructed development in the area.



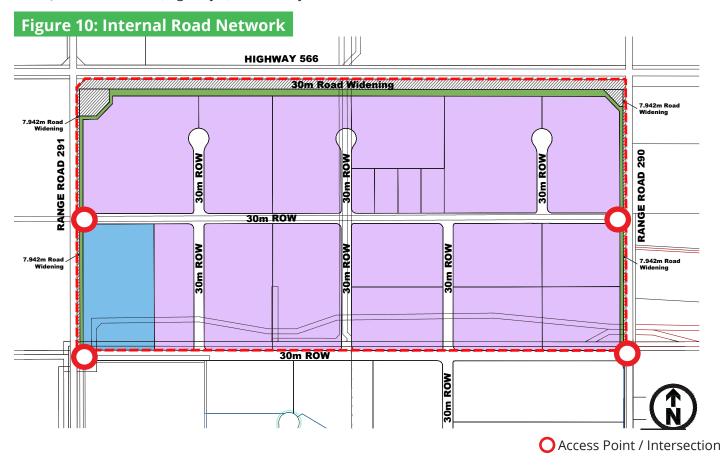
RVC also requires the analysis include consideration of the current forecast model outputs as provided by Watt Consulting Group (Watt). The forecasts are comprehensive, and include differing levels of detail and assumptions than what would typically be required using the Alberta Transportation (AT) methodology. For this reason, the TIA assesses the impacts of the proposed development in two ways. The main analysis is based on the standard AT methodology for TIA completion; and a sensitivity analysis was then undertaken using the forecast model outputs provided by Watt, on behalf of RVC.

Outputs from these two methods were then compared to determine the expected improvement program for the area and are further detailed within the TIA. Bunt recommends that the network should be monitored over time to confirm if the distribution and volumes outlined in the RVC model occur, which could then trigger the need for some or all of the additional improvements. The improvements from the Forecast Model Methodology include all the improvements noted in Table 1 for the AT methodology and the additional improvements noted in Table 2. The Developer shall be responsible for all internal roads, while Table 1 and 2 recommends improvements, which may be financed by a combination of levies and/or cost recoveries if deemed to be necessary.

Intersection /	Interim (2030)		Long Term (2040)	
Road Link	Background	Post Development	Background	Post Development
Highway 566	Widen to four lanes from Dwight McLellan Trail to Range Road 291	-	-	-
Township Road 261	Widen to four-lane cross-section west of Range Road 291	-	-	-
Range Road 291/ Highway 566	-	Add protected/ permissive phases to signal timing	-	-
Range Road 291/ Township Road 261	-	Add protected/ permissive phases to signal timing	-	
Range Road 290/Highway 566	Signalize and construct northbound right turn bay	Construct eastbound and westbound left turn bay and add protected/ permissive phase to signal timing	Construct eastbound and westbound left turn bay	-
(2) Summary of Recommended Improvements – Forecast Model Methodology				
Intersection / Road Link	Forecast (Year 2030)	Forecast (Year 2040)

5.2 Internal Transportation Network

Range Road 291 and Range Road 290 (via the future High Plains Boulevard) provide access to the Plan Area through one of four (4) intersections. These points provide direct access to regional network via Highway 566, Queen Elizabeth II (Highway 2) and Stoney Trail NE.



The developer shall construct the internal road network, as Figure 10 illustrates, and be built to a 30 metre ROW.

In alignment with the HPIP CS, the HPIP Stage 4 & 5 Outline Plan proposes the following road ROW dedication for the purposes of widening:

- ± 8 metres along Range Roads 291 and 290; and
- ± 30.0 metres along Highway 566.

The plan restricts direct access to Range Road 290 & 291 or Highway 566 from individual lots. The developer shall implement the internal road network in accordance with the County's Development Agreement process. The County's Transportation Off-Site Levy will apply at the subdivision stage and the County will also require a road naming application.



SECTION 6.0

Open Space & Municipal Reserve

The Outline Plan proposes an open space network comprising a Public Utility Lot (PUL) in the form of storm pond and Municipal Reserve (MR) in the form of linear parks.

The Outline Plan proposes linear MR along the north, east and west boundaries of the Plan Area in the form of landscape buffers, including a regional pathway, reflecting the intent of the County Plan, BEASP and the HPIP CS. Pathway connections within the Plan Area facilitate pedestrian mobility to the East Balzac Regional Trail System by trails constructed within MR's adjacent to Range Roads 290 & 291 and Highway 566; and by a local pathway system. Section 6.1 conceptually illustrates the buffer areas.

The developer shall construct the pathways and MR which connect to greater HPIP. The developer shall also construct a 2.5 m asphalt pathway within the internal road ROW's as the cross sections illustrate in accordance with the provisions of the Development Agreement process.

The Outline Plan proposes the balance of Municipal Reserve as follows:

Municipal Reserve Calculation	± HECTARES	± ACRES	PERCENT OF GDA
Gross Developable Area (GDA)	120.98	298.95	-
Municipal Reserve Owing (10% as per MGA)	12.09	29.89	-
Proposed Municipal Reserve Dedication	4.39	10.86	3.6%
Municipal Reserve Outstanding (cash-in-lieu)	7.70	19.03	6.4%
TOTAL	12.09	29.89	10%

The developer shall provide outstanding MR, after dedication, through cash-in-lieu of land at the subdivision stage.

SECTION 7.0

Emergency Response

7.1 Nexen Site

From 1961 to 2011, Nexen operated the Balzac sour gas processing plant (Balzac gas plant) located west of the HPIP and ceased operations in 2011. While remediation of the plan continues, the Balzac Power Station remains operational. By Provincial regulation, Nexen was required to establish and maintain the Balzac Area Emergency Response Plan (BAERP) to implement protocols to notify and/or evacuate adjacent owners in the event of an accidental release.

In 2011, Nexen decommissioned the facility, suspended well site operations and discontinued many of their pipelines within the surrounding area. None of the pipeline segments within the Plan Area shall be re-licensed and Nexen anticipates full abandonment and removal by the end of 2018. As a result of this change in scope, the Balzac Area Emergency Response Plan was revised, and the Emergency Planning Zone (EPZ) no longer applies. Residences and businesses within the planning zone were notified of the change.

Any remaining operations shall be included in the Plant Decommissioning Area Emergency Response Plan (ERP) and nearby land owners will no longer receive correspondence unless there is activity in close proximity.

7.2 Emergency Services

RVC's East Balzac Emergency Services are located approximately 600 metres from the Plan Area, north of Highway 566 along Range Road 291, and will service the entire High Plains Industrial Park. The RCMP Detachment in the City of Airdrie – with support from the RVC Community Peace Offices will Police the area, while emergency ambulance services will be provided by EMS Facilities located in North Calgary and within the City of Airdrie.







SECTION 8.0

Outline Plan Development Statistics

The HPIP Stage 4 & 5 Outline Plan proposes the following statistics which the developer will refine in more detail at the subdivision stage.

High Plains Stage 4 & 5 Outline Plan - Statistics				
	LAND USE	AREA (±)		% OF GDA
	DISTRICT	HECTARES	ACRE	% OF GDA
NW & NE ¼ SEC. 12-26-29-W4M		127.77	315.73	
LESS:				
30.0m Road Widening (Highway 566)		5.56	13.75	
8.0m Road Widening (Range Rd 290)		0.61	1.51	
8.0m Road Widening (Range Rd 291)		0.62	1.52	
GROSS DEVELOPABLE AREA (GDA)		120.98	298.95	100.0%
INDUSTRIAL ACTIVITY DISTRICT	I-IA	97.99	242.14	81.0%
PUBLIC SERVICE DISTRICT - PUL	PS(PUL)	7.70	19.03	6.4%
PUBLIC SERVICE DISTRICT - MR	PS(MR)	4.39	10.86	3.6%
INDUSTRIAL/COMMERCIAL (I/C) ROAD (10.0m / 30.0m)		10.89	26.92	9.0%

^{*} Statistics and total areas are conceptual and will be subject to detailed design at the subdivision stage.

SECTION 9.0

Architectural Guidelines

The Developer shall provide high-quality architectural features, suitable to industrial park context to enhance the overall development, attract investment, and add value to the existing High Plains Industrial Park and create a unique identity within the area of East Balzac. The Stage 4 & 5 Outline Plan maintains the cohesive built-form established in Stages 1 through 3 and aligns with the policies and guidelines outlined within the County's planning documents. Doing so will be beneficial to both the Developer and the County in terms of creating a visually-appealing development that adds value, is competitive and respond appropriately to market demands.



9.1 Building Orientation

The Outline Plan ensures that the sides of structures facing Highway 566, Range Road 291 and Range Road 290 are attractive. All site and building layouts will conform to the regulations prescribed by the Rocky View County Land Use Bylaw's Industrial Activity District (I-IA) and the Commercial, Office and Industrial Design Guidelines. The Developer should orient buildings so that the main entrance will face the public road that provides direct access to same.

The design of building facades facing the public roads may incorporate variations in finish and colour, roofline offsets, and pedestrian scaling techniques designed to visually break the building mass and provide a high quality appearance. The use of "green" building techniques which result in enhanced energy efficiencies may be encouraged.



9.2 Lighting

Exterior lighting within each business lot should consider "dark sky" principles in order to minimize light pollution. Lighting fixtures should include full cut-offs to direct light downward and prevent light spillage. Lighting shall be sensitive to the adjacent residential uses east of the Plan Area.





9.3 Parking and Loading

Developments should orient public parking to the front of each lot in general proximity to the main entry of each building. Large-scale parking, service and loading areas should be located at the sides and/or rear of the building and should be appropriately screened from adjacent properties and public roads. Particular attention should be paid to the landscaping along Highway 566, Range Road 291 and Range Road 290.

Each development shall screen outdoor storage from adjacent properties and public roads, while the HPLOA will ensure that industrial uses maintain outdoor storage in an orderly fashion.

Parking and outdoor storage areas incorporate Low Impact Development (LID) stormwater management principles where possible and include features such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.

9.4 Fencing

The developer will discourage fencing in the front portion of the lots. If required for visual screening and/ or security purposes, it should include a low-scale, decorative design and be located behind street-oriented landscaping in accordance with the requirements of the County's Land Use Bylaw.

Perimeter fencing along the side & rear property boundaries should be utilized to provide screening that reduces negative visual impacts of outdoor storage and large scale parking when viewed from public roads and adjacent parcels.

All fencing should include a design with high quality materials that will require limited maintenance.



9.5 Signage

Lot and building signage should include high quality materials with a design that is compatible with each building façade treatment. The size and placement of all signage must be in accordance with the requirements of the County's Land Use Bylaw. Signage should be sensitive to the adjacent residential uses east of the Plan Area. No back-lit signage is permitted within the Stage 4 & 5 Outline Plan Area.

9.6 Implementation

As per the HPIP CS, the developer shall implement the Architectural Guidelines within this Plan at the subdivision and/or development permit stage.

A Restrictive Covenant referencing the architectural guidelines shall be registered as an encumbrance on each title with specific development criteria enforced by a Business Lot Owner's Association to be referred to as the HPLOA.

Lot owners are required to submit site and building design plans to the HPLOA for review and approval prior to seeking approvals from Rocky View County. Lot owners shall provide Rocky View County with an endorsement from the HPLOA with applications for development permit and/or a building permit.



SECTION 10.0

Landscape Criteria

As per the HPIP CS the High Plains Industrial Parks project goal is to not only create an innovative and aesthetically appealing development, but to create a top-quality, environmentally sensitive and sustainable industrial park. The developer shall implement landscaping treatments within the Plan Area according to the general provisions established by the HPIP CS to enhance the visual appearance and aid in the management of surface drainage. Landscaping treatments should follow similar features approved and constructed in Outline Plan Stages 1 through 3, meaning a private Landscaped Easement shall be established within each lot abutting public roadway.

A qualified professional shall prepare a Landscaping Plan as a condition of subdivision to detail the type and extent of plantings within the Landscaped Easement area.. Plant materials must be appropriate for the Calgary region and include a uniform theme that is appropriate for the overall aesthetic that reflects the industrial nature of this development. Plantings within the Landscaped Easement area shall be provided by the developer in accordance with the County's Development Agreement process.

The Landscaped Easement is maintained by the HPLOA. Plantings within the Landscaped Easement area may be irrigated with treated stormwater from the facilities within the HPIP's integrated Public Utility Lots. Use of potable water to irrigate Landscaped Easement areas shall be prohibited.

As per the BEASP and the Land Use Bylaw, a minimum of 10% of each business lot must be landscaped. A detailed Landscaping Plan shall be prepared by a qualified professional as a condition of development permit to establish how each lot-specific development plan will satisfy the 10 % landscaped requirement.

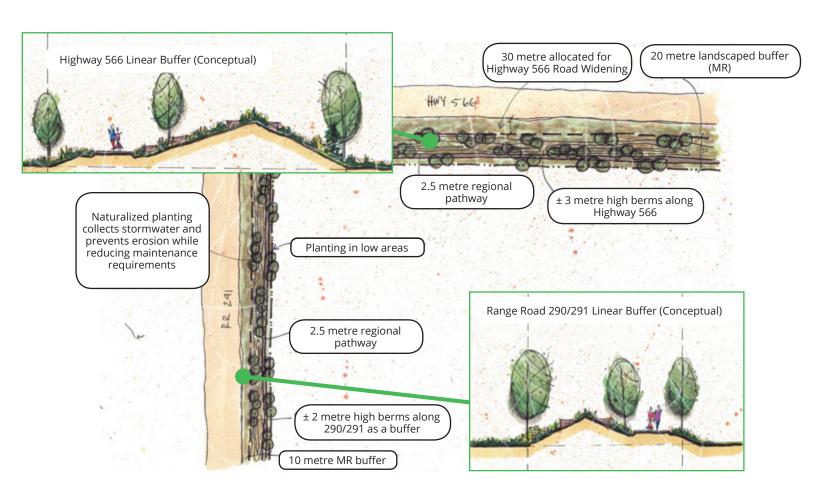
The portion of each lot including the Landscaped Easement area may be included in the calculation to determine the 10 % area requirement.



10.1 Landscape Buffering

The Plan Area include a linear Municipal Reserve (MR), along Highway 566 (20 metre buffer) and Range Roads 290 and 291 (10 metre buffer). The linear MR areas include a regional pathway that will be constructed by the developer at the subdivision stage. Figure 12 conceptually illustrates how the landscape buffer could be provided along Highway 566 and Range Road 291/290.

Figure 12: Buffering Concepts



^{*}Note: these are conceptual and will be finalized at the time of detailed design. Range Road 290 has not been shown as it is intended to be the exact same as Range Road 291.

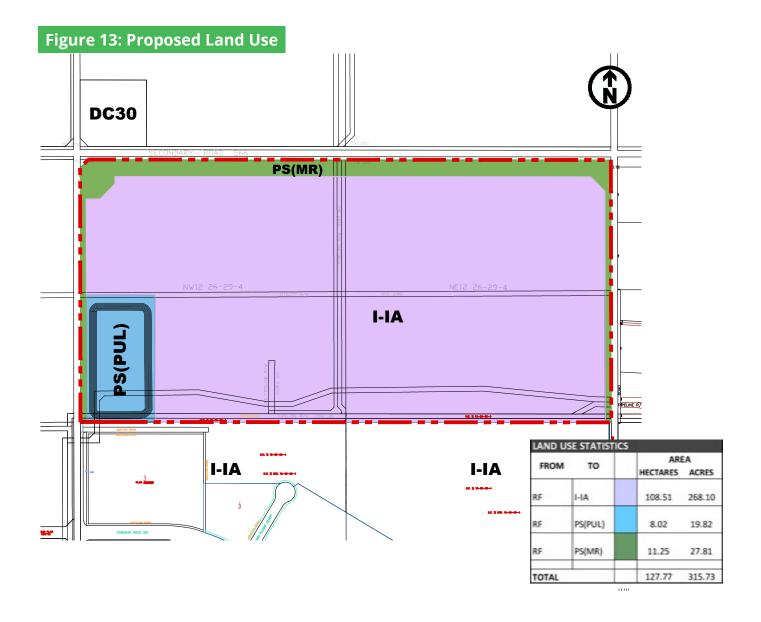


SECTION 11.0

Proposed Land Use

Stage 4 & 5 of the High Plains Industrial Park will encompass a mix of employment generating commercial and industrial uses that respond to market demands; and Municipal Reserve (MR) in the form of landscape buffers, linear parks, and regional pathways. As such, this Outline Plan proposes to redesignate the Plan Area from Ranch and Farm District (RF) to Industrial – Industrial Activity (I-IA) to align more closely with the intent of higher order plans and adjacent I-IA lands south of the Plan Area.

Figure 12: illustrates the land uses proposed land uses and the corresponding statistics.



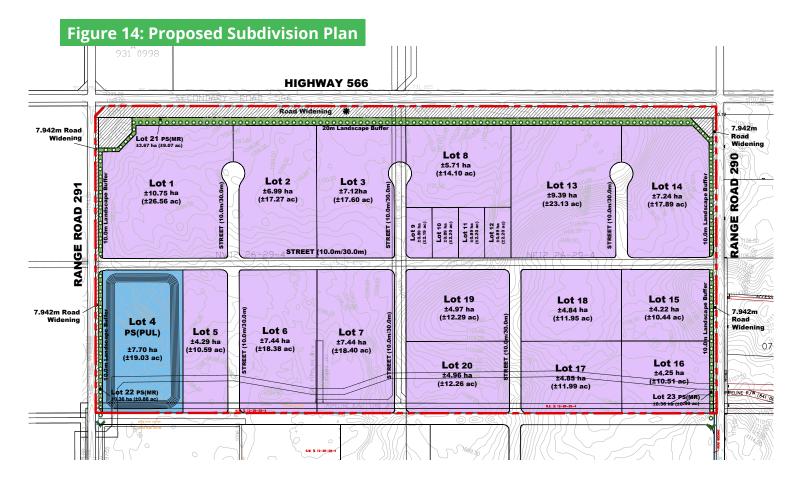
SECTION 12.0

Proposed Subdivision Plan

As Figure 13: Proposed Subdivision Plan illustrates, subdivision of the Stage 4 & 5 Outline Plan will include approximately:

- Nineteen (19) Industrial Activity (I-IA) lots varying in size between ± 2 and ± 28 acres, totaling 244 ± acres of employment-generating uses;
- One (1) ± 19 acre Public Utility Lot;
- ± 10.86 acres of Municipal Reserve (MR) dedicate along the north, east and west perimeters, in the form of linear park spaces, that include regional pathways; and
- ± 16.7 acres of road ROW set to accommodate widening of Range Roads 291 & 290; and Highway 566.

The developer expects the market to dictate lot sizes, the phasing of subdivision with transportation, utility servicing and recreation construction occurring in accordance with the County's Development Agreement process. The developer understands that it may be required to secure staged subdivision approval from the County to align with infrastructure requirements established at each development phase.





SECTION 13.0

Proposed Amendment to the Balzac East Area Structure Plan

Based on previous experience and an understanding of existing market dynamics, HLM identifies the Industrial Activity (I-IA) Land Use District to be the most flexible Industrial Land Use District in terms of accommodating market demand for a variety of employment-generating commercial and industrial uses. As such, the High Plains Industrial Park Stage 4 & 5 Outline Plan proposes the I-IA District as a means to provide a flexible response to accommodate new business opportunities; a goal and vision of the BEASP.

This Outline Plan aligns with the intent of the BEASP to accommodate a diverse offering of business uses within the BEASP Area. The BEASP, however, includes two prescriptive regulation-based policies that restricts the developer's ability to successfully implement the Industrial – Industrial Activity (I-IA) within the Plan Area. These policies include:

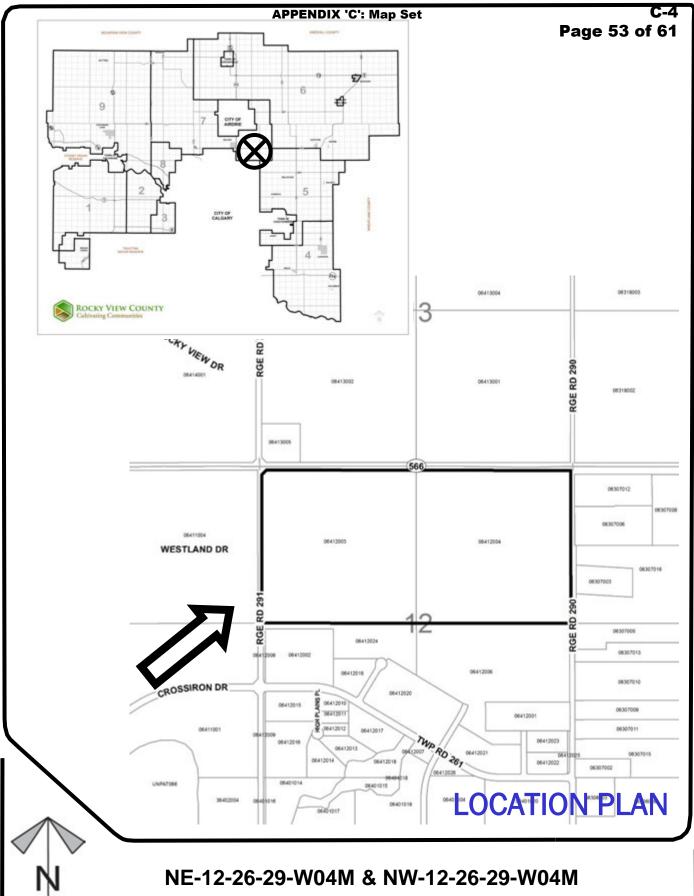
- Policy 4.7.5 (i): Cell A is located along the northerly and easterly boundary of SDA#5 and along Range Road 290. Uses that are compatible with adjacent residential and other uses may be permitted in this Cell. Landscaped buffers are mandatory. Development heights, parking and landscaping will be sensitive to the adjacent residential uses. General Industry Class III uses are not permitted in Cell A. Architectural guidelines prepared for Cell A will ensure that the sides of structures facing Highway 566 and Range Road 290 are attractive and no outside storage is permitted in the yards facing these highway corridors. Signage and lighting must also be sensitive to the adjacent residential uses. and;
- Policy 4.7.5 (m): within Cell A of SDA #5, the maximum height of a principal building shall be 10 metres.

 The minimum building setback from Highway 566 shall be 50 metres.

Policy 4.7.5(i) contains language that restricts the ability to provide outside storage along Highway 566 or Range Road 290. The Developer must be able to ensure that lot layouts are flexible in order to respond to varying market requirements. This Outline Plan proposes architectural guidelines and landscape buffering techniques, regulated by Section 26 of the Land Use Bylaw, that will mitigate concerns relating to outside storage along Highway 566 and Range Road 290, without compromising the intent of the BEASP. As such, to support the development concept proposed by this Stage 4 & 5 Outline Plan, a concurrent application to amend the BEASP has been submitted in order adjust policy 4.7.5(i) and remove the wording "...and no outside storage is permitted in the yards facing these highway corridors."

In addition, Policy 4.7.5 (m) prevents successful implementation of the Industrial Activity (I-IA) land use district which allows a maximum building height of 20.00 metres; and minimum setbacks of 15.0 metres (front, side, and rear). As such, to support the development concept proposed by this Stage 4 & 5 Outline Plan, a concurrent application to amend the BEASP has been submitted in order to delete policy 4.7.5(m).

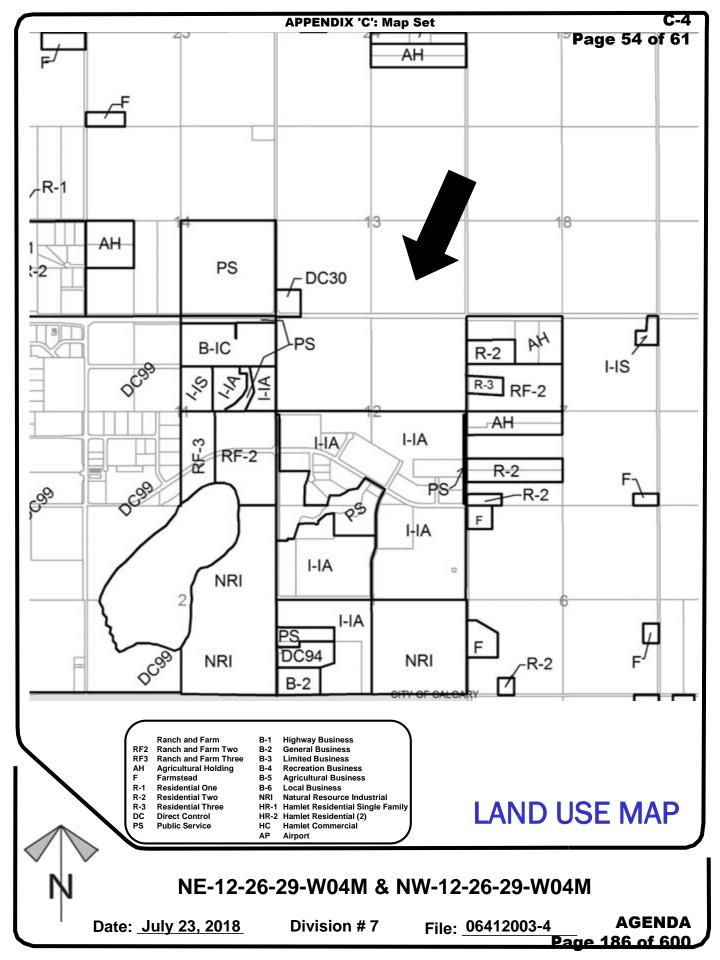
The Minor ASP amendment maintains the intent of the BEASP while enabling the developer to implement an Industrial Land Use District, within the Stage 4 and 5 Outline Plan Area, which remains flexible and responsive to the market realities and leverages the developer's experience with the I-IA land use in stages 1 through 3 of the HPIP CS area.



Date: July 23, 2018 Division #7

AGENDA File: 06412003-4

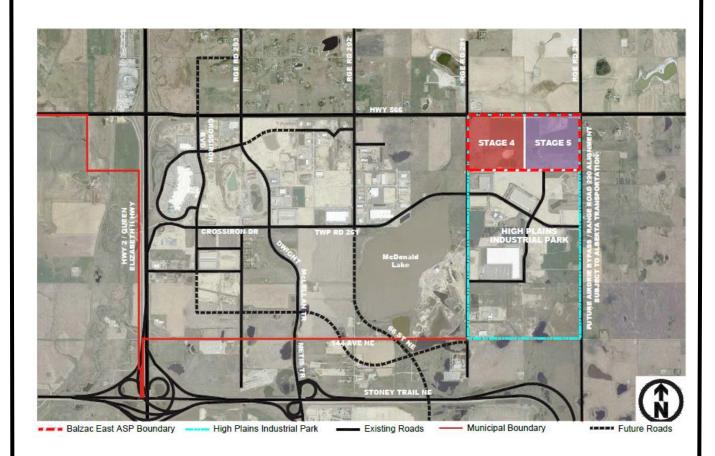
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PL20180077 High Plains Conceptual Scheme Amendment:

To amend the High Plains Industrial Park Conceptual Scheme (Bylaw C-6930-2010) to adopt Stage 4 and 5 High Plains Industrial Park Outline Plan, which provides a framework for future redesignation, subdivision and development within NW-12-26-29-W4M and NE-12-26-29-W4M.



HIGH PLAINS OUTLINE PLAN CONTEXT MAP

NE-12-26-29-W04M & NW-12-26-29-W04M

Date: <u>July 23, 2018</u>

Division #7

File: 06412003-4

AGENDA

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PL20180077 High Plains Conceptual Scheme Amendment:

To amend the High Plains Industrial Park Conceptual Scheme (Bylaw C-6930-2010) to adopt High Plains Industrial Park Stage 4 and 5 Outline Plan, which provides a framework for future redesignation, subdivision and development within NW-12-26-29-W4M and NE-12-26-29-W4M.



HIGH PLAINS OUTLINE PLAN STAGE 4 & 5 DEVELOPMENT CONCEPT

NE-12-26-29-W04M & NW-12-26-29-W04M

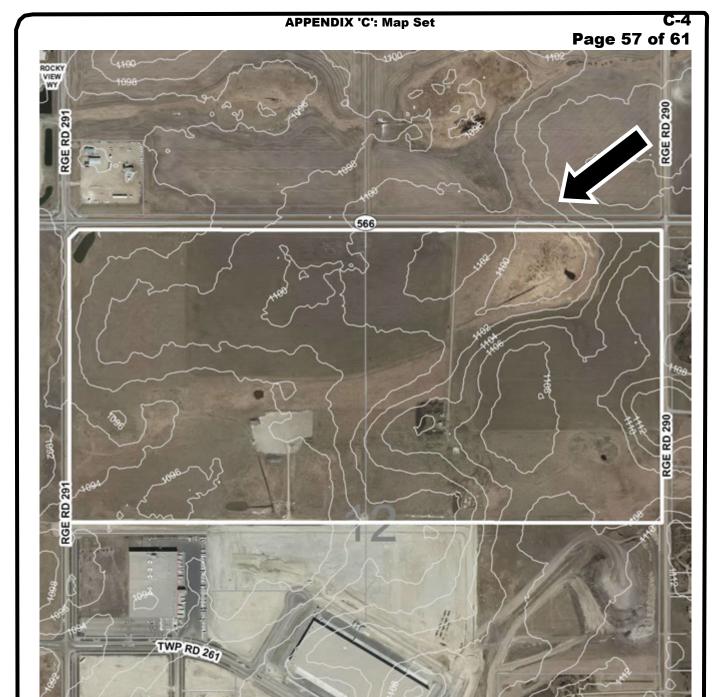
Date: <u>July 23, 2018</u>

Division # 7

File: 06412003-4

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

TOPOGRAPHY

Contour Interval 2 M

NE-12-26-29-W04M & NW-12-26-29-W04M

Date: <u>July 23, 2018</u>

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

AIR PHOTO

Spring 2016

NE-12-26-29-W04M & NW-12-26-29-W04M

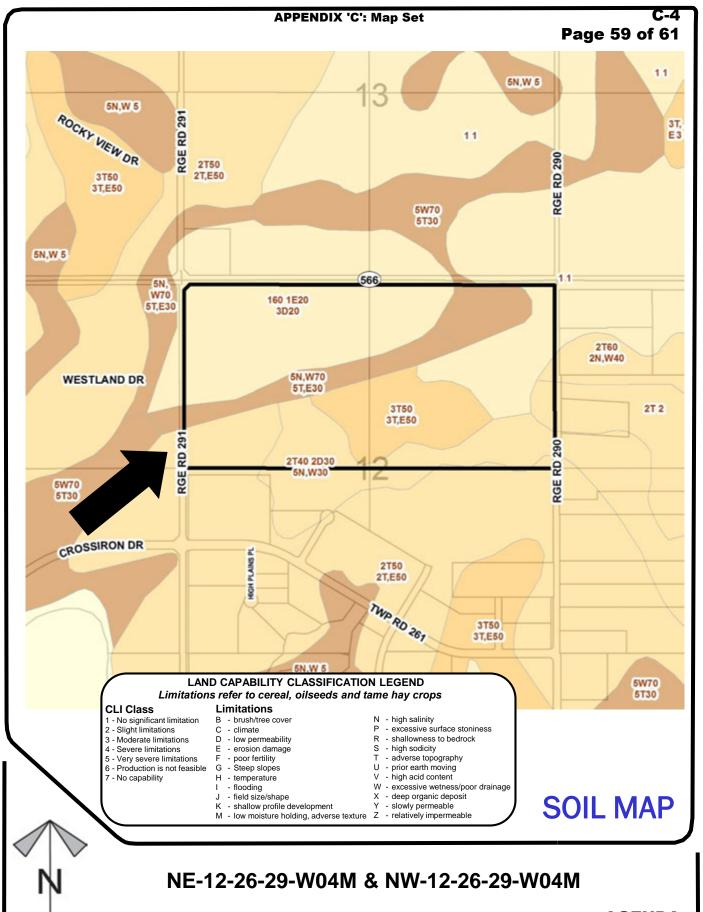
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Division #7

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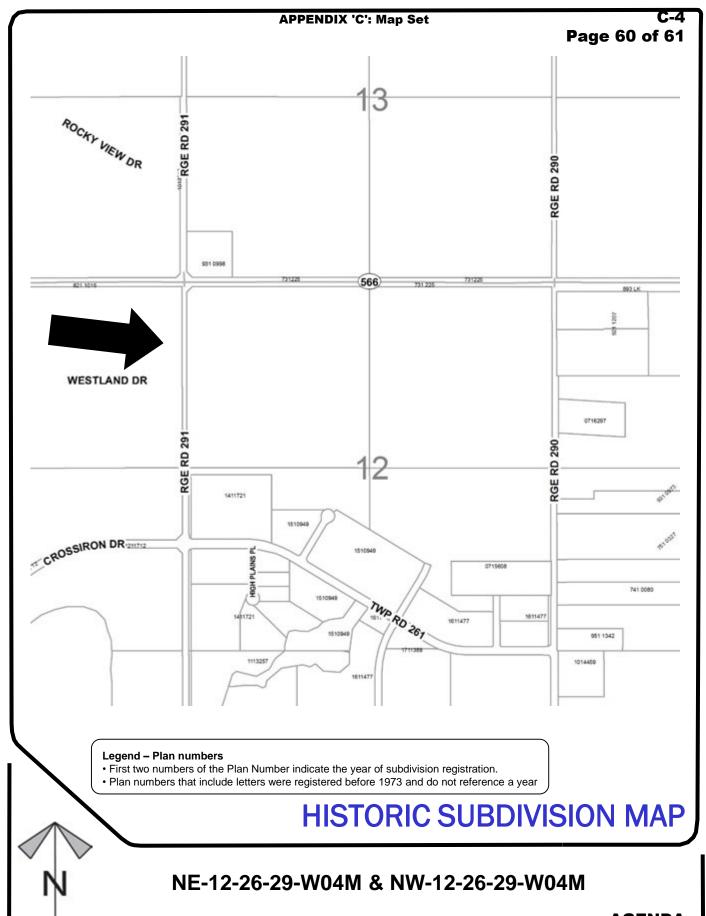
AGENDA

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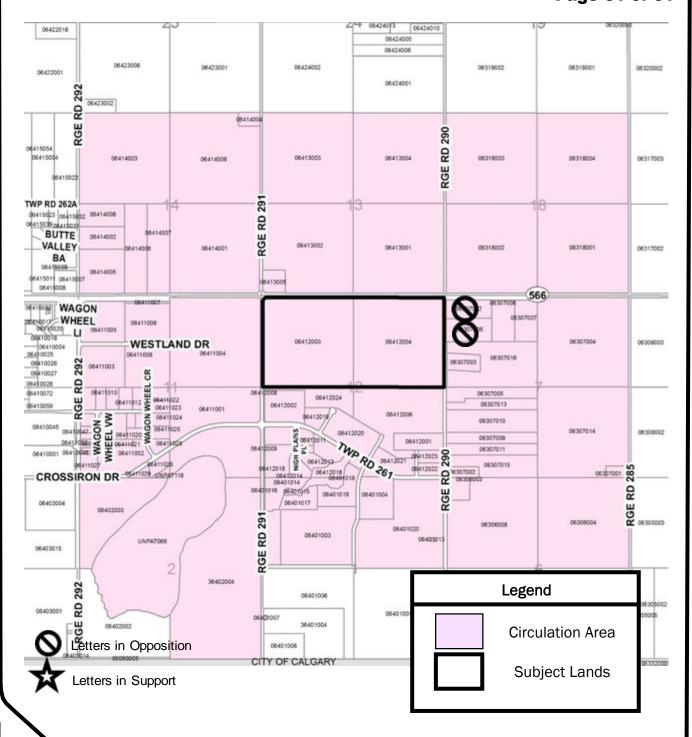


Date: <u>July 23, 2018</u> Division # 7 File: <u>06412003-4</u>

AGENDA
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Date: <u>July 23, 2018</u> Division # 7 File: <u>06412003-4</u> **AGENDA**



LANDOWNER CIRCULATION AREA

NE-12-26-29-W04M & NW-12-26-29-W04M

Date: July 23, 2018

Division # 7

File: 06412003-4

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PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 DIVISION: 7

TIME: Afternoon Appointment

FILE: 06412003/2004 **APPLICATION**: PL20180078

SUBJECT: Redesignation Item – Ranch and Farm District to Industrial – Industrial Activity District and

Public Services District

Note: This application should be considered in conjunction with PL20180076, Balzac East

Area Structure Plan amendment, and PL20180077, High Plains Industrial Park

Conceptual Scheme amendment.

¹POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, the Balzac East Area Structure Plan, and the Land Use Bylaw, and was found to be compliant.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Activity District and Public Services District to accommodate future commercial and industrial development.

In accordance with the Balzac East Area Structure Plan (ASP), a Conceptual Scheme (PL20180077) was submitted with this redesignation application to facilitate a comprehensive planning framework.

This report evaluates compatibility of the proposed land use in accordance with the relevant statutory plans. Details of the proposed Industrial Park development, including technical components, are discussed in the conceptual scheme report (PL20180077).

The lands are located within the Balzac East ASP and the High Plains Industrial Park Conceptual Scheme. The application was evaluated in accordance with these plans, and Administration determined that:

- The proposal is consistent with the overall intent of the Balzac East ASP and the High Plains Industrial Park Conceptual Scheme;
- The proposed land use is compatible with the surrounding development; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision and development permit stage.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: DATE APPLICATION DEEMED COMPLETE:June 22, 2018
July 16, 2018

PROPOSAL: To redesignate the subject lands from Ranch and

Farm District to Industrial – Industrial Activity District

Johnson Kwan & Gurbir Nijjar, Planning & Development Services

¹ Administration Resources



and Public Services District to accommodate future

commercial and industrial development.

LEGAL DESCRIPTION: NW-12-26-29-W04M and NE-12-26-29-W04M

GENERAL LOCATION: Located in the Balzac East area, at the southeast

junction of Highway 56 and Range Road 291.

APPLICANT: Chris Andrew, b&a Planning Group

OWNERS: CLT Developments Ltd., CLT Contracting Ltd.,

Highfield Investment Group Inc., Kidco Shares Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm District

PROPOSED LAND USE DESIGNATION: Industrial – Industrial Activity District and

Public Services District

GROSS AREA: ± 127.89 hectare (± 316.02 acre)

SOILS (C.L.I. from A.R.C.): Class 160, 1E20, 3D20 – no significant limitation to

crops production due to erosion damage, and low

permeability

Class 2T40, 2D30, 5N, W30 – Slight limitations to crop production due to adverse topography, low

permeability, high salinity, and excessive wetness/poor drainage.

Class 3T50, 3T, E50 – Moderate limitations to crop production due to adverse topography, and erosion

damage.

Class 5N, W70, 5T, E30 – Very severe limitations to crop production due to high salinity, excessive wetness/poor drainage, adverse topography, and

erosion damage.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to 103 adjacent landowners, from whom two letters in opposition were received in response (attached to Appendix 'D' of the staff report for PL20180076). The proposal was also circulated to a number of internal and external agencies; responses are available in Appendix 'A' attached to and forming part of this report.

HISTORY:

September 2015 The Stage 6 High Plains Industrial Park Outline Plan (Bylaw C-7515-2015) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within Lot 1, Block 1, Plan 0612816 within SW-01-26-29-W04M, Lot 1, Plan 0710376 within SW-01-26-29-W04M, and SW-01-26-29-W04M, consisting

of an area of approximately 56.41 hectares (139.39 acres).

July 2013 The Stage 3 High Plains Industrial Park Outline Plan (Bylaw C-7286-2013) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within Lot 1, Block 2, Plan 111 3277 within NE-1-26-29-W4M and a portion of the SE & SW-12-26-29-W4M, consisting of an area of approximately

137 hectares (338.5 acres).



September 2012 The Stage 2 High Plains Industrial Park Outline Plan (Bylaw C-7189-2012) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within SW-12-26-29-W4M and a portion of SE-12-26-29-W4M,

consisting of an area of approximately 62 hectares (154 acres).

December 2010 The Stage 1 High Plains Industrial Park Outline Plan (Bylaw C-7002-2010) was

adopted to provide a framework for subsequent redesignation, subdivision, and development within NW-1-26-29-W4M and NE-1-26-29-W4M, consisting of an

area of approximately 58 hectares (143 acres).

July 2010 The High Plains Conceptual Scheme (Bylaw C-6930-2010) was adopted to

provide a framework for subsequent redesignation, subdivision, and development within Sections 1 & 12-26-29-W4M, consisting of an area of approximately 518

hectares (1,280 acres).

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Activity District and Public Services District to accommodate future commercial and industrial development.

The subject lands are located in the Balzac East area, at the southeast junction of Highway 566 and Range Road 291.

- The area to the north is mainly agricultural lands designated as Ranch and Farm District;
- The properties immediately to the east are located in Special Development Area 5 of the Balzac East Area Structure Plan, intended for future business development;
- The properties immediately to the west are located in Special Development Area 5 of the Balzac East Area Structure Plan, and are designated as Business – Industrial Campus (B-IC), Industrial Activity (I-IA) and Industrial – Industrial Storage (I-IS);
- The properties to the south are part of the High Plains Industrial Park Conceptual Scheme, the majority of which are designated as Industrial – Industrial Activity District.

POLICY ANALYSIS:

Balzac East Area Structure Plan (Bylaw C-6388-2006)

The Applicant proposed to redesignate the subject lands to Industrial – Industrial Activity District, which is intended for 'a range of industrial activity, including industrial activity that may have off-site nuisance impacts and the support services that may be associated with such activity.'

The proposed land use is consistent with the Balzac East Area Structure Plan, which considers this area to be suitable for industrial and business uses that require larger lots and a reduced level of municipal services.

Land Use Bylaw (C-4841-97)

The Applicant proposes Industrial – Industrial Activity District (I-IA) to guide future development within the subject lands. The proposed redesignation is consistent with the remaining High Plains Industrial Park, and would provide the appropriate land use framework for the implementation of the High Plains Industrial Park Stages 4 and 5 Outline Plan. See Appendix B for a list of uses under I-IA District.



CONCLUSION:

The subject lands are located within the Balzac East Area Structure Plan and the High Plains Industrial Park Conceptual Scheme, and the application was evaluated in accordance with these plans.

Administration determined that the proposed land use redesignation is consistent with the relevant plans and that the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subdivision and development permit stage.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7821-2018 be given first reading.

Motion #2 THAT Bylaw C-7821-2018 be given second reading.

Motion #3 THAT Bylaw C-7821-2018 be considered for third reading.

Motion #4 THAT Bylaw C-7821-2018 be given third and final reading.

Option #2: THAT application PL20180078 be refused.

Respectfully submitted, Concurrence,

"Sherry Baers" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Extract from Industrial - Industrial Activity District

APPENDIX 'C': Bylaw C-7821-2018 and Schedule A

APPENDIX 'D': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS	
School Authority		
Rocky View Schools	No objection.	
Calgary Catholic School District	No comment.	
Public Francophone Education	No comment.	
Catholic Francophone Education	No comment.	
Province of Alberta		
Alberta Environment and Parks	No comment.	
Alberta Transportation	Alberta Transportation has reviewed the proposed High Plains Industrial Park Conceptual Scheme and support information, and offers the following comments:	
	Through subdivision and development, Albert Transportation will protect additional right of way along Highway 566 that was previously identified in the 2010 iTrans Functional Planning Study. Detailed information for right of way protection is attached. Please note that berms and the linear MR parcel must be excluded from this area.	
	The TIA should be updated, with 12 hour traffic counts, for each phase of subdivision to identify and implement recommended improvements to Highway 566, including timeframe for traffic signals at the Township Road 290 intersection.	
	Alberta Transportation will continue to require roadside development permits for development proposed on parcels directly adjacent to Highway 566. Please note that building may not be placed closer that 50 metres from the existing Highway 566 right of way. This setback distance accommodates future highway improvements noted above, as well as the 20 metre municipal reserve buffer.	
Alberta Culture and Community Spirit (Historical Resources)	No comment.	
Energy Resources Conservation Board	No comment.	
Alberta Health Services	Alberta Health Services, Environmental Public Health does not have any concerns with the information as provided at this time.	
	We would welcome the opportunity to review any future planning documents pertaining to the subject lands as they become available	



AGENCY	COMMENTS	
	AHS would also like an opportunity to review and comment on future building permit applications to construct any public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding building plans for these facilities to our department for AHS approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.	
Public Utility		
ATCO Gas	ATCO Gas has no objection to the proposed ASP changes or the redesignation.	
ATCO Pipelines	No objection.	
AltaLink Management	No comment.	
FortisAlberta	Fortis Alberta has no objections to the proposal and no easements are required at this time.	
	Fortis Alberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.	
Telus Communications	No comment.	
TransAlta Utilities Ltd.	No comment.	
Other External Agencies		
EnCana Corporation	No comment.	
Nexen	No comment.	
Adjacent Municipality		
City of Calgary	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.	
	The City of Calgary Transportation Planning Department reviewed the Transportation Impact Assessment and has no additional comments.	
	The subject site is located within both the Nose Creek watershed and the Bow River Basin. The following plans which have been	



AGENCY

COMMENTS

endorsed by Rocky View County apply to the subject area:

- The Bow Basin Watershed Management Plan, Phase 1: Water Quality: this plan contains water quality objectives and recommends actions to be taken to maintain or improve surface water quality within the basin (www.brbc.ab.ca)
- The Bow Basin Watershed Management Plan 2012: this plan has recently been completed and provides watershed recommendations on land use and water resources (<u>www.brbc.ab.ca</u>)
- The Nose Creek Watershed Water Management Plan: this document was developed to help protect riparian areas and improve water quality in the Nose Creek watershed. Recommendations for riparian protection, allowable release rates and run off volume control targets are contained in the plan (http://nosecreekpartnership.com/wp-content/uploads/2011/07/Nose-Creek-Watershed-Water-Management-Plan.pdf).
- As part of a future amendment of this plan, a new Internal Drainage Areas Policy has been developed by the Nose Creek Watershed Partnership and is currently being reviewed by ESRD (http://nosecreekpartnership.com/wp-content/uploads/2013/10/Policy Nose-Creek-Watershed-Internal-Drainage-Areas.pdf)
- The subject land is potentially located in the "internal drainage areas" of the Nose Creek watershed. These areas do not drain directly to the creek but are isolated and play an important hydrological role in the watershed. The policy contains recommendations for runoff volume control targets.

The subject site is also located within the City of Calgary/Rocky View Intermunicipal Development Plan (IDP) policy area. Please refer to Section 11.0 (Watershed Management) and Section 14.0 (Utilities and Servicing) for information on policies related to the management of watersheds for water quality/quantity and the process for cross-boundary utility planning and right-of-way acquisition. The Watershed Management section of this Plan specifically requires that the most up-to-date Watershed Management Plans be used as guidance documents and decision-making tools for activities occurring within watersheds.

Rocky View County – Boards and Committees

ASB Farm Members and

Because this parcel falls within the Balzac East Area Structure



AGENCY	COMMENTS		
Agricultural Fieldmen	Plan, Agricultural Services has no concerns		
Rocky View Central Recreation Board	Over the years, Rocky View Central Recreation Board has contributed a great deal of time and effort working with the County in defining a standardized, long-range plan that ensures connectivity, aesthetics, and consistency of trail development in the District. In reviewing this circulation, the Board has concerns with the proposed reduction to the setback for the following reasons:		
	 High Usage: The existing and proposed pathway system along Highway 566 is the backbone of the trail/pathway system through East Balzac. Many other pathways from north and south feed into this corridor. Since it is the main thoroughfare, is anticipated that the route will be well used and will require the 50-meter setback. 		
	 Highway 566 expansion: As Highway 566 will be widened in the future, the original 50 meter setback is critical to accommodate a safe and accessible pathway system. A 15 meter setback will not allow for long-term accommodation of this recreational resource. 		
	3. Aesthetics: The board would like to maintain the continuity of the pathway and greenspace both now and in the future. Protection of the aesthetics make it a desirable space / location for recreation. A 50 meter setback is necessary to accommodate the pathway and landscaping that makes this a pleasing recreation area. A change in setback would impact this.		
Internal Departments			
Parks, Recreation, and Community Support	The Municipal Lands office has reviewed the application(s) and offers the following comments/recommendations/concerns at this time.		
	These comments/recommendations/concerns have been provided based on the application submitted and are subject to change to ensure alignment with standards, best practices, policies and procedures.		
	PL20180078: Redesignation		
	 The Municipal Lands Office has no concerns with this land use redesignation application. 		
Development Authority	No comment.		
GIS Services	No comment.		
Building Services	No comment.		



AGENCY	
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Fire Services

Bylaw and Municipal Enforcement

Planning & Development Services – Engineering

COMMENTS

The Fire Services has no comments at this time.

No concerns.

General Comments

- Engineering Services has received the updated submissions from the developer's team and is satisfied that comments issued in October have been addressed. Future development on the subject lands will require additional technical reporting, the payment of levies and construction of public infrastructure in accordance with County Standards;
- The comments below pertain to the most recent versions of the reporting submitted to support the proposed Stage 4 and 5 Outline Plan.

Geotechnical:

- The applicant has submitted a geotechnical investigation titled Geotechnical Report High Plains Industrial Phase 4 & 5 prepared by McIntosh Lalani Engineering Ltd. dated December 4th, 2018. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan:
 - The report provides numerous recommendations for future construction on the subject lands that will need to be considered as development progresses.
- Further geotechnical requirements will apply as development proceeds in the Phase 4 and 5 area. This includes but is not limited to Deep Fill reporting, compaction testing and site specific geotechnical investigations.

Transportation:

- The Updated Traffic Impact Assessment Report prepared by Bunt & Associates Engineering Ltd. dated December 19, 2018 has addressed all prior review comments. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - Updates to the accepted Traffic Impact Assessment will be required at each phase of subdivision and development to determine the timing of network improvements required to support traffic generation.
 - All improvements to the existing road network required to support development of the plan area will be the developer's responsibility.
- Dedication of additional right of way for RR291 and RR290 will be required as development proceeds. Both roads are currently identified as requiring a 36m ROW (8m required



AGENCY

COMMENTS

from subject lands).

- The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-7356-2014, as amended.
 - The applicant is advised the levy is currently undergoing changes and that the version of the bylaw in place at time of subdivision approval is what will apply. Bylaw updates, public input and other information can be accessed on the County's website.
- Alberta Transportation should be engaged for comments on SH 566 widening, drainage, improvements and intersection operations for the highway.

Sanitary/Waste Water & Water Supply:

- The updated report titled Stage 4 & 5 Outline Plan Utility Servicing Design Brief prepared by CIMA+ dated November 2018 and the letter dated November 15th, 2018 from CIMA+ addressing the existing and future capacity requirements for the Campus Lift Station have been reviewed. These submissions have addressed prior comments and no further concerns exist at this stage;
- Any and all upgrade costs for the expansion of existing
 infrastructure required to service the plan area will be borne
 by the developer. Cost recovery may apply in accordance
 with RVC Policy. The applicant should be prepared to
 complete upgrades to the existing sanitary lift station on the
 County campus site and provide for cost recovery for the
 construction of the existing infrastructure. Expected
 upgrades will be determined as development progresses
 and will include:
 - The provision of an adequate chemical feed system in the facility to lower corrosion and odor issues;
 - The provision of a SCADA system to transition its operation to that of a regional lift station tied to the Langdon WWTP SCADA operations;
 - The provision of spare pumps and impellers for redundancy given the larger service area than initially planned for this facility;
 - Any other upgrades required to accommodate actual flows from the development of the subject lands.
- All development within the Outline Plan area will be required to connect to regional servicing. Detailed requirements for upgrades to existing and/or new infrastructure will be evaluated at future subdivision and/or DP stage;
- Future development will be subject to applicable levies (current bylaw is C-7273-2013) and development will be subject to water/wastewater system capacity existing in the



AGENCY COMMENTS

system when development proceeds. The existing Levy Bylaw includes capacity triggers for various components of the systems and front ending may be required;

 Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.

Storm Water Management / Environmental:

- The Updated Staged Master Drainage Plan prepared by Westhoff Engineering Resources Inc. dated November 22, 2018 has addressed all prior review comments. The report is stamped by the Responsible Engineer and meets County requirements for supporting the Outline Plan.
 - Updates and stormwater management reports will be required at each phase of subdivision and development to determine infrastructure requirements to support development;
 - The County remains supportive of the overall re-use scheme that exists in the High Plains Industrial Park and looks forward to changes in regulatory requirements to enable permanent re-use by local industry. Until then, the system will continue to be approved and managed based on demonstrating adequate irrigation demands exist. This will be revisited as each phase is developed.
- The report titled High Plains Phase 4 and 5 Wetland Assessment and Impact Report prepared by Westhoff Engineering Resources Inc. dated November 7th, 2018 has been reviewed. The report identifies the presence of wetlands on the site and provides for recommendations to compensate for the loss of these areas in accordance with Provincial legislation.
 - We note for the applicant's understanding that the County will require copies of regulatory approvals for wetland disturbances prior to issuing permit(s) for stripping and grading activities on the site.
- Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages.

Transportation No concerns.

Capital Project Management No concerns.

Operational Services No concerns.



AGENCY

COMMENTS

Utility Services

Wastewater

Since the proposal is to connect the wastewater collection system for the subject development to the existing lift station servicing the County's Municipal Campus, an engineering assessment will be require to confirm that the lift station and downstream, infrastructure, including the wastewater treatment plant, has sufficient capacity to accommodate the proposed development. Any upgrades required to accommodate the development should be at the cost of the developer.

Note: the Applicant submitted a Sanitary Sewer Municipal Campus Lift station Analysis (by CIMA, dated November 15, 2018), and Stage 4&5 Outline Plan Utility Servicing Design Brief (by CIMA, dated November 2018). Details of the wastewater servicing will be addressed at future subdivision stage.

Stormwater Management

Considering that the storm pond is to be located on a PUL (County titled property) and that it will be tied to the overall High Plains Industrial Park stormwater reuse system (treatment and distribution), Utility Services is unsure of what the proposed mechanism for the operation and maintenance of the proposed storm water facility will be. Is the proposed mechanism to have the system operated by a private utility? The County? Or a combination of both?

If a private utility or a combination of County/private utility there needs to be a mechanism/agreement in place such as a License of Occupation to enable the private utility access to the infrastructure located on the PUL and that sets out the operation and maintenance responsibilities of both parties. Further clarification in this regard is required.

Note: the operation and maintenance component will be address at future subdivision stage through conditions of subdivision.

Agriculture and Environment Services

No concerns.

Circulation Period: July 27, 2018 to August 28, 2018



APPENDIX B: Extract from Industrial – Industrial Activity District (I-IA)

75.1 Purpose and Intent

The purpose and intent of this district is to provide for a range of industrial activity, including industrial activity that may have off-site nuisance impacts, and the support services that may be associated with such activity.

75.2 Uses, Permitted

Accessory Buildings

Agriculture, general

Communication Communications Facilities (Types A, B, C)

Contactor, general

Contractor, limited

General Industry, Type I

General Industry, Type II

Government Services

Outdoor storage, truck trailer

Signs

Truck trailer services

Warehouse

75.3 Uses, Discretionary

Compost Facility Types I, II

General Industry Type III

Licensed Medical Marijuana Production Facility

Outdoor display area

Recycling collection point

Storage area

Waste transfer site

Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.



BYLAW C-7821-2018

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-7821-2018.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

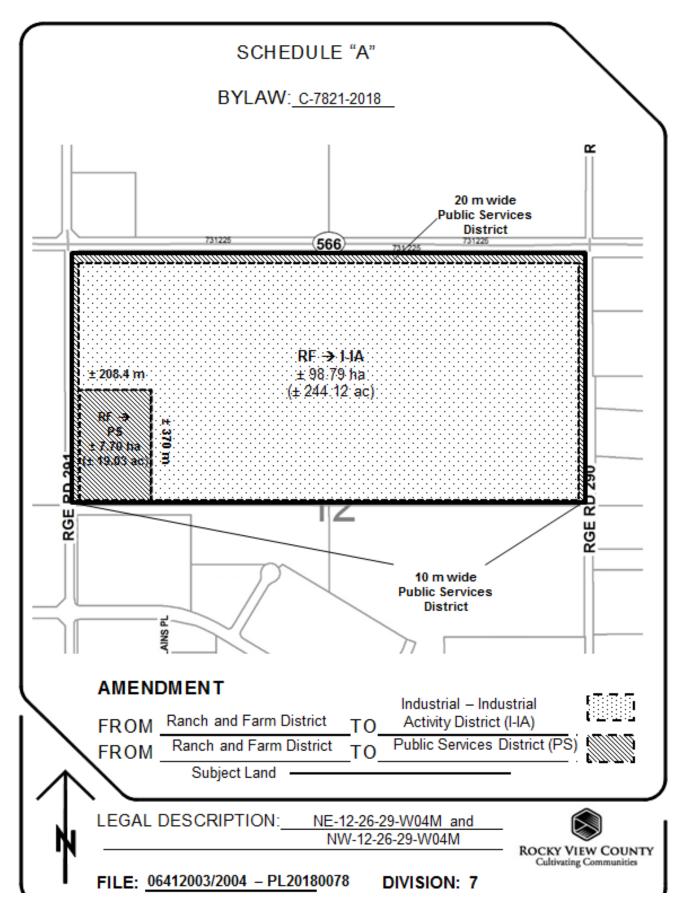
- THAT Part 5, Land Use Maps No. 64 and 64-S of Bylaw C-4841-97 be amended by redesignating NW-12-26-29-W04M and NE-12-26-29-W04M from Ranch and Farm District to Industrial Industrial Activity District and Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT NW-12-26-29-W04M and NE-12-26-29-W04M is hereby redesignated to Industrial Industrial Activity District and Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7821-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

	Division: 7	
	File: 06412003/2004- PL20180078	
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	

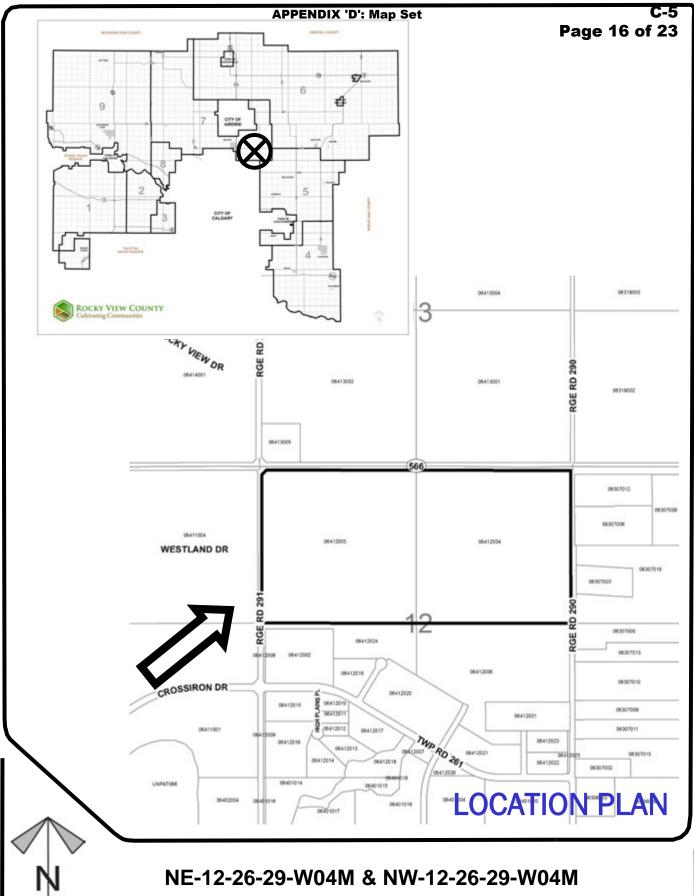
Bylaw C-7821-2018 Page 1 of 2



Page 2

AGENDA

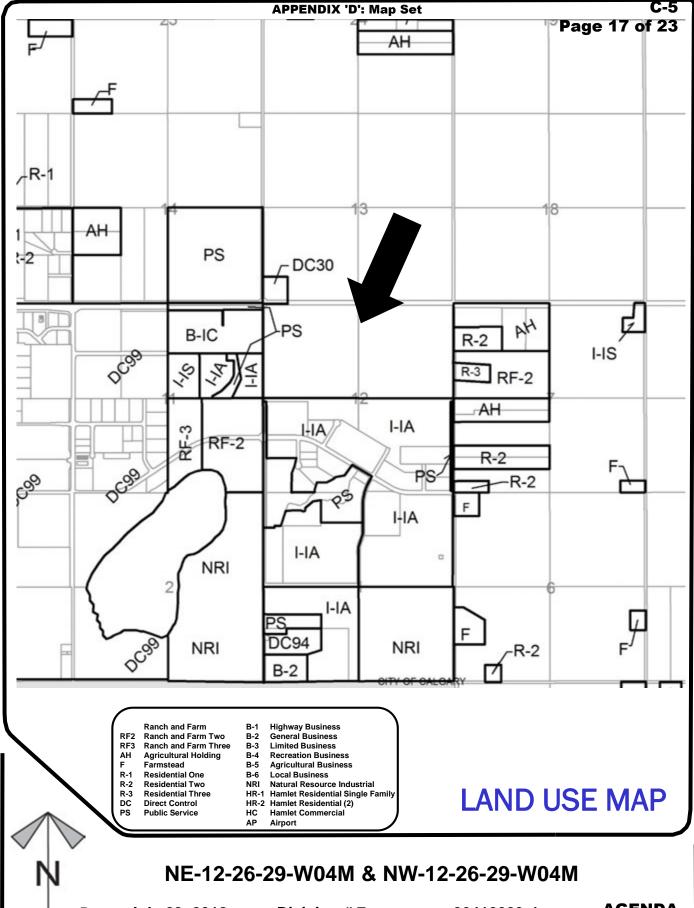
Page 208 of 600



Date: July 23, 2018 Division #7

AGENDA File: 06412003-4

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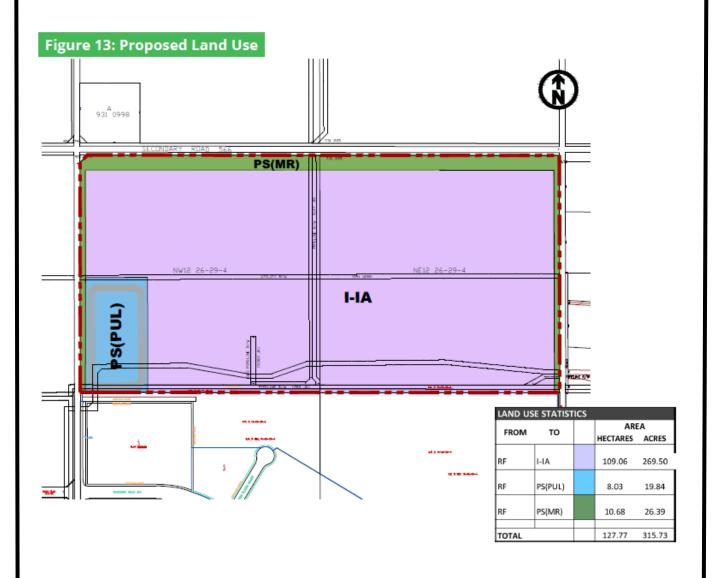
Date: <u>July 23, 2018</u> Division # 7

File: 06412003-4

AGENDA

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PL20180078 Land Use Redesignation: To redesignate the subject lands from Ranch and Farm District (RF) to Industrial - Industrial Activity District (I-IA) to accommodate future commercial and industrial development.



PROPOSED LAND USES

NE-12-26-29-W04M & NW-12-26-29-W04M

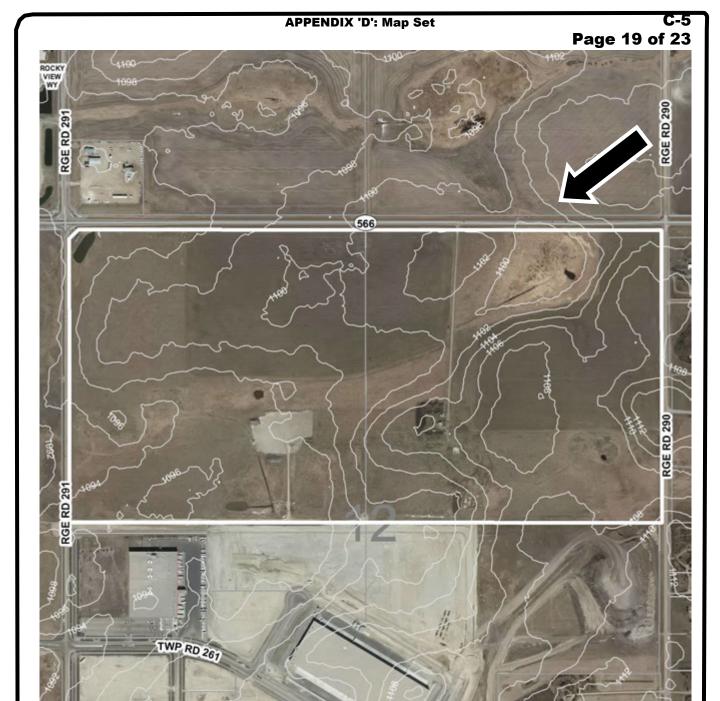
Date: July 23, 2018

Division #7

File: 06412003-4

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

TOPOGRAPHY

Contour Interval 2 M

NE-12-26-29-W04M & NW-12-26-29-W04M

Date: <u>July 23, 2018</u>

Division #7

File: 06412003-4

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

AIR PHOTO

Spring 2016

NE-12-26-29-W04M & NW-12-26-29-W04M

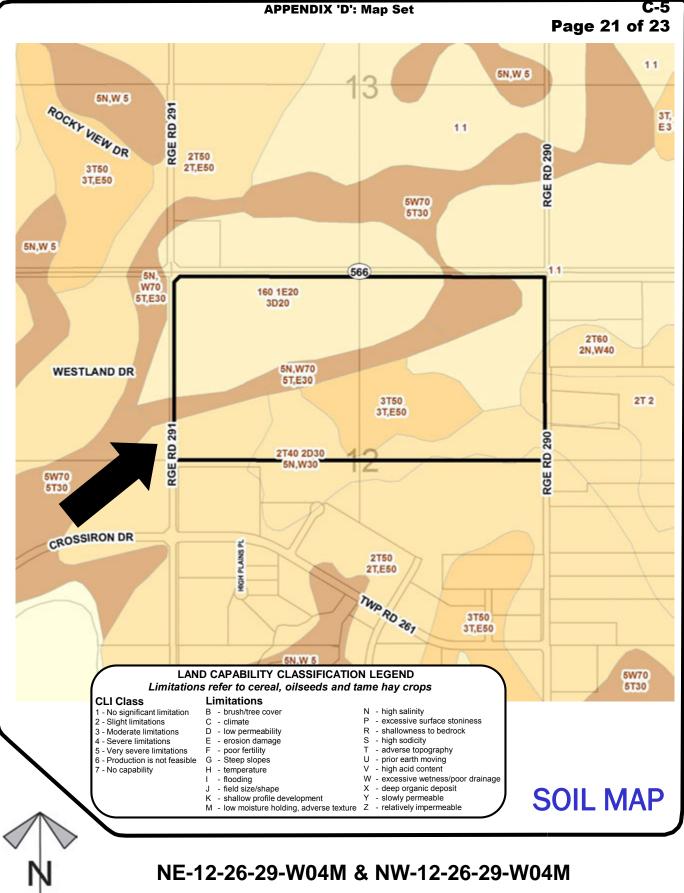
Date: <u>July 23, 2018</u>

Division #7

File: <u>06412003-4</u>

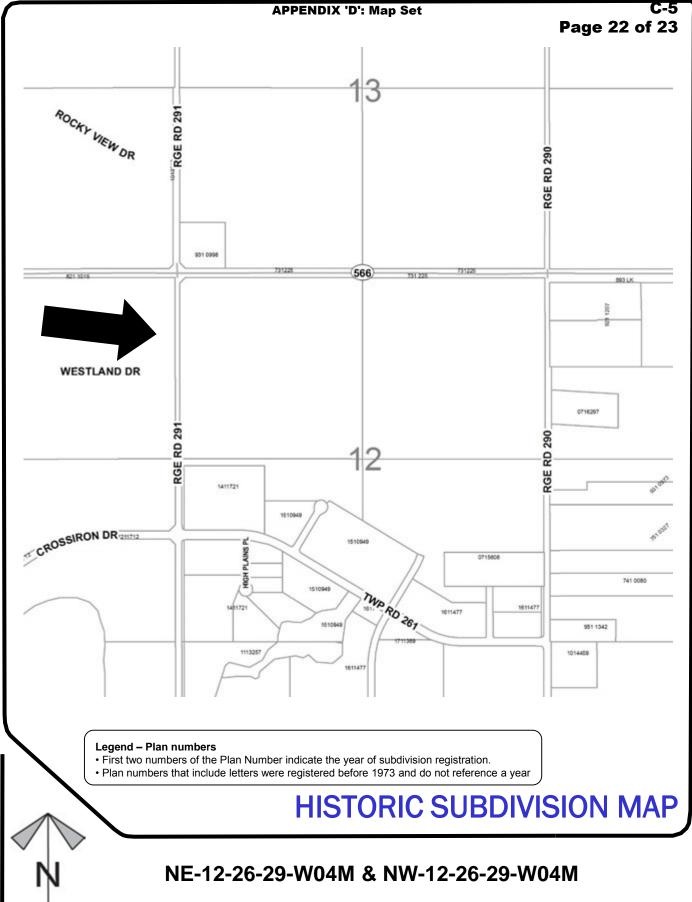
AGENDA

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File: 06412003-4 Date: July 23, 2018 Division #7

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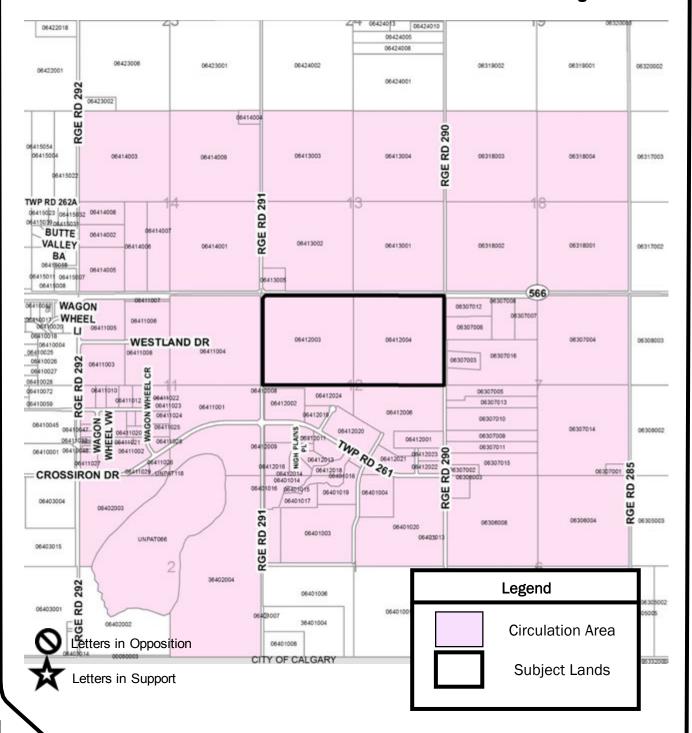
Date: July 23, 2018

Division #7

File: 06412003-4

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LANDOWNER CIRCULATION AREA

NE-12-26-29-W04M & NW-12-26-29-W04M

Date: July 23, 2018

Division #7

File: 06412003-4

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PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 **DIVISION:** 8

TIME: Afternoon Appointment

FILE: 06711002/030 **APPLICATION**: PL20170033/34

SUBJECT: Conceptual Scheme Item – Indigo Hills Conceptual Scheme

Note: This application should be considered in conjunction with PL20170035: land use

redesignation.

¹POLICY DIRECTION:

The application was evaluated against the policies of the County Plan and Bearspaw Area Structure Plan (BASP), and was found to be compliant:

- The proposal is consistent with the policies of the County Plan;
- The proposal is consistent with both the overall intent and the Country Residential policies in section 8.0 of the BASP;
- The proposal is consistent with the phasing policy 8.1.8 of the BASP;
- The proposal meets the requirements for conceptual scheme submissions as outlined in policy 8.1.9 8.1.15 of the BASP;
- The proposal is consistent with the associated redesignation application; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible; detailed design would be provided and implemented at the future subdivision stage.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Indigo Hills Conceptual Scheme (IHCS) to provide a policy framework to guide the development of a 55-lot country residential community on the subject lands. The IHCS was submitted in conjunction with redesignation application PL20170035 to redesignate the subject lands from Ranch and Farm District to Residential One District, in accordance with the policies of the BASP. This application also proposes to amend the BASP by appending the Conceptual Scheme to Section 10.0.

The lands are currently undeveloped with no developed access. A looping internal subdivision road would be constructed to provide access from Township Road 262, with gated emergency access to Highway 766. The lands are located in an area of the County that is primarily country residential to the west, with agricultural to the north, south, and east. The Silverhorn development is immediately northeast of the subject lands. The BASP identifies the surrounding lands as suitable for country residential development.

This report focuses primarily on the technical aspects of the proposal, including all development related considerations, while the corresponding redesignation report focuses on the compatibility with the relevant statutory plans. As directed by the BASP, the IHCS provides for a comprehensive overview of the proposed development, addressing matters such as transportation, servicing, storm water, reserves, and development on adjacent lands.

Paul Simon & Gurbir Nijjar, Planning & Development Services

¹ Administration Resources



Indigo Hills proposes the development of 55 country residential lots, using a conservation design approach where overall site disturbance is minimized as much as possible. This is achieved by using the existing environmental features of the site to manage storm water, and through the implementation of Site Design Guidelines (Appendix 'D'). These Site Design Guidelines would be registered via restrictive covenant and enforced by the Home Owners Association, and would establish provisions for retaining existing tree cover.

With respect to servicing, potable water in the Indigo Hills development is to be provided by the Rocky View Water Coop, and the Applicant has demonstrated that capacity is available. Waste water servicing would be provided with a new communal decentralized waste water treatment plant, which aligns with the requirements of County Servicing Policy 449, in accordance with Servicing Policy 449.

The Applicant has addressed issues relating to storm water management by submitting a Storm Water Management Plan and associated geotechnical details. The storm water concept consists of the use of linear storm water management ponds to attenuate the storm water flows and adequately manage them on site.

The detailed policy analysis is provided in the corresponding redesignation report (PL20170035). Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: March 3, 2017 **DATE DEEMED COMPLETE:** October 16, 2018

PROPOSAL:To adopt the Indigo Hills Conceptual Scheme to provide a

policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-

W05M.

LEGAL DESCRIPTION: NW-11-26-03-W05M

GENERAL LOCATION: Located at the southeast junction of Township Road 262

and Secondary Highway 766.

APPLICANT: IBI Group

OWNERS: 1986766 Alberta Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm* District **PROPOSED LAND USE DESIGNATION:** Residential One District

GROSS AREA: \pm 63.15 hectares (\pm 156.04 acres)

SOILS (C.L.I. from A.R.C.): Class 3C, 4T, 6T – Moderate to severe limitations due to

climate and adverse topography. Production not feasible

due to adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was originally circulated between March 22, 2017, and April 12, 2017, to 88 landowners in the area, from whom 12 letters in opposition and one (1) letter in support were received in response. Between June 20, 2018, and July 23, 2018, the application was re-circulated to 383 landowners in the area, as per Policy 327 (Effective January 1, 2018; see note below), and 20 letters in opposition and one (1) letter in support were received in response. For the Public Hearing notification, 21 letters in opposition were received, including two letters in opposition from the same address, and 13 of letters of opposition from residents who responded to the first two landowner circulations, resulting in duplicated or triplicated responses in some cases. All combined, 53 letters in opposition and two (2) letters in support from 42 addresses were received. All responses are attached to Appendix 'D' within the corresponding redesignation report (PL20170035).



 Note: There is a difference between the number of landowners circulated on the original circulation and the re-circulation due to Council adoption of Policy C-327, the Circulation and Notification Standards, which came into effect January 1, 2018.

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

HISTORY:

June 14, 2018

Application PL20170033/34/35 was revised: To adopt the Indigo Hills Conceptual Scheme and redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than \pm 0.80 hectares (\pm 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.

March 3, 2017

Application PL20170033/34/35 was received: To adopt the Indigo Hills Conceptual Scheme and redesignate the subject lands from Ranch and Farm District (RF) to Residential Conservation District (R-C) in order to facilitate the creation of eighty (80) single-detached homes on lots ranging from \pm 0.416 hectares (\pm 1.03 acres) to \pm 0.623 hectares (\pm 1.54 acres) in size, including amendments to the Land Use Bylaw to allow for Accessory Dwelling Units as a listed use.

April 9, 2013

Planning application 2012-RV-087, to adopt the Lochend Corners Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals within the NW-11-26-3-W5M and the SW-14-26-3-W5M was refused by Council.

 This application was to create 278-286 residential parcels ranging in size from 0.30 acres – 2.0 acres, with a commercial component on approximately ± 128.27 hectares (± 316.96 acres).

June 20, 2000

Plan 0011554 was registered, creating a \pm 16.08 hectare (\pm 39.75 acre) lot with a \pm 47.06 hectare (\pm 116.29 acre) remainder.

BACKGROUND:

In accordance with the policies of the BASP, the Indigo Hills Conceptual Scheme, which provides the supporting rationale and details for redesignation and subdivision of a new residential community in Bearspaw, was submitted with redesignation application PL20170035 to provide a policy framework to guide the future subdivision and development of the community. Application PL20170035 addresses the redesignation of the subject lands from Ranch and Farm District to Residential One District, to allow for the eventual subdivision of eight new 0.80 hectare (1.98 acre) residential lots. Further background analysis is provided in the associated staff report.

CONCEPTUAL SCHEME OVERVIEW:

The proposed Conceptual Scheme provides a comprehensive land use concept for the subject lands, addressing matters such as open space design, and technical considerations including servicing, stormwater, and transportation.

Proposed Land Use Concept

The proposed Indigo Hills Conceptual Scheme (IHCS) would create a comprehensive development of 55 country residential parcels, all of which are a minimum of 0.8 hectares (1.98 acres) in size on \pm 63.15 hectares (\pm 156.04 acres) of land. The 55 residential lots have been strategically designed to back onto open space and treed areas. Fencing would not be permitted (aside from privacy fencing and dog runs within the building envelope) on individual lots in an attempt to preserve the rural environment of the site



perimeter. Landscaping and vegetation would be used as a natural boundary marker for homeowners. The IHCS proposes development that provides for open space and trail connections while attempting to conserve the existing natural ravine and vegetation. To achieve this, Site Design Guidelines (Appendix 'D') would be registered on the title of each lot identifying the building envelope, construction envelope, and areas where trees are required to be maintained. The guidelines seek to decrease the residential footprint by reducing the building envelope on each lot, in a way that accounts for existing vegetation and environmental features. This results in approximately 64% of the existing tree cover to be retained, shown spatially on Figure 9.0 of the IHCS.

Within proposed Lots 41, 43, and 54, the location of a wetland and a drainage course impact the potential to provide a contiguous developable acre in accordance County Servicing Standards. However, this impact is also partially due to the Applicant's intent to preserve existing natural areas. If the natural areas were proposed to be removed, it is likely that a contiguous developable acre would be available. As it is preferable to maintain the natural areas and environmental features, if necessary, Administration has no concerns with regard to relaxing the contiguous acre requirement at future subdivision stage.

Transportation and Access

The main access into the Indigo Hills community would be off Township Road 262, with the internal road system looping through the community to provide access to each residential cluster. The main access intersection from Township Road 262 would need to be constructed to a Type II intersection allowing through-vehicles to bypass left turning traffic. The cul-de-sac in the southwest corner of the subject lands would include a gated emergency access roadway onto Highway 766. For lots to the east as well as to the south, at the time of future subdivision, road acquisition agreements would be registered to provide for future roadway connections to adjacent lands in the event that they are comprehensively developed.

Alberta Transportation has identified three off-site infrastructure upgrades that are required on Highway 766, two of which are included in an Alberta Transportation construction plan. At the time of future subdivision, in coordination with Alberta Transportation, the Owner would be required to construct the remaining offsite improvement, comprising the signalization of the intersection at Highway 1A and Highway 766.

Servicing

Potable water is proposed to be supplied to the new lots by the Rocky View Water Co-op regional water system. There are existing water mains along Township Road 262 and Highway 766, as shown on Figure 13.0 of the Conceptual Scheme. Rocky View Water Co-op confirmed that there is capacity available to provide potable water to service Indigo Hills. Water reduction strategies, including installation of water meters, low-flow fixtures, and low-impact landscaping would be implemented through architectural controls registered on each title.

Wastewater servicing would be managed using an internal collection system that conveys flows to a new wastewater treatment facility to be constructed near the northwest corner of the subject lands. This wastewater treatment facility would be located on a PUL and would dispose of wastewater effluent to a treatment field, similar to the system servicing the nearby Silverhorn Development. The option of connecting to the Silverhorn Development was explored, but is not feasible as the existing plant and treatment field has been sized to only service full build out of Silverhorn with limited space for expansion. Subsequent approvals from the Province of Alberta, as per the requirements of the Subdivision and Development Regulation would be required at future subdivision stage. Administration has reviewed the technical studies submitted with the application and has determined that the proposed servicing strategy is feasible.

Storm Water Management

The Applicant prepared a Storm Eater Management Report, which provides the overall storm water management strategy to support the proposed development. The concept consists of the use of four



linear ponds near the north end of the site to accept and attenuate storm water flows from the development, as shown on Figure 13.0 and Figure 14.0 of the Conceptual Scheme. Given the topography of the surrounding area, a permanent outfall cannot be established from the storm water system, requiring storm water to be managed through a combination of evaporation (wet) and infiltration. The Applicant prepared a soil infiltration testing report to support this strategy. The storm water management system also takes into consideration the boundary conditions of the site allowing upstream run-off from neighbouring lands to follow existing drainage patterns to the site.

Open Space Concept

The IHCS proposes approximately 6.18 hectares (15.27 acres) of municipal reserve dedication (9.8%) as illustrated on Figure 6.0 of the Conceptual Scheme. Indigo Hills contains an estimated 5.3 kilometers of publically accessible pathways and trails, as shown on Figure 10.0. The trails are to be located within the open space (MR) as well as the within the road rights-of-way. This provides a connected network of pedestrian routes and potential recreational opportunities. The local trail would run along the looping roadway, providing access between each residential cluster and natural areas, eventually connecting to the regional pathway and potential interpretative site. The regional pathway runs through the open space from the west, along the north-south entrance to Indigo Hills, and eventually crossing Township Road 262 to connect to the adjacent Silverhorn pathway system. The municipal reserve land, along with maintenance of the trail system, some of which is located within the road allowances, would be maintained by a Home Owners Association established for Indigo Hills under an Operations & Maintenance Agreement with the County.

Emergency Services

The primary concern from an emergency management perspective is with respect to fire protection. A gated emergency access road would be provided in the southwest corner of the subject lands. The proposed Bearspaw Emergency Services Hall is within 3.7 km of the subject lands. A fire storage storm pond (pond 2 as per Figure 13.0) would be equipped with a drafting hydrant allowing emergency services to draw water from the pond. Furthermore, the Site Design Guidelines that would be registered on title would include fire smart principles.

Land Use District

The Applicant proposes to redesignate to the Residential One District to facilitate the proposed development. Provisions of the proposed district are discussed in detail in the related staff report for application PL20170035. The district is consistent with the proposed Indigo Hills Conceptual Scheme and provides the appropriate regulations to implement the objectives to establish a country residential community.

Phasing

Figure 15.0 of the proposed Indigo Hills Conceptual Scheme sets out a phasing plan for the development, which includes two phases. Phase 1 would ensure that the appropriate services and infrastructure are in place, including the wastewater management system. Phase 1 would also include the construction of an all-weather road from the extent of the Phase 2 Boundary in the southwest corner leading out to Highway 766, as shown on Figure 15.0 of the Conceptual Scheme.

BEARSPAW ASP AMENDMENT:

As per Section 8.1.12 of the BASP, all Conceptual Schemes must be adopted by amendment to the BASP. Application PL20170034 and the attached bylaw would add the "Indigo Hills Conceptual Scheme" to Section 10.0 Concept Plans. No further amendments to the BASP are required to facilitate this development.



CONCLUSION:

The lands are located within an area identified by the County Plan as suitable for Country Residential Development - the Bearspaw Area Structure Plan, and the application was evaluated in accordance with both plans. Administration determined that the proposal is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subsequent subdivision stage. The detailed policy analysis is included with the associated redesignation application (PL20170035). Administration determined that the application meets policy.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7849-2018 be given first reading.

Motion #2 THAT Bylaw C-7849-2018 be given second reading.

Motion #3 THAT Bylaw C-7849-2018 be considered for third reading.

Motion #4 THAT Bylaw C-7849-2018 be given third and final reading.

Option # 2: THAT Application PL20170033/34 be refused.

Respectfully submitted, Concurrence,

"Sherry Baers" "Al Hoggan"

Executive Director County Manager

Community Development Services

PS/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7849-2018 and Schedules 'A' and 'B'

APPENDIX 'C': Map Set

APPENDIX 'D': Site Design Guidelines



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS		
School Authority			
Rocky View Schools	No objection to this circulation.		
Calgary Catholic School District	Please note that Calgary Catholic School District has no object to the above noted circulation (PL20170033 34 35). It is noted that Municipal Reserve is still outstanding as a portion of the parent parcel.		
Province of Alberta			
Alberta Environment	No comments received.		
Alberta Culture and Community Spirit (Historical Resources)	The Applicant must obtain Historical Resources Act approval prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca		
	For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development Historical Resources Act Compliance.		
Alberta Transportation	Thank-you for providing a copy of the above noted traffic impact assessment. Alberta Transportation has reviewed and accepted the conclusions presented within the TIA and recommends that prior to full build-out of the Indio Hills subdivision, that the following improvements be in place:		
	 Type III intersection treatment on Highway 766 at Township Road 262 Type II intersection treatment on Highway 766 as Badger Road (south site access) Signalization and full illumination at Highway 1A and Highway 766 intersection. 		
	Alberta Transportation has a construction project on Highway 766 presently scheduled for the 2018 construction season, wherein the two intersection upgrades on Highway 766 will be included within this construction. As such, the remaining improvement would be the intersection of Highway 1A and Highway 766, which is to be completed at no cost to Alberta Transportation as a condition of subdivision approval. It may be possible to stage the improvements to this intersection to reflect the anticipated phased approvals of the subdivision.		
Alberta Energy Regulator	No comments received.		
Alberta Health Services	The application indicates that the Rocky View Water Co-op		



AGENCY COMMENTS

has been contacted to confirm that it has available capacity to provide potable water service to this development. AHS supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water systems wherever possible. AHS would appreciate being notified if Rocky View Water Co-op is not able to accommodate this proposal.

- According to the proposal, wastewater will be managed on site using a communal system that is approved and licensed by Alberta Environment and Parks.
- Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates, No person shall create, commit, or maintain a nuisance. A person who creates, commits or maintains and condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

Public Utility

ATCO Gas ATCO Gas has no objections to the proposed.

ATCO Pipelines ATCO PIPELINES has no objection.

AltaLink Management No comments received.

FortisAlberta No comments received.

Telus Communications No objections to the above noted.

TransAlta Utilities Ltd. No comments received.

Rocky View Water Co-op We have received notification from IBI group of a proposed development by 1986766 Alberta Ltd. of 80 country residential

development by 1986766 Alberta Ltd. of 80 country residential lots at NW-11-26-3-W5M and Block 1, Plan 0011554 in the form

of the "Indigo Hills Conceptual Scheme."

After reviewing this high level planning document, Rocky View Water Co-op Ltd. confirms that there are existing water mains adjacent to the property, and that we have the capacity to supply

this development.

The developer will be required to secure the required capacity based on design specifications and projected demand, and will be responsible for all required infrastructure to service the

development.



COMMENTS

Other External Agencies

EnCana Corporation

City of Calgary

No comments received.

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. It is important to note that while a portion of the Bearspaw Area Structure Plan is located within the IDP Policy Area the development site of the proposed Conceptual Scheme and land use redesignation is not. The City of Calgary Administration offers the following comments for your consideration.

Calgary Transportation is interested in the timing of site development in relation to construction of intersection improvements at Highway 1A & Lochend Road. The Conceptual Scheme states that "Off-site intersection and roadway improvements will be detailed at the subdivision stage in coordination with Rocky View County and Alberta Transportation". We request that copies of related designs and studies submitted in conjunction with subdivision applications for this site be circulated.

The proposed development site is located in the internal drainage areas/non-contributing areas of the Nose Creek Watershed Water Management Plan (NCWP, 2008). The NCWP has an internal drainage areas policy in the 2008 Plan and has also updated the policy as of 2015/2016. Though the updated policy has not been officially integrated into the updated Plan yet, each jurisdiction did approve the policy and RVC has stated that they are implementing it. Recommendations for either policy interpretation are as follows:

Recommendation if following the Nose Creek Watershed Water Management Plan, 2008:

- The proposed development site is situated within the 'non-contributing areas/internal drainage areas' as is identified in Figure 6.1, Nose Creek Watershed Water Management Plan (NCWWMP) (2008). Stormwater in internal drainage areas must be managed appropriately to prevent downstream flooding and drainage issues. The NCWWMP states that direct drainage to West Nose Creek should not be allowed except during extreme events (see below for policy)
 - 1) NCWWMP, 2008: Internal Drainage Areas
 - 1. 4 a. Due to the importance of internal drainage to the hydrological regime (i.e. groundwater recharge and evapotranspiration) in the western portion of West Nose Creek, and the eastern portion of Nose



COMMENTS

Creek, (Figure 6.1, page 5), direct drainage should not be permitted to West Nose Creek, Nose Creek or an associated tributary. These areas should remain isolated from the effective watershed area. Existing wetland policies should be considered during stormwater management planning.

2) 4 b. For extreme events, where precipitation exceeds local infiltration capacity, runoff may be directed toward the Creeks via conveyance methods designed to promote retention and infiltration, provided that the Runoff Volume Control Target has been achieved.

Recommendation if following the Updated Internal Drainage Areas Policy, 2015 (attached):

- The proposed development site is situated within the 'non-contributing areas/internal drainage areas' as is identified in Figure 6.1, Nose Creek Watershed Water Management Plan (NCWWMP) (2008). Stormwater in internal drainage areas must be managed appropriately to prevent downstream flooding and drainage issues. The Internal Drainage Areas Policy (IDAP) applies to areas that are undeveloped and not serviced by stormwater infrastructure.
- Based on the IDAP stormwater target implementation timelines, the average runoff volume control target for the proposed development should be 26 mm and the maximum allowable unit area release rate should be 0.99 L/s/ha. According to the IDAP, stormwater from this site is still required to
- Additional studies to be undertaken with the Master Drainage Plan include:
 - Lake/Wetland Management Plan is required to provide guidance on expected water levels and operations of the ponds and wetlands (see Section 4.3, Nose Creek Internal Drainage Areas report) (attached)
 - 2) Geotechnical and hydrogeological investigations (see Section 4.5, Nose Creek Internal Drainage Areas report)
 - 3) Environmental Assessments (see Section 4.6, Nose Creek Internal Drainage Areas report)
 - 4) Water balance modeling (see Section 4.7, Nose Creek Internal Drainage Areas report)
- Nose Creek Watershed Internal Drainage Areas Policy Statement
 - 1) POLICY STATEMENT

This Internal Drainage Areas policy statement applies to



COMMENTS

undeveloped areas that are currently not serviced by stormwater infrastructure. The policy statement has been developed to clarify the required runoff volume control targets and maximum allowable unit area release rates in internal drainage areas at a time when development occurs. These requirements allow a discharge to Nose Creek and West Nose Creek during prolonged rainfall or snow melt events and thus minimize the need for evaporation ponds in these areas [...] Prior to commencing the preparation of Master Drainage Plans for proposed development within the internal drainage areas, a Lake or Wetland Management Plan shall be prepared to provide guidance on the expected water levels and operation of the ponds, lakes or wetlands that are the terminus of the drainage within internal drainage areas and from where excess runoff is directed to Nose Creek and West Nose Creek. The required content of these plans is summarized in Section 4.0 of the Nose Creek Internal Drainage Areas Study (MPE, 2013). In preparing Master Drainage Plans and any related Lake or Wetland Management Plans, consideration of provincial regulatory requirements needs to be made.

	Average Runoff Volume Control Target			Maximum Allowable Unit Area Release Rate (L/s/ha)
Date of Implementation	201 5	201 9	202 3	2015
Nose Creek	16	11	6.1	1.257
West Nose Creek	26	17	9.6	0.99

Town of Cochrane

No comments received.

Rocky View County Boards and Committees

ASB Farm Members and Agricultural Fieldmen

No comments received.

Rocky View Recreation Board (All)

The Bearspaw Glendale Recreation District Board supports taking MR for this conceptual scheme.



AGENCY	COMMENTS			
Internal Departments				
Recreation, Parks and Community Support	 Please note as the legend indicates "open space" which is assumed to be either MR, ER or a combination of the two; the following comments are based on the notion that "Open Space" means MR. 			
	 Identification of specific MR/ER dedication is required on plan and in legend. Provision for formal pedestrian crossing facilities will be required at all crosswalk locations. Internal cul-de-sac: pathway alignment may not be required- recommend consideration for on-road facilities to achieve pedestrian/cycling connectivity. In the RVC vernacular: Pathways are asphalt, trails are aggregate surfaced Proposed pathway crossing- north to Silverhorn. Formal crossing design and connection into Silverhorn will require further discussion with RVC Engineering and Road Operations. MR dedication fronting Lochend Road, north of SW entrance to ravine is not required. Pathway alignment and connectivity can be achieved through the community. 			
Development Authority	No comments received.			
Agricultural and Environment Services	The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural lands surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.			
GIS Services	No comments received.			
Building Services	No comments received.			
Fire Services	No comments received.			
Bylaw and Municipal Enforcement	No concerns at this stage.			
Planning & Development Services - Engineering	 General The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the 			



AGENCY COMMENTS

following:

- Construction of a public internal road system (Country Residential - 400.4) complete with approaches to each lot, cul-de-sac bulbs and all associated infrastructure;
- Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County;
- Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
- o Internal wastewater collection system;
- Fire servicing infrastructure to the satisfaction of the County;
- Construction of storm water facilities in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan;
- Implementation of the recommendations of the approved ESC and Construction Management Plans;
- Installation of power, natural gas, and telephone lines;
- As a condition of subdivision, the Owner is required to enter into a Special Improvements Development Agreement pursuant to Section 655 of the Municipal Government Act for the construction of the Orenco Wastewater Treatment Plant and disposal field to be located in the NW corner of the subject lands;
- As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details;
- As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.

Geotechnical - Section 300.0 requirements:

 A Preliminary Geotechnical Investigation was prepared by Sabatini Earth Technologies dated April 2008, in support of a previous application within the subject lands which concludes that the soils within the subject lands are generally suitable to support the proposed development. The applicant further provided a memo prepared by WSP Canada Inc dated December 13, 2016 which concludes that the recommendations and findings of the original Sabatini



COMMENTS

Earth Technologies report are still valid however, further geotechnical investigation will be required at the subdivision stage;

- The applicant also provided a soil infiltration testing memo, prepared by McIntosh Lalani Engineering dated November 14, 2017 which summarized the results of soil infiltrations testing in the proposed stormwater pond areas. The memo provides the recommended infiltration rate based on field measurement and the City of Calgary guidelines for use in the stormwater management design for the development;
- As a condition of future subdivision, the applicant will be required to conduct further geotechnical investigation and provide an updated geotechnical report, prepared by a qualified professional, providing recommendations for the detailed design of the infrastructure necessary to support the proposed development.

Transportation - Section 400.0 requirements:

- The applicant previously provided a Transportation Impact Assessment (TIA) prepared by Bunt & Associates Engineering (Alberta) Ltd dated May 25, 2012 in support of a previous application (Lochend Corners – 2008-RV-159) for the subject lands. Furthermore, the applicant provided a memo prepared by Bunt & Associates Ltd dated January 24, 2017 which concluded that the recommendations conducted within the original TIA are still valid for the current development proposal. As per the memo and original TIA, the following improvements are warranted to support the proposed development:
 - Site access from TWP RD 262:
 - Construction of a Type II intersection is required, based on the turning warrant analysis.
 - o Access from HWY 766:
 - Access is to be a gated emergency access
 - o HWY 766/HWY 1A:
 - Signalization
- At future subdivision stage the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. In accordance with the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is \$712,000 (Base = \$4,595/ac x 155 ac = \$712,000;
- TWP Road 262 adjacent to the subject lands has been identified as a Network "B" roadway and is currently an 8.0m wide paved road within a 30m road allowance. No further dedications are required at this time;



COMMENTS

- As a condition of future subdivision, the applicant will be required to obtain a Waiver or Roadside DP from AT as the lands are adjacent to HWY 766;
- The applicant has identified future road connections to the lands to the east of the subject lands. As a condition of future subdivision, the applicant will be required to enter into the appropriate Road Acquisition Agreements for the future acquisition of lands to allow for a future road allowance to be created facilitating a future road connection to the east. The location of the acquisition area shall be determined at time of subdivision:
- The applicant is proposing to locate the roadside pathways within the proposed road allowances. As a Home Owner's Association (HOA) is proposed to be established to operate and maintain all of the open spaces within the development, the responsibility to maintain the roadside pathways shall also be borne by the proposed HOA.

Sanitary/Waste Water - Section 500.0 requirements:

- The applicant explored the option of utilizing the existing
 wastewater treatment system servicing the Silverhorn
 Development to the north however, it was determined to be
 unfeasible as the existing plant and treatment field has been
 sized to only service the full build out of the Silverhorn
 Development within limited space for expansion;
- The applicant is proposing to utilize a communal wastewater collection system to convey flows to an Orenco treatment system which shall dispose of the treated effluent to a treatment field similar to the Silverhorn Development to the north. The components of the communal sanitary system shall be located within individual residential lots, road Right-of-Ways and/or Public Utility Lots which is to be located at the NW corner of the subject lands. As a condition of future subdivision, the applicant will be required to obtain the necessary AEP licenses/approvals and enter into a Special Improvements Development Agreement with the County for the construction of the wastewater collection, treatment and disposal systems;
- The applicant provided a Preliminary Wastewater Feasibility report prepared by SD Consulting Group dated December 7, 2016 which concludes that the soils within the proposed PUL are suitable to accept the treated effluent from the Orenco System. Furthermore, the applicant provided an addendum memo to the Feasibility Report which took into consideration the findings from the recent geotechnical investigation undertaken within the proposed PUL area. The memo further concludes that the soil conditions together with the size of the proposed treatment field area is suitable to support up to 80 single family homes (55 parcels are



COMMENTS

- currently proposed);
- Given the proposal is to create lots less than four (4) acres in size and exceed the development density of 60 existing or approved lots within a 600m radius of the site, the used of a decentralized wastewater treatment facility is consistent with the requirements of Policy 449;
- At time of future subdivision, the County will be required to make application to AEP for a reduction of the setback from residential lots nearest to the proposed wastewater facility as lots are currently proposed within 300m of the proposed wastewater treatment plant;
- The applicant is to be aware that upon completion of the construction of the WWTP and treatment field, the ownership of the facilities are to transferred to the County however, the continued operation and maintenance of the facilities shall remain with the Developer until time of FAC or break-even as defined in the County Servicing Standards.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The proposed development will be serviced by a piped water supply from the Rocky View Water Co-op. The applicant provided a memo from Rocky View Water Co-Op dated March 14, 2017 which indicates that the existing reservoir and water mains adjacent to the property are capable to support the proposed development. As a condition of future subdivision, the applicant will be required to purchase the necessary capacity from the Rocky View Water Co-Op and enter into a Development Agreement with the County for the construction of the internal distribution network to support the proposed development;
- As a condition of future subdivision, the applicant is required to provide confirmation from the from Rocky View Water Co-Op stating that:
 - The applicant has completed all paperwork for water supply allocation
 - The applicant has paid all necessary fees for the purchase of required capacity units for subdivision
 - The utility has allocated and reserved the necessary capacity
 - The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to individual lots, etc.)
- As a condition of future subdivision, the applicant is required to address all fire suppression requirements for the proposed development in accordance with the requirements



COMMENTS

of the Alberta Building Code, NFPA, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012. As the Rocky View Water Co-op distribution system does not have the ability to provide adequate fire flows, the applicant has proposed the use of a drafting hydrant from the wet pond located along the eastern boundary of the site.

Storm Water Management – Section 700.0 requirements:

- The applicant provided an updated Stormwater Management Report prepared by the IBI Group dated May 16, 2018. The stormwater concept consists of the use of four linear ponds near the north end of the site to accept and attenuate stormwater flows from the proposed development. The lands are located within the West Nose Creek Watershed however, direct access to an overland conveyance route cannot be achieved. The ponds are proposed to manage stormwater through a combination of evaporation (wet) and infiltration (dry). To confirm the infiltration capacity of the soils, the applicant conducted soil infiltration testing for which the findings are summarized in a memo prepared by McIntosh Lalani Engineering dated November 14, 2017. The stormwater report demonstrates that the infiltration capacity of the native soils together with an engineered infiltration layer (coarse sand) with an applied factor of safety is sufficient to attenuate stormwater flows in the post development condition. Engineering has reviewed the concept and has no further concerns at this time;
- As a condition of future subdivision, the applicant will be required to submit a detailed stormwater management report, prepared by a qualified professional, providing the detailed designs of the stormwater management infrastructure necessary to support the proposed development;
- The stormwater management concept for the proposed development indicates that the during a 1:100 year stormwater event, the stormwater ponds may slightly encroach onto private lands. As a condition of future subdivision, the applicant will be required to register the appropriate overland drainage UROWs in accordance with the approved stormwater management plan
- The stormwater management report has also shown existing drainage courses which pass through a portion of the proposed parcels. As a condition of future subdivision, the applicant will be required to register the appropriate overland drainage easements across the existing drainage courses to ensure that the offsite drainage courses are protected and not blocked or impeded;
- As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation Control



AGENCY COMMENTS

- Plan, prepared by a qualified professional, providing the ESC measures to be implemented during construction;
- As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the storm water infrastructure required as a result of the development and outlined in the final Storm water Management Plan including access from the internal road through the panhandle all in accordance with the County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision;
- As a condition of future subdivision, the Applicant will be required to obtaining all AEP approvals and licensing for the storm water management infrastructure.

Environmental – Section 900.0 requirements:

- The applicant provided a Phase I Environmental Site Assessment was prepared by Environmental Solutions Ltd (a predecessor of Technosol) dated September 24, 2007 in support of the previous application on the subject lands. The applicant also provided a memo prepared by Technosol Engineering Ltd dated November 14, 2016 which provided a review of the information and recommendations conducted within the original Phase I Environmental Site Assessment and conclude that the findings of the report are still valid. The memo also concludes that no search updates for caveats or covenants with regard to environmental impacts or wells have been found since the 2007 ESA report, and based on the site observations no further environmental assessment is required;
- The applicant provided a Historic Resource Impact Assessment was prepared by FMA Heritage Inc dated September 30, 2008 in support of a previous application within the subject parcel. The assessment concluded that a portion of the subject lands may contain a site of importance however this portion of the lands had been previously acquired by Alberta Transportation. As a condition of future subdivision, the applicant will be required to obtain clearance under the Alberta Culture & Tourism Act prior to entering into any Development Agreements with the County;
- The applicant provided a Biophysical Impact Assessment (BIA) was prepared by HAB-TECH Environmental Ltd dated April 2008 in support of a previous application within the subject parcel. The applicant also provided a memo prepared by ECOTONE Environmental Ltd dated October 17, 2016 to review if the information and recommendations conducted within the Environmental Solutions Ltd report are still valid and meet the County Standards. In addition to the



AGENCY	COMMENTS			
	recommendations of the 2008 BIA, the memo recommends the two seasonal and one seasonal to temporal wetland are required under the current Alberta wetland regulatory requirement and approval by Alberta Environment and Parks is required under the Water Act. At future subdivision, a Wetland Impact Assessment is required; • As a condition of future subdivision, the applicant will be required to obtain all necessary approvals from AEP for the disturbance to the onsite wetlands prior to entering into the Development Agreement with the County			
Transportation Services - Maintenance	Temporary bulbs will be required for internal phase 1 roads.			
Utility Services	Concerns with multiple decentralized wastewater treatment systems in the same geographical area creating operation inefficiencies. Should consider connectivity with the adjacent Silverhorn system.			
	 This option has been explored and was determined to be unfeasible. 			
Capital Project Management	No concerns.			
Transportation Services	No concerns.			
Agriculture and Environment Services - Solid Waste & Recycling	We would need an HOA.			

Circulation Period: June 20, 2018 to July 23, 2018



BYLAW C-7849-2018

A Bylaw of Rocky View County known as the Indigo Hills Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7849-2018.

PART 2 - DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Bearspaw Area Structure Plan (Bylaw C-4129-93), Land Use Bylaw (C-4841-97), and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

- **THAT** Bylaw C-4129-93, known as the "Bearspaw Area Structure Plan", be amended in accordance with amendments contained in Schedule 'A', attached to and forming part of the Bylaw; and,
- **THAT** Bylaw C-7849-2018, being the "Indigo Hills Conceptual Scheme", affecting the NW-11-26-03-W05M, be adopted as defined in Schedule 'B', which is attached to, and forms part of, this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7849-2018 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*.

	File: 06711	Division: 8 002/030/ PL20170033/34
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019
	Reeve	
	CAO or Designate)
	Date Bylaw Signe	

SCHEDULE 'A' FORMING PART OF BYLAW C-7849-2018

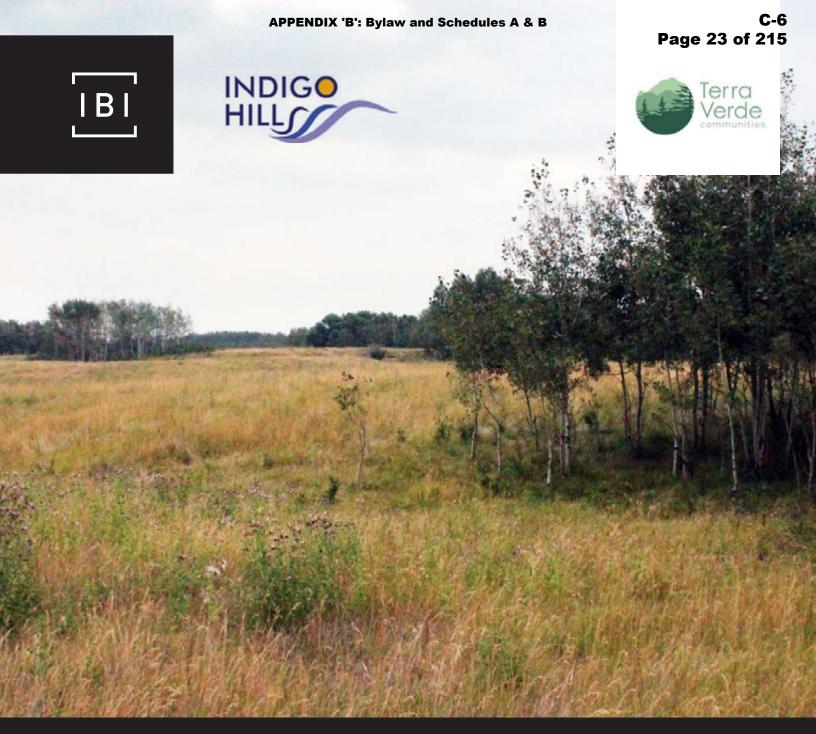
Amendment #1

Add the following to section 10.0 Concept Plans:

Indigo Hills Conceptual Scheme – Adopted (Month, Day, Year)

SCHEDULE 'B' FORMING PART OF BYLAW C-7849-2018

A Conceptual Scheme affecting NW-11-26-03-W05M, herein referred to as the Indigo Hills Conceptual Scheme.



Indigo Hills - Conceptual Scheme

Prepared for Terra Verde Communities by IBI Group November 27, 2018



Indigo Hills - Conceptual Scheme





Prepared for Terra Verde Communities by IBI Group

November 27, 2018

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1 Introduction

The current Indigo Hills Conceptual Scheme (IHCS) has been developed using the extensive consultation for the Lochend Corners Conceptual Scheme with Bearspaw residents and community organizations (2009-2013) as reference, which included the subject property. The Lochend Corners Conceptual Scheme was envisioned as a higher density mixed land use concept. Based on the feedback received for Lochend Corners, the approach to Indigo Hills acknowledges evolving trends in housing, sustainability, and a desire to preserve Bearspaw's natural features, culture, and lifestyles. The country residential development for Indigo Hills proposes a lower density and provides a variety of lot sizes and generous public open space to create a balanced and attractive community in the Bearspaw area. The Indigo Hills Conceptual Scheme adheres to the Bearspaw Area Structure Plan and current land use policies of Rocky View County. The revised approach reflected in the Indigo Hills Conceptual Scheme has been widely discussed with Bearspaw residents and community organizations in 2018 as part of the approval process of the new concept.

This document has been prepared according to the Rocky View County Format for Conceptual Schemes.

1.1 Indigo Hills Vision

The Indigo Hills Conceptual Scheme has been developed with the following vision:

To create a high quality residential neighbourhood that builds upon the nature and culture of the Bearspaw community and enhances the community through a sustainable balance of housing options, amenities and conserved open space.

1.2 Purpose of the Conceptual Scheme

A Conceptual Scheme provides a comprehensive planning framework for future development of a defined plan area within the Municipal District. Conceptual Schemes are adopted via Council bylaw and address planning and development issues such as generalized land uses, provision of infrastructure, environmental issues, traffic and the impact of the development on surrounding land uses. The Indigo Hills Conceptual Scheme has been prepared as a requirement of the Bearspaw Area Structure Plan.

The content and form of this Conceptual Scheme are the result of an extensive consultation process to address and balance the input from the community and recommendations of Council and Administration.

1.3 Conceptual Scheme Objectives

The objectives of the Indigo Hills Conceptual Scheme are as follows:

- a. To address compatibility with adjacent land uses and the surrounding community.
- b. To facilitate the development of a comprehensively planned, high quality residential community that incorporates the natural attributes of the site and housing alternatives with the highest design, aesthetic, safety, security, and environmental standards.
- c. To establish a servicing scheme appropriate to the development proposal and a policy framework for implementation.
- d. To establish a stormwater management strategy to respond to the surface drainage requirements within the plan area.
- e. To accommodate connections to future development on adjacent lands.
- f. To provide an extensive area of publicly accessible open space.
- g. To address community concerns and include their suggestions as part of the design process.

IBI GROUP REPORT
INDIGO HILLS – CONCEPTUAL SCHEME
Prepared for Terra Verde Communities

2 Plan Area and Adjacent Land Use Context

2.1 Description of Plan Area

The Plan Area is located in the west portion of Rocky View County, in the community of Bearspaw, and has a total area of 63.10 ha (155.92 acres). **Exhibit 1.0** illustrates the regional location of the Planning Area. It is bounded to the west by Lochend Road (Secondary Highway 766) and bounded to the north by Township Road 262 (176th Avenue NW). The Plan Area is identified in **Exhibit 2.0** and comprises lands legally described as:

- 1. NW 11-26-3-W5M, 47.07 ha (116.31 acres); and
- 2. Block 1, Plan 0011554, 16.09 ha (39.76 acres) Site Area: 63.16 ha (156.07 acres)
- 3. Less a Road Widening (Purchased by Alberta Transportation): 0.06 ha (0.15 acres)

Total Conceptual Scheme Area: 63.10 ha (155.92 acres)

2.1.1 Land Ownership

The properties identified as being part of the Indigo Hills Conceptual Scheme are owned by Terra Verde Developments / 1986766 Alberta Ltd.

Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 2.0 – Plan Area.

2.2 Current Land Use within the Study Area

There are no structures located on the subject lands and the current Land Use Designation is Ranch and Farm (R-F) District.

Block 1 Plan 0011554, which is 16.09 ha (39.76 acres) in size, has been primarily used for marginal agricultural purposes. The balance of the lands included in the plan area NW 11-26-03 W5M, 47.07 ha (116.31 acres) have been used primarily as marginal pastureland for the grazing of livestock. The southeast portion of the quarter section is mostly treed.

A portion of the Study Area (0.06 ha, 0.15 acres) has also been purchased by Alberta Transportation (AT) for the widening of Lochend Road. This area is not included in the design of the Conceptual Scheme, but has been used in calculations of anticipated density and hydrology.

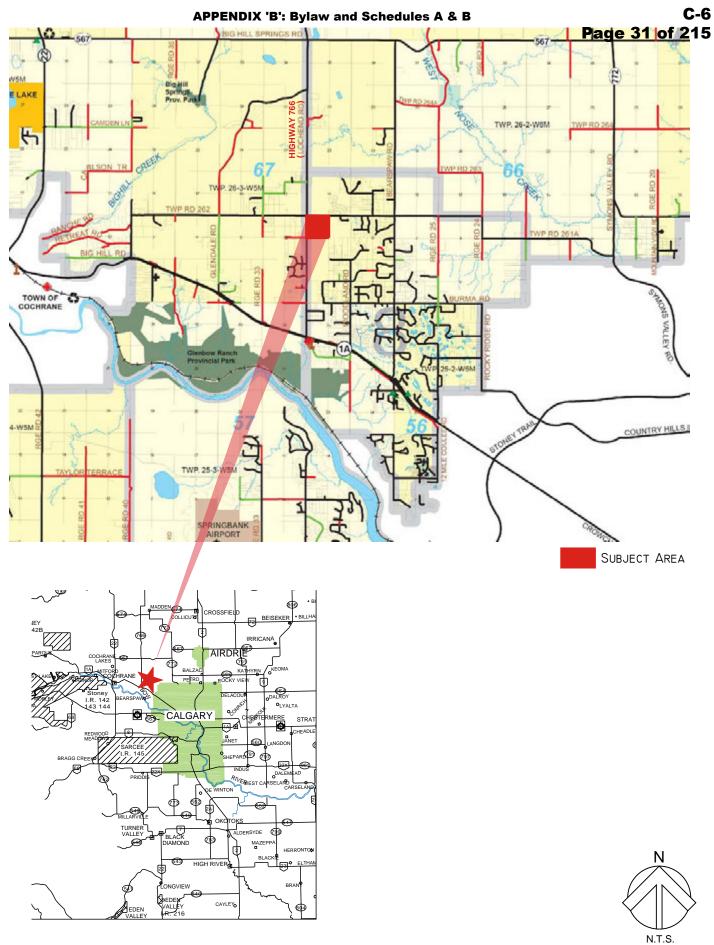
2.3 Description of Adjacent Land Uses

The Plan Area is located within the Bearspaw Community where the primary land use is a mix of country residential and agricultural.

The community is currently under development pressure with acreage residential developments becoming the prominent land use. The adjacent quarter sections to the east and west of the subject site generally contain lands that have been previously developed with residential parcels of various sizes. The west side of Lochend Road, from Township Road 262 south to Highway 1A, is predominately designated Residential One (R-1) and Residential Two (R-2) districts, with two Residential Three (R-3) and some Agricultural Holding (AH) parcels remaining.

The lands to the southeast are Residential Two (R-2) districts (with some R-1) while lands immediately north and south of the subject lands are currently designated Ranch and Farm (R-F) district. To the north and west are also lands with R-2 and some R-1.

To the northeast of the subject property, in the East ½ of Section 14-26-3-W5M, the Silverhorn residential project was approved on July 28, 2009 and rezoned R-S, appropriate for the development of residential small parcel sizes. **Exhibit 3.0** illustrates this, as well as other land uses on adjacent and surrounding parcels.





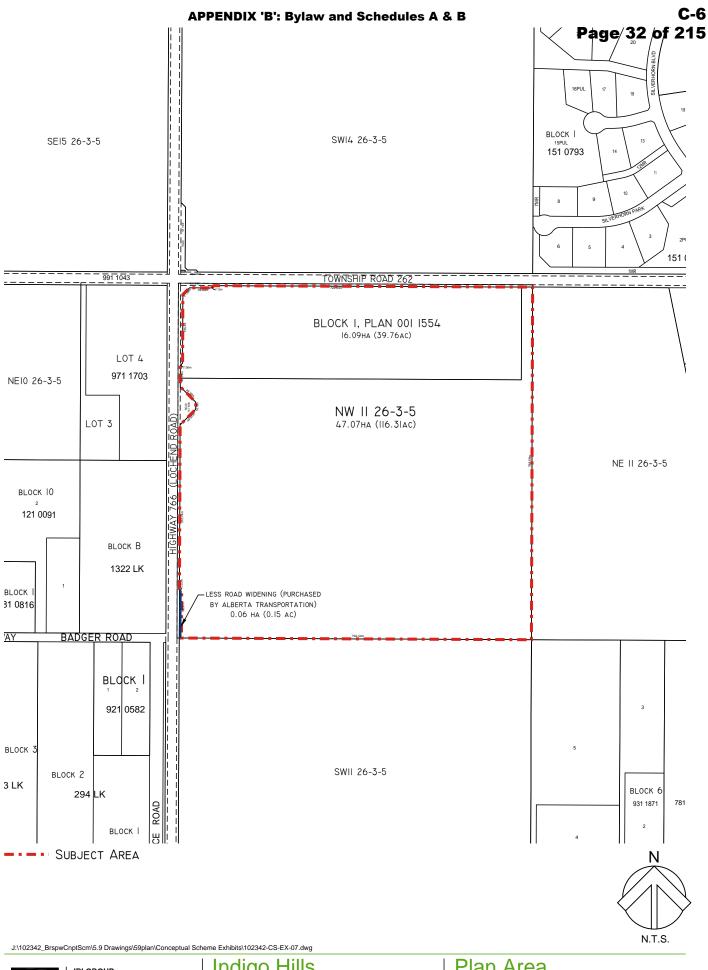


IBI GROUP 500 – Meredith Block, 611 Meredith Road NE Calgary AB T2E 2W5 Canada tel 403 270 5600 fax 403 270 5610

Indigo Hills 1986766 Alberta Ltd. Regional Location

NW-11-26-3-5 Source: Rocky View County Map

AGENDA

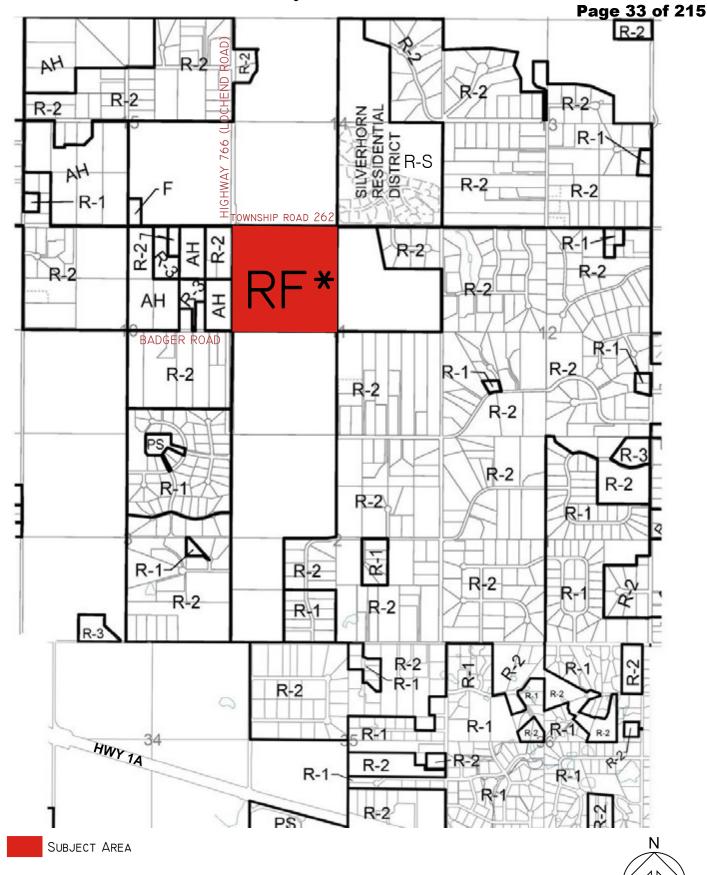


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IBI GROUP 500 – Meredith Block, 611 Meredith Road NE Calgary AB T2E 2W5 Canada tel 403 270 5600 fax 403 270 5610 Indigo Hills 1986766 Alberta Ltd.

Plan Area Exhibit 2.0 NW-11-26-3-5

Last Saved: December 21, 2018, by tmoodie



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Indigo Hills

1986766 Alberta Ltd.

Adjacent Land Uses Exhibit 3.0

NW-11-26-3-5

NW-11-20-3-3 Source: Rocky View County Land Use AGENDA Last Saved: November 26, 2018, by tmoodie

Page 249 of 600

3 Physical Site Features

3.1 Topography

The majority of the subject property is gently sloping with a shallow ravine physically separating the north portion of the land from the south. This natural division coincides with the two separate titles from a previous subdivision. **Exhibit 4.0** shows aerial photos and topographic contours of the site, as well as existing wetlands, all of which are to be retained. **Exhibit 5.0** shows various photos of the natural features of the site.

3.2 Hydrogeological and Geotechnical Considerations

A Geotechnical Investigation for the subject lands indicates that the slopes on the site are considered stable with only a nominal setback for structures of 5.0 m from the top-of-bank line being recommended. Further lot-specific studies will be required on some lots at the subdivision or building permit stage to determine exact setback requirements and suitability of walk-out basements. A Wastewater Feasibility Report for Indigo Hills found that the soils are suitable for wastewater field dispersal in the location proposed for the facility.

3.3 Soils and Vegetation

The geotechnical studies found that soils at Indigo Hills are generally gravelly silt loam and silt loam. The majority of the Indigo Hills lands are described as previously disturbed grasslands that have been used for grazing or marginal feed crops.

The southern portion of the subject lands also contains several mature stands of trees and shrubs, with natural open areas.

3.4 Environmental Considerations

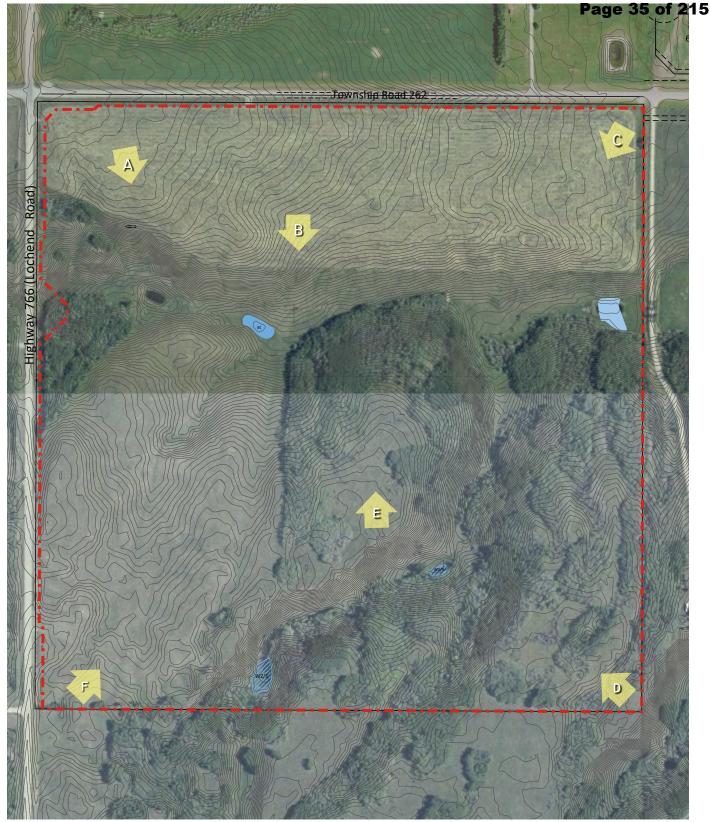
Biophysical Impact Assessments (BIA) have been prepared for the subject lands (2008) with recent updated reports (2016). Based on the review of the 2008 BIA and an October 13, 2016 site visit, it is considered that the assessment, conclusions, and recommendations from the 2008 BIA are still valid and comply with current municipal government regulations. It was concluded that "The existing levels of human-use and disturbance and the fragmentation that has already occurred around the property precludes development contributing significantly to regional native habitat fragmentation." Furthermore, "The presence of country residential development, agriculture and roads in the vicinity of the property impairs the value of the property as part of a regional movement corridor."

The following points summarize the biophysical and land use status of the property:

- No provincially or regionally ranked Environmentally Significant Areas occur within the property.
- No rare plants were observed during field surveys.
- No vertebrate species at risk were observed during field surveys.

Aspen and balsam poplar stands had the highest overall relative significance in the property. They were rated as high for four of six ecological factors. While native grassland, tall shrub, and temporal to seasonal wetland had moderate overall relative significance.

Two seasonal and one seasonal to temporal wetland occur on the property (refer to **Exhibit 4.0**). As part of the stormwater management plan, these three wetlands will be protected and will remain by being incorporated into the Municipal Reserve (MR) open space system, or undisturbed portion of residential lots and will not be developed. Existing low-lying areas will be retained in their existing state where possible on individual lots and will be protected by restrictive covenant. As per the current Alberta wetland regulatory requirements, an approval by Alberta Environment and





SITE PHOTO LOCATION (SEE EXHIBIT 5.0)

*EACH CONTOUR LINE REPRESENTS 0.5M CONTOUR INTERVAL



PERMANENT WATER FOR FIRE SUPRESSION



WETLAND - CLASS | TO BE RETAINED



WETLAND - CLASS 2 TEMPORAL SEASONAL TO BE RETAINED



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Indigo Hills 1986766 Alberta Ltd.

Aerial Photo & Contours Exhibit 4.0

NW-11-26-3-5

AGENDA Last Saved: December 20, 2018, by tmoodie



A. FROM THE NORTH WEST LOOKING SOUTH EAST



B. FROM THE NORTH CENTER LOOKING SOUTH



C. FROM THE NORTH EAST LOOKING SOUTH WEST



D. FROM THE SOUTH EAST LOOKING NORTH WEST



E. FROM THE MIDDLE OF SITE LOOKING NORTH



F. FROM THE SOUTH WEST LOOKING NORTH EAST



IBI GROUP 500 – Meredith Block, 611 Meredith Road NE Calgary AB T2E 2W5 Canada tel 403 270 5600 fax 403 270 5610 Indigo Hills 1986766 Alberta Ltd. Site Photos Exhibit 5.0 NW-11-26-3-5

Parks is required under the Water Act. Therefore, a follow-up Wetland Impact Assessment report should be completed before the application approval for the Water Act is submitted.

Alienation of seasonally important bird habitat and direct mortality resulting from construction will be mitigated by limiting clearing and stripping activities to times outside of the peak breeding and nesting season (April 15-August 20 for upland areas and April 1-August 20 for wetlands). If clearing and stripping is required to be completed inside this period of time, then a nest search will be completed prior to stripping. Nests will be avoided as per Fish and Wildlife Division requirements. These measures will fulfill protection regulations under the Migratory Bird Convention Act.

3.5 Historical Use of the Site

A Historic Resource Impact Assessment (HRIA) was prepared in 2009 for the subject lands by FMA Heritage Inc. to identify the location of potential historic resources. The investigation consisted of a pedestrian traverse and an intensive visual examination of the subject lands. The surface examination also included 140 shovel tests in order to evaluate the presence and/or nature of subsurface cultural deposits; two shovel tests were positive for cultural material and 138 were negative. A total of 15 backhoe tests were excavated and are considered to have potential for deeply buried cultural deposits; four backhoe tests were positive for cultural material and 11 were negative.

The investigation located and recorded two pre-contact archaeological sites. One site (EhPn 81) has been recorded as a buried lithic scatter and is considered to be of low archaeological interpretive potential. The FMA Heritage Inc. report indicates that the site has been properly mitigated and that there are no further concerns for this site.

The second site (EhPn 82) has been recorded as a pre-contact buried campsite and is considered to be of high archeological interpretive potential. However, the site where EhPn 82 is located was acquired by Alberta Transportation (AT) in 2013 as part of their acquisition of road right-of-way (ROW) for the eventual widening of Lochend Road. If the site for EhPn 82 cannot be avoided for disturbance, Alberta Culture recommends that a Stage 1 archaeological study be conducted. With the exception of the area occupied by site EhPn 82, Historical Resources Act clearance has been granted to proceed with development in the remainder of the project area.

3.6 Existing Structures

There are no structures on the subject site.

3.7 Existing Transportation and Utilities Considerations

3.7.1 Transportation

A review of background transportation studies for Indigo Hills was completed by Bunt and Associates in December 2016. At the time of the original Traffic Impact Assessments (TIAs), the site was called Lochend Corners. Two TIAs plus letters addressing various changes were completed and these referenced documents have been relied upon as supporting studies to this Conceptual Scheme.

As part of the previous application and other projects in the area, signalization of Highway 766 / Highway 1A had been raised. In discussions with AT it is understood that works are currently underway to improve the stop control intersection to allow it to function un-signalized for a few more years. That being said, based on growth along Highway 1A it is expected that the intersection will need to be signalized in the next three to five years apart from any new development growth in the immediate area.

The current Conceptual Scheme indicates there is one site access location from Township Road 262; a secondary access point off Highway 766 (Lochend Road) is provided as an emergency access

APPENDIX 'B': Bylaw and Schedules A & B

IBI GROUP REPORT INDIGO HILLS – CONCEPTUAL SCHEME Prepared for Terra Verde Communities

point only, based on feedback with Alberta Transportation and Rocky View County. Alternatively the access at Highway 766 at Badger Road could be converted to a full secondary access. AT has agreed that the secondary access, in the location shown, is acceptable.

The locations where improvements were identified in the previous TIAs continue to require improvements and enhancement works are already scheduled in most locations. The key findings from the Post-Development analysis are identified in **Section 4.7**.

3.7.2 Utilities

Indigo Hills is easily serviced by utilities adjacent to the site, including piped water from the Rocky View Water Co-op (RVWC), natural gas, and electricity. There are currently no piped services for sewage disposal or stormwater.

There are no utilities crossing or located within the subject lands.

4 Land Use Concept

4.1 Design Considerations

The design of Indigo Hills is the result of a concerted effort to meet the objectives outlined in **Section 1.3** with a land use plan that is technically feasible, economically viable, environmentally compatible, and publicly acceptable. In a region experiencing continued growth pressure, these factors require a development concept that is different than the traditional country residential subdivision.

Not only has consumer demand shifted from traditional multi-acre lots but they are being recognized as an unsustainable form of future growth due to issues such as large land consumption needs, significant impacts from private sewage systems, and public infrastructure maintenance and replacement costs. In taking the aforementioned into consideration; the minimum allowable lot sizes under the R-1 Rocky View land use district have been applied. In addition, today there is an increased appreciation for a high quality built environment that integrates the natural setting into the overall community design.

An innovative trend in response has been the development of rural conservation subdivisions that allow for both country residential housing options and the preservation of open space. The conservation of natural features is attained by creating a contiguous open space system within the central ravine and low-lying tree-covered areas. Furthermore, options such as communal wastewater systems and extensive public pathways can bolster existing land values, while allowing for safe and sustainable servicing. Site Development Guidelines have been established that identify natural areas that will be retained within each lot, the Site Development Guidelines identify areas that can be disturbed within the lot while preserving significant natural features on each parcel.

4.1.1 Community Input

Within the framework of what is technically and economically viable, the most important consideration and influence on the design of Indigo Hills has been the input of local residents. Terra Verde Developments has led the preparation of the development approach described in this Conceptual Scheme using as reference the feedback received through the engagement effort undertaken for the previous concept of Lochend Corners in 2009-2013 and discussing the revised Indigo Hills development concept with the community in 2018. All aspects of the Indigo Hills Conceptual Scheme represent an attempt to find balance and incorporate the significant amount of feedback received for the previous Lochend Corners concept and the revised development concept for Indigo Hills. The development concept for Indigo Hills considers a significantly lower density than the previous Lochend Corners proposal and responds to community input received in 2018. Terra Verde Development is committed to facilitating any additional community engagement that may be required by Rocky View County and will coordinate with County staff and community organizations accordingly to enable the review of the revised, lower-density concept by community members. A comprehensive outline of the community engagement process undertaken is attached in **Appendix A**.

4.1.2 Incorporate and Conserve Site Attributes

Indigo Hills has been planned to align with and take advantage of the natural topography and vegetation of the site. Concerted design efforts map roads strategically to best match the existing grades and minimize cut and fill requirements, thereby maximizing tree preservation and minimizing disturbance to existing natural settings. Home sites have been laid out to create the best opportunity to protect the existing vegetation stands and allow them to be natural buffers between lots and adjacent properties, to foster high amenity values, and showcase the rural, natural character desired in this development.

4.1.3 Open Space, Trails and Recreation

Open space, connected trails, and on-site recreational opportunities will be signature features of Indigo Hills. Open space networks will be interlaced throughout the development and connect every part of the development to each other and to adjacent developments, a link to a regional pathway system and significant natural areas within the development; all of which will be publicly dedicated. Overall publicly accessible areas, including roads, account for approximately 21% of the total area of the proposed development. 64% of the existing tree cover will be retained within the open space system and within the undisturbed portions of the proposed homesites.

4.1.4 Transition and Compatibility with Surrounding Uses

One of the priorities identified through the planning process was to ensure that new development in Bearspaw is well-transitioned and compatible with the context and character of the existing community. This is achieved in the Indigo Hills design through extensive landscaping and strategic lot arrangement.

4.1.5 Respect the Nature and Culture of Bearspaw

Indigo Hills was conceived as a development that would become an integral part of the Bearspaw community without detracting from the attributes that have made Bearspaw such an attractive residential location. Indigo Hills represents the type of growth that is needed to sustain the unique nature and culture of Bearspaw. Indigo Hills is envisioned as a community where buildings are integrated into the existing Bearspaw context, stepped with the natural grades, blended in with the character of the surrounding landscape and reflective of the architectural styles of the surrounding community. Respect for the rural character and ecological features of the site, such as surface and ground water quality, wetlands, steep slopes, and wildlife habitat, will be achieved through the protection of a portion of each parcel. Optimal lot sizes limit the need for alteration of the existing terrain and will facilitate the retention of diverse ecology, topography, and vegetation throughout the site. The policies of this Conceptual Scheme provide an implementation framework to realize the community vision that preserves the existing vegetation and landscape. Site Development Guidelines presented in **Section 4.4** describe the policies to ensure that the natural area, the building envelope and the construction envelope are clearly defined within each lot in Indigo Hills.

4.2 Development Goals and Objectives

The goals of the Conceptual Scheme for Indigo Hills are to *preserve*, *protect*, and *enhance* the natural environment of the subject site and to remain consistent with the policies outlined in the Bearspaw Area Structure Plan.

The Indigo Hills Conceptual Scheme is guided by a set of goals and objectives that respect the community context and allow for a residential community that will:

- Create a unique residential community that respects the predominant country residential surrounding context and enhances the natural features and topography of the site;
- Offer a high quality of life for all residents by providing a balance between the public and private realms within the community that facilitates a safe and open community for its residents;
- Ensure high quality and uncompromising development standards for a consistent, integral and healthy built environment;
- Value and respect local resident interests;
- Integrate areas of environmental significance within the site into the development, ensuring that such areas are preserved;

- Integrate existing natural stormwater drainage patterns into the site design and ensure the implementation of comprehensive stormwater management plan;
- Pursue consistency with the provisions of the Bearspaw Area Structure Plan and offer a livable and sustainable community design;
- Incorporate innovative sustainable initiatives and standards to promote water conservation and energy efficiency; and
- Create a pedestrian friendly community through the design of a local road system, pathway and open space network that incorporates multi-use regional pathways and rustic trails that allow for easy and convenient connection to adjacent sites.

4.3 Land Use Design

Indigo Hills is proposed as an efficient and sustainable country residential development that secures abundant open space, conserving the natural ravine and vegetation, while supporting a residential lifestyle that is harmonious to the Bearspaw area. The proposed concept endeavours to reduce the residential development footprint for traditional country residential land uses by employing a smaller building envelope area. The allowable building envelope will take into consideration the vegetation and topography of each lot and will be indicated in the site development guidelines. The land use design is illustrated on **Exhibit 6.0**. The subdivision and land use concept is shown as an overlay on the aerial photo of the site in **Exhibit 7.0**.

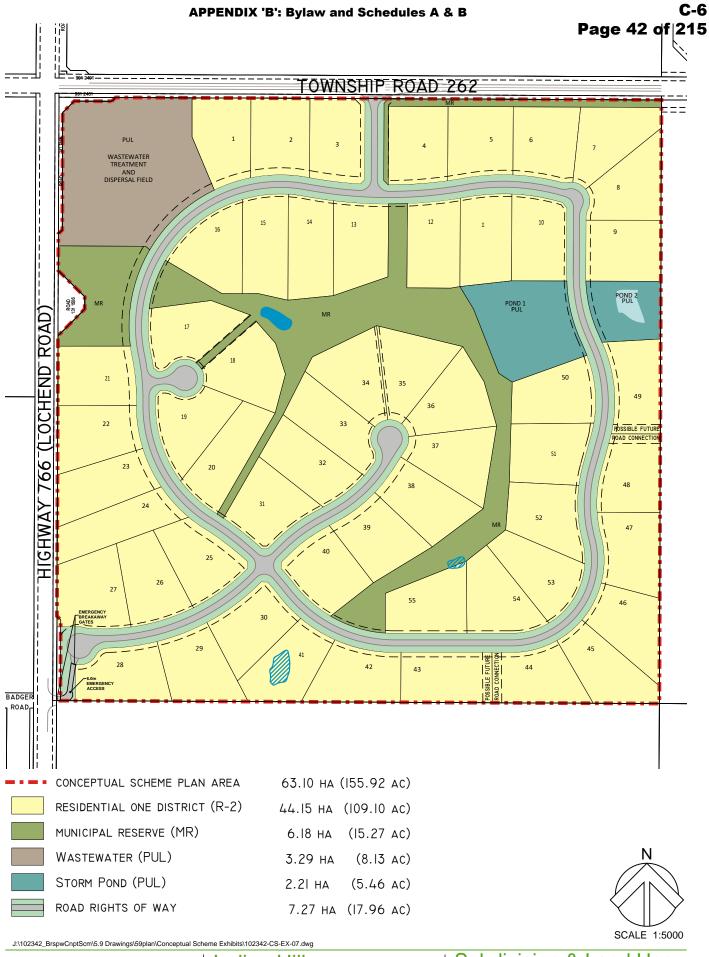
The entrance to Indigo Hills is from Township Road 262, promptly connecting to a looping country residential road that provides access to the various residential clusters strategically located on the site. Two potential future roadway connections have been planned for the southern and eastern boundaries of the site to allow for convenient integration to future adjacent undeveloped parcels. A secondary emergency access is provide in the SW corner of Indigo Hills connecting to Highway 766 (Lochend Road).

The 55 country residential homesites are 0.80 ha (1.98ac) in area and have been strategically situated in prime locations backing onto open space and treed areas. Lot and building sites have been carefully designed to ensure residential integration to the rural character while providing privacy and tranquility for individual lots. Fencing shall not be allowed on individual lots to preserve the rural environment of the site perimeter. Instead, the use of landscaping and vegetation as a natural boundary marker for homeowners will be encouraged to obtain privacy and consistency throughout the Indigo Hills community. Privacy fencing and dog runs within the building envelope areas will be permitted.

The proposed land use for Indigo Hills is Residential One District (R-1) to allow for a residential use on a small parcel. Site Design Guidelines have been created that will define specific regulations for conservation and will adopt the County Plan's design principles and apply them to all of the R-1 lots within Indigo Hills. These Design Guidelines will identify the areas within each lot that shall be preserved and the areas in which the homes can be constructed. The Indigo Hills Conceptual scheme observes the overall policy framework delineated by the Bearspaw Area Structure Plan, which is the applicable policy framework for Indigo Hills.

Open space has been carefully intertwined to allow a relaxing pedestrian experience through the site's landscape amenities. The greenway system generally corresponds to the grassland and treed areas naturally found in the central ravine. Dedication of these green areas permits recreation while preserving the open vistas and views.

The stormwater management system has been integrated into the open space network and the individual lots, all natural drainage courses and low lying areas have been preserved and will be incorporated into the Indigo Hills development, the large low lying areas which are centrally located within Indigo Hills will connect to all corners of the project for enjoyment of Indigo Hills residents and the public, thus making them attractive walking destinations within the community. Similarly, all open space will be accessible for public access through the extensive pathway and

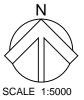




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- - - CONCEPTUAL SCHEME PLAN AREA





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trail system, the widespread retention of existing treed areas enhances the natural conservation focus pursued for the Indigo Hills community.

The following table summarizes the subdivision and land use concept:

Subdivision and Land Use Concept Stats

				# of Units	Lot Size
Residential District (R-1)	44.15 ha	109.10 ac	70.0%	55	0.80 ha (1.98 ac)
Open Space (MR)	6.18 ha	15.27 ac	9.8%		
Accessible Public Utility Lots (PUL)	2.21 ha	5.46 ac	3.5%		
Public Utility Lots (PUL)	3.29 ha	8.13 ac	5.2%		
Roads (8.0m/25.0m ROW) Emergency access	7.15 ha 0.12 ha	17.66 ac 0.30 ac	11.5%		
Total Project Area	63.10 ha	155.92 ac	100.0%		
Anticipated Density	0.87 upha	0.35 upa			

- Policy 4.1 Subdivision of land within the Indigo Hills Plan Area shall be generally in accordance with **Exhibit 6.0**. The final size, configuration and design of individual parcels and road system proposed through the subdivision shall be identified on the tentative plan for subdivision approval.
- Policy 4.2 Residential lot sizes within Indigo Hills shall be a minimum of 0.80 hectares (1.98 acres)
- Policy 4.3 There shall be a maximum of 55 residential R-1 lots within Indigo Hills.

4.4 Site Development Guidelines for Indigo Hills

The Site Development Guidelines described in the policies of this Conceptual Scheme are intended to ensure that all homes built in Indigo Hills reach a balance with their natural surroundings in their approach to site usage, location, and landscape. The guidelines, to be registered on title as restrictive covenant, will establish a maximum buildable area and identify areas to be retained in a naturalized state for each development parcel. This document will be used as the foundation for the lot design and configuration on the tentative plan submitted for subdivision approval.

The Site Development Guidelines document primarily illustrates the undisturbed **Natural Area**, the **Building Envelope** and the **Construction Envelope** for each lot. An example of the site development guidelines is provided in **Exhibit 8.0**.

The undisturbed **Natural Area** is a portion of the lot that is located outside of the Construction Envelope and is NOT developable. These areas are protected areas that ensure the retention of the existing vegetation and low lying areas; they are no-disturbance areas and are set aside to maintain the natural character of the Indigo Hills setting. The Natural Area is created and intended to support the intended vision for the new community to protect and preserve the natural setting and maximum retention of existing trees and native vegetation within these areas.

The **Building Envelope** is the portion of the lot that is intended for personal use. This portion will include the dwelling, outbuildings, gardens, manicured landscaping, the driveway, and servicing. Intended to be optimized, the Building Envelope will be situated to take maximum advantage of the natural and man-made character of the lot. The building should be located with

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the natural grade, accounting for views, topography, and sun angles; each building should be designed to minimize overview and/or overshadowing of the adjacent developments; and each building should be designed to ensure suitable and safe access off the street. Driveway locations must consider safe road design and are required to be contained within the Building Envelope.

The **Construction Envelope** is the portion of each lot within which all improvements and construction activities of any kind must occur. It is based on the natural features of the lot, view, topography, and setback requirements, and it is the maximum limit of disturbance allowed during construction. The Construction Envelope includes a 3.0-m construction buffer established from the border of the Building Envelope that is intended for construction activity. This includes access for construction vehicles and the delivery of construction materials. In turn, the construction process is to be contained within the construction envelope in order not to alter or impact the Natural Area. Vegetation that is approved for removal (based on size, quality, species and location) within the Construction Envelope may be carefully relocated within the Natural Area of the site, in order to naturally enhance the native material, for climatic buffers and to preserve as much of the native vegetation on site as possible.

- Policy 4.4 Before any alteration, subdivision or development may occur on the subject lands the Site Development Guidelines document shall be submitted that identifies:
 - a. the Natural Area to be protected on each lot which will include existing depressions for stormwater management, existing vegetation and other environmentally significant features to be protected pursuant to the policies of this document;
 - b. the Building Envelope on each lot; and
 - c. the Construction Envelope on each lot.
- Policy 4.5 The Site Development Guidelines document shall be provided prior to subdivision approval to the satisfaction of Rocky View County, and shall be administered by the developer or their agent until the Indigo Hills Home Owners Association is legally formed.
- Policy 4.6 The Site Development Guidelines document shall be registered on title with the Architectural and Landscape Design Guidelines prior to or concurrent with the final Plan of Survey.

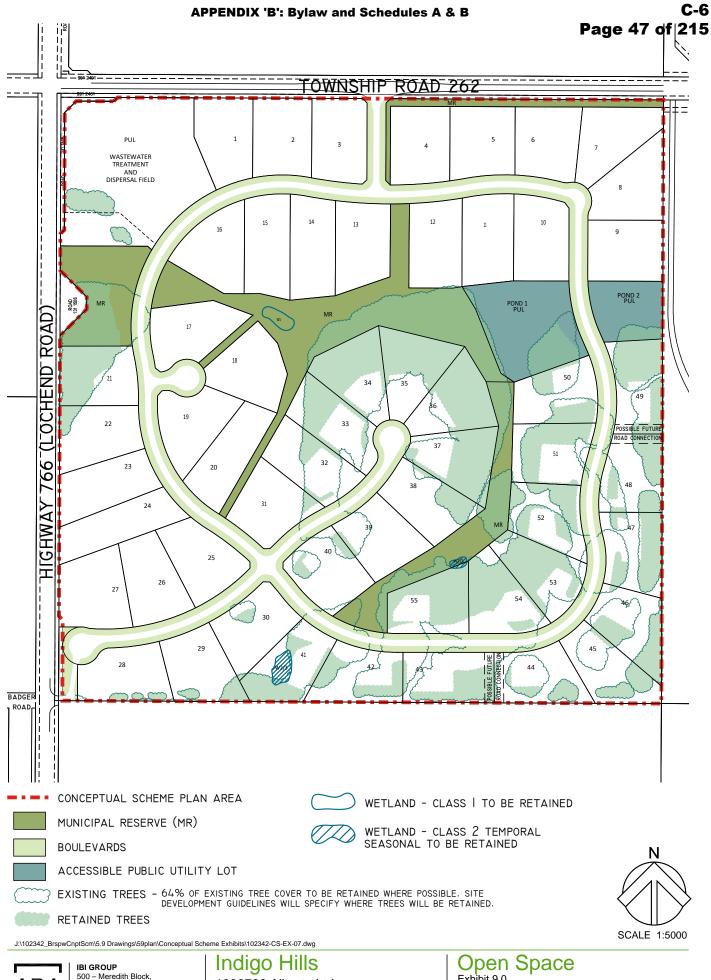
If the low lying areas located within the Municipal Reserve lands and intended to serve for temporary retention of stormwater is not acceptable to Rocky View County, that portion of MR (approximately 0.94 ha or 2.33 acres) will have cash-in-lieu of the Municipal Reserve paid to Rocky View County at the time of subdivision.

4.5 Municipal Reserve, Open Space, and Pathways

4.5.1 Open Space

With efficient lot sizes, and a conservative lot layout and road network, Indigo Hills is able to feature 13.3% of the project as publicly accessible open space. This equals approximately 8.39 ha (20.73 acres) made up of municipal reserve, public utility lots (excluding the wastewater facility) and pathways. The project will retain the majority (64%) of existing tree cover on public spaces as well as within areas retained on the proposed lots. **Exhibit 9.0** illustrates the open space and existing trees to be preserved, where possible, within the Plan Area. Site development guidelines will specify where trees will be retained.

The Indigo Hills parcel features slightly rolling topography and natural vegetation. While the ravine through the parcel limits developable area, it provides an attractive and interesting feature for the adjacent homesites and for all residents to enjoy the natural open space and trails.





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The continuity of the open space network within Indigo Hills allows for the maximization of the rural character of the development and the preservation of existing vegetation and natural areas to maintain corridors for wildlife movement.

- Policy 4.7 An open space network within the Plan Area, including the delineation of public and private land, shall be constructed by the developer, as generally shown in **Exhibit 9.0**, to the satisfaction of Rocky View County.
- Policy 4.8 The Developer shall dedicate Municipal Reserve (MR) in accordance with **Exhibit 9.0** at the time of subdivision, subject to a review of Environmental Reserve/Environmental Easement requirements. Municipal Reserve shall be developed in a form acceptable to the County at the time of dedication. Notwithstanding the provisions of the Municipal Government Act, the Developer is committed to the provision of Municipal Reserve in accordance with **Exhibit 9.0** of this Conceptual Scheme.
- Policy 4.9 Municipal Reserve shall be maintained by the Homeowner's Association established for Indigo Hills under an operation / maintenance agreement with Rocky View County.

The stormwater management plan for Indigo Hills (detailed in **Section 5**) will favour ways to preserve the existing landform in the subdivision and development by minimizing stripping and grading. It is the intent to preserve and protect existing natural drainage courses and the natural depressions in the landscape and utilise these natural features in the overall design of the stormwater management system. Natural drainage courses will be maintained throughout the development where possible. Many drainage routes pass over individual lots and Municipal Reserve lands.

4.5.2 Pathways and Trails

Indigo Hills will feature an estimated 5.3 km of publically accessible pathways and trails. The pathways and trails provide a connected network of pedestrian routes and recreation opportunities. The trail system will incorporate an interpretive section in the area identified as potentially significant from a historic aspect, if this is agreeable to Alberta Transportation (AT), which now has legal oversight of this site. **Exhibit 10.0** illustrates the connected trail network.

A 3.0-m wide paved Regional Pathway will provide connectivity to adjacent lands and pathways. The Regional Pathway runs within the open space along Lochend road, crosses through the open space system approximately midway through the development, and extends north to Township Road 262 where it extends east to the SW edge of the Silverhorn Development and connects to the Silverhorn regional pathway system. The Regional Pathway will total approximately 1.2 km in length.

A local trail will run along the central looping road providing access between each residential cluster and natural areas and a connection to the regional and interpretive pathway in the ravine. The local trails will run in the central open space system and will connect to the regional pathway. There will be approximately 4.1 km of local trails.

- Policy 4.10 The pathway and trail system (Regional, Local) within the Plan Area, as generally shown in **Exhibit 10.0** shall be constructed by the Developer, to the satisfaction of the County.
- Policy 4.11 The pathway and trail system (Regional, Local) within the Plan Area, as generally shown in **Exhibit 10.0** shall be publically accessible.
- Policy 4.12 Pathways and trails including road crossings (crossing requirements and locations to be determined at the time of subdivision) shall be constructed in accordance with the descriptions in the County's Pathways and Trail Classification and the requirements of the County's Servicing Standards and shall be situated outside any proposed road widening.



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NW-11-26-3-5

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Policy 4.13 The pathway and trail system (Regional, Local) within the Plan Area, as generally shown in **Exhibit 10.0**, shall be maintained by the Homeowner's Association under an operation / maintenance agreement with Rocky View County.

4.5.3 Recreation

In addition to the passive recreational opportunities provided by the extensive trail system, the Indigo Hills Conceptual Scheme takes advantage of the areas of historical significance in close proximity to the site, which could become additional amenities. Although now under the jurisdiction of AT, the identification of a site of high archaeological interpretive potential in the west side of the ravine of Indigo Hills creates the opportunity to incorporate historical interpretive activities on the site. If agreed by AT, public access to this site could be possible along the Regional Pathway or via the Local Pathway.

The developer of Indigo Hills will approach the Bearspaw Glendale Recreation District Board to discuss the community's recreational needs.

4.6 Transportation Overview

The proposed transportation network is designed to provide safe and efficient access to the development and includes a modest hierarchy of road typologies to best account for safety, accessibility, and country residential design character. Wherever possible, the road alignments follow the natural topography of the land to minimize cut and fill areas while still being able to achieve maximum road grade performance criteria. The road network along with carriageway widths meet Rocky View County standards, in addition to meeting the network capacity requirements. Furthermore, it is proposed that road rights-of-ways (ROWs) provide the location of deep services within the road ROWs to reduce disruption to existing tree stands from being cleared in key zones on the property. **Exhibit 11.0** illustrates the proposed road network and proposed ROWs. The proposed ROWs are to be finalized at the appropriate subdivision stage for each given phase, at which time detailed cross sections will be required. The proposed ROW for each road may be subject to change at the subdivision stage.

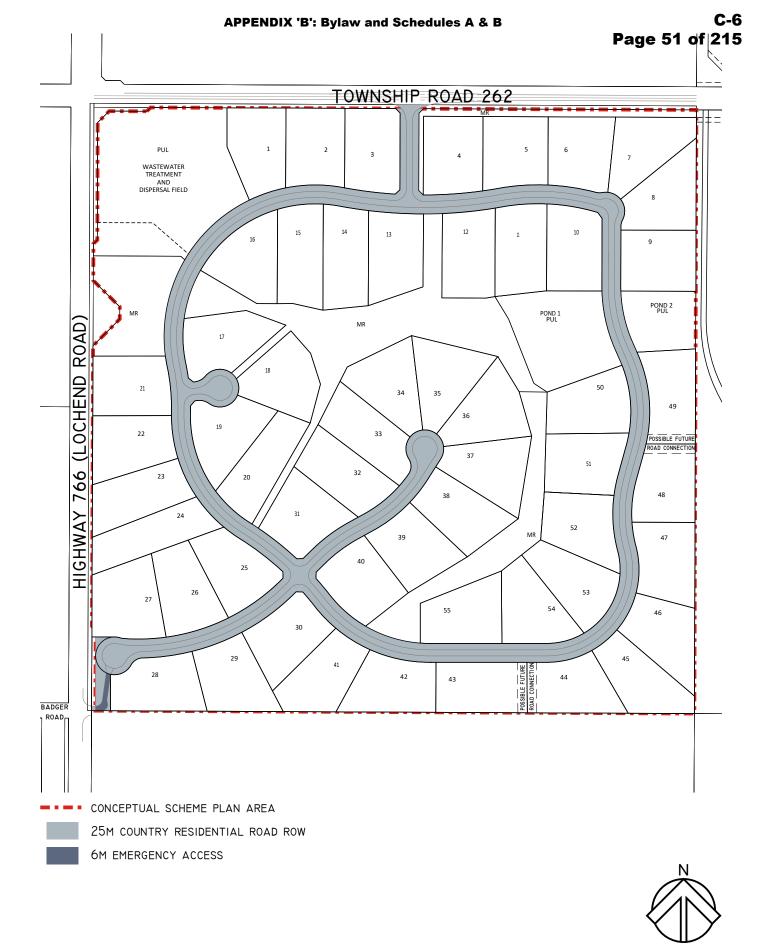
The proposed road network offers an internal circuit route, providing emergency options as well as access to adjacent lands to connect to future development. The primary access will be from Township Road 262, with a second direct access to Secondary Hwy 766 (Lochend Road) will be provided through an emergency road access only connecting at the intersection with Badger Road, in the SW corner of the property.

4.6.1 Indigo Hills Site Access and Public Roads

It is proposed that the main access into the community will be off Township Road 262 in the form of a north-south Country Residential road (25.0-m ROW) and will intersect with a loop Country Residential Road (25.0-m ROW) accessing the entirety of the community. This sole road classification will serve as the spine road for the development as well as accommodate connections to future development on adjacent lands to the south and east.

4.6.2 Internal Road System

The internal roads of Indigo Hills will be designed using the County's road standards (2013) as updated, and will meet the County's performance requirements. To further create a rural feel and assist in the preservation of natural vegetation and trees, the shallow utility easement will be in a separate ROW on one side of the road as necessary, while the sanitary line will be located within the road ROW (includes the ditch, where applicable). The Rocky View Water Co-Op (RVWC) line will be located within a separate easement adjacent to the road ROW. As internal residential roads are proposed to be taken over by Rocky View County, it is anticipated that this can be realized.





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NW-11-26-3-5

4.6.2.1 Residential Roads

The Residential Roads will service all of the country residential homesites and are proposed within a 25-m ROW. These roads will connect directly to the Primary Residential or spine road.

- Policy 4.14 A complete road system, including pathway crossings, within the Plan Area shall be
 - constructed by the Developer as generally shown in **Exhibit 11.0**, to the satisfaction of the County.
- Policy 4.15 Primary access to Indigo Hills from the north boundary shall be from Township Road 262 and an emergency access road at the intersection of Badger Road and Lochend Road, as shown in **Exhibit 11.0**, to the satisfaction of the County.
- Policy 4.16 A provision for future road widening shall be provided along both sides of Township Road 262, to the satisfaction of the County.
- Policy 4.17 Land dedication by Plan of Survey shall be provided along Highway 766 (Lochend Road), to the satisfaction of Alberta Transportation at the appropriate stage.
- Policy 4.18 Future road linkages from Indigo Hills to adjacent lands to the south shall be provided as shown in **Exhibit 11.0**.

4.7 Traffic Impact Assessment Recommendations

A review of background transportation studies for Indigo Hills was completed by Bunt and Associates in December 2016. At the time of the original TIAs, the site was called Lochend Corners. Two TIAs plus letters addressing various changes were completed and these referenced documents have been relied upon as supporting studies to this Conceptual Scheme.

As part of the previous application and other projects in the area, signalization of Highway 766/Highway 1A had been raised. In discussions with AT it is understood that works are currently underway to improve the stop control intersection to allow it to function un-signalized for a few more years. That being said, based on growth along Highway 1A it is expected that the intersection will need to be signalized in the next 3-5 years, apart from any new development growth in the immediate area.

The current Conceptual Scheme indicates there are two site access locations: the primary access on Township Road 262; and a second emergency access road on Highway 766. The original TIA for the site did include an access on Highway 766. This was changed to an emergency-only access based on feedback at that time. Since then, AT has agreed that either a full access or emergency access, in the location shown, is acceptable.

Based on the results of past transportation studies and current traffic and road conditions, the proposed development of the Indigo Hills site can be accommodated on the overall road network with the inclusion of the improvements noted here. The locations where improvements were identified in the previous TIAs continue to require improvement but enhancement works are already scheduled in most locations. The key findings from the Post-Development analysis are as follows:

- Bearspaw Road / Highway 1A: The intersection is expected to operate within acceptable capacity parameters. It is noted that this intersection was not included in the previous Lochend Corners study.
- Highway 766 (Lochend Road) / Highway 1A: It is assumed that a signal will be in place at Highway 766 / Highway 1A which was previously required at the Opening Day horizon. With the inclusion of a signal, the intersection is expected to operate within acceptable capacity parameters.
- Highway 766 (Lochend Road) / Township Road 262: The turning warrant analysis indicated that the intersection requires a Type III treatment. As mentioned above, it

- is understood that this intersection is being upgraded shortly to a Type III with or without this development.
- North Site Access / Township Road 262: The turning warrant analysis indicated that
 the intersection requires a Type II treatment. This left turn intersection treatment
 requirement is unchanged from the previous Lochend Corners study.
 - The previous study also indicated that an eastbound right turn lane/taper would be required, however based on the updated analysis this is no longer required. The previous study also indicated that a northbound right turn lane/taper would be required at the Opening Day horizon, however based on the updated analysis this is no longer required at the Post-Development horizon.
- Highway 766 (Lochend Road) / West Site Access (Badger Road): No intersection treatment is required as this is an emergency access only with no daily traffic. The previous TIA for the site included an emergency only access on Highway 766 based on feedback at that time.
- In the previous study, Township Road 262 between Lochend Road and the North Site Access was required to be widened to a Regional Arterial (RA) standard, though it was recommended that the timing be reviewed in the event that growth along the roadway is delayed. Based on the updated analysis, the roadway is expected to operate within its environmental capacity of the existing Regional Collector classification.

In summary, according to the review of background studies completed by Bunt and Associates, the locations where improvements were identified in the previous TIAs continue to require improvement, but the level of those improvements has generally decreased in most locations (i.e. Type II versus Type III). Off-site intersection and roadway improvements will be detailed at the subdivision stage in coordination with Rocky View County and AT. **Exhibit 12.0** illustrates the off-site improvements recommended in the TIA.

- Policy 4.19 An updated Traffic Impact Assessment will be required prior to subdivision approval.
- Policy 4.20 Each phase of development will require updates to the Traffic Impact Assessment.
- Policy 4.21 All upgrades required by the Traffic Impact Assessment and not completed by Alberta Transportation shall be provided by the Developer to the satisfaction of Rocky View County and Alberta Transportation. Upgrade costs may be proportionally distributed among future developers in the area.

4.8 Population and Density Projections

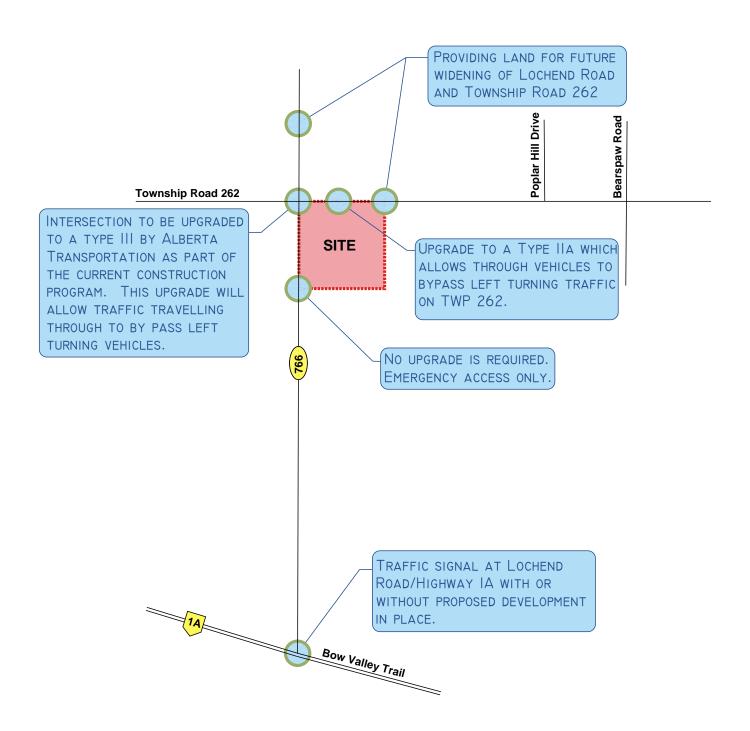
4.8.1 Population

Based on the intended housing typology proposed, it is anticipated that there will be an average of 2.4 people per unit within the Plan Area, the national average of persons per private household as per the 2016 Statistics Canada Census. A full development of 55 units equates to an expected total population of 132 residents.

4.8.2 Density

With an anticipated total of 55 units over the Conceptual Scheme plan area of 63.10 ha (155.92 acres), the density of Indigo Hills will be approximately 0.87 units per hectare, or 0.35 units per acre.

Policy 4.22 Overall density of residential development within the Plan Area shall not exceed 0.87 units per gross hectare (0.35 unit per gross acre).





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Exhibit 12.0 NW-11-26-3-5 Last Saved: December 18, 2018, by tmoodie

AGENDA

5 Servicing Strategy

5.1 Water Supply

Indigo Hills will be provided with potable water via connection to the Rocky View Water Co-op (RVWC) regional water system. Existing water mains are located along Township Road 262 and Lochend Road. The RVWC has been approached to verify that it has available capacity to provide potable water service to Indigo Hills.

To meet sustainability objectives and reduce development impact, Indigo Hills will implement water demand reduction practices. Such practices will include water meters for all development, installation of low-flow fixtures, and low-impact landscaping with rainwater collection barrels and cisterns. The developer shall collaborate with Rocky View County and the RVWC to achieve these objectives.

- Policy 5.1 The Plan Area shall be serviced by connection to the Rocky View Water Co-op (RVWC).
- Policy 5.2 Indigo Hills shall implement water conservation practices that reduce the amount of potable water consumed. Such conservation measures shall be coordinated with Rocky View County and Rocky View Water Co-op to include:
 - a. Mandatory water meters;
 - b. A requirement for all buildings to install low-flow water fixtures;
 - A requirement for all development to utilize drought resistant landscaping and rainwater collection systems.

5.2 Wastewater

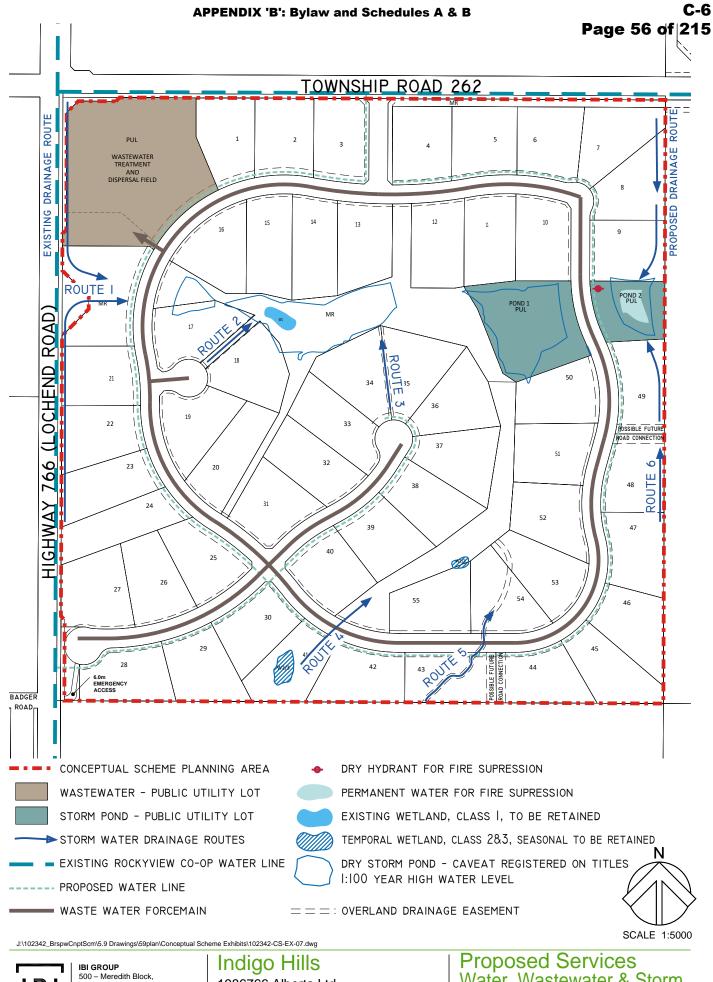
Wastewater will be managed on site using a communal system licensed by the Province of Alberta and constructed in accordance with all Provincial and Municipal requirement and standards. The proposed system is the ORENCO AdvanTex Decentralized Wastewater Treatment System and will be managed by a licensed operator.

The ORENCO system generally consists of a tank with solid separation for each lot which pumps liquid to a pressurized line leading to the central processing facility, where it incorporates additional filtration and treatment for the effluent within filter pods, prior to drainfield release. The processing facility can be constructed in phases as the project is built out, with each modular, inground filter pod capable of servicing approximately 30 residential units. With the addition of filtration/treatment, the effluent quality is substantially increased and the size of the dispersal field is correspondingly reduced. The treatment facility and dispersal fields are to be located in Public Utility Lots, illustrated in **Exhibit 13.0**.

The proposed location of the Indigo Hills wastewater treatment facility is on the northwest corner of the community. The dispersal fields for the Indigo Hills wastewater system will be sensitively located to meet Alberta Environment standards.

A Preliminary Wastewater Feasibility Report (PWFR) was prepared by SD Consulting in support of the Indigo Hills Conceptual Scheme in 2016. The report found that the soils are suitable for providing the development with the necessary sanitary servicing using the proposed system. The proposed dispersal field is of adequate size and location for the development of Indigo Hills. Details of the wastewater flow estimates and dispersal field requirements have been provided within an updated wastewater report from SD Consulting under separate cover.

Further reduction of effluent volumes will be achieved through the mandatory implementation of water conservation strategies to be pursued in collaboration with Rocky View County and the RVWC.





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Proposed Services
Water, Wastewater & Storm

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5.2.1 Rocky View County Policy #449: Requirements for Wastewater Treatment Systems

Policy #449 (Requirements for Wastewater Treatment Systems) defines a Decentralized Wastewater Treatment System as consisting "of a communal system that collects typical wastewater strength effluent from multiple lots, conveys effluent to a wastewater treatment plant for treatment and discharge to an approved discharge location."

#449 Policy Statements:

10. When a proposed subdivision will result in the creation of any lot(s) less than 4 acres and where development density exceeds 60 proposed, conditionally approved or existing lots within a 600-m radius of the centre of the proposed development, the County will not permit the use of PSTS to support the development, but will require a Decentralized or Regional Wastewater Treatment System.

Utilizing a proven Decentralized Wastewater Treatment System, Indigo Hills satisfies this policy statement.

11. Where connection to a Regional Wastewater Treatment System is not feasible, the feasibility of proposed development hooking up to an existing Decentralized Wastewater Treatment System shall be investigated.

The decentralized wastewater treatment system proposed is the same type approved for use in the Silverhorn development, immediately across Township Road 262 to the northeast. It is a modular and scalable solution and approved as an efficient and effective wastewater treatment alternative.

Each development that incorporates this wastewater treatment solution can have collection, treatment, and disposal infrastructure on its respective lands. Each system typically has a control panel for monitoring and these panels have the capability to communicate with each other. In the future, when the County assumes ownership of the land and systems, the monitoring of various systems can be performed from a single control panel, particularly for systems located on developments in close proximity to each other.

- Policy 5.3 Sanitary sewage service shall be provided by a communal wastewater system, as per County Policy #449, Requirements for Wastewater Treatment Systems, which provides secondary wastewater treatment to the satisfaction of the County.
- Policy 5.4 The communal wastewater system proposed for installation within the Plan Area shall meet or exceed engineering standards and specifications established by the Municipality and the Province.
- Policy 5.5 The ownership, operation and maintenance of the communal system shall be the initial responsibility of the Developer and then transferred to the County at no cost on a deficiency free basis in accordance with the terms set out in a Transfer Agreement. This Transfer Agreement shall be entered into between the Developer and the County prior to subdivision approval, as per County Policy #430, Communal Wastewater System Management.
- Policy 5.6 The location and type of the communal wastewater system, and final size of dispersal field shall be determined prior to subdivision approval.
- Policy 5.7 The components of the communal wastewater system shall be located within individual residential lots, road Rights-of-Way and/or Public Utility Lots.
- Policy 5.8 Consent to waive setback distance for the Indigo Hills Wastewater Treatment Facility and Dispersal Field shall be received from Alberta Environment and Alberta Health Services prior to subdivision approval.

5.3 Stormwater Management

5.3.1 Stormwater Strategies

The Stormwater Management Plan will be designed to be a low impact system to include Low Impact Development (LID) strategies and conventional stormwater management best practices.

The stormwater strategies for this development include:

- Protecting drainage routes for tributary neighbouring lands. Some existing drainage routes will be kept as-is while culverts will be constructed under proposed roads.
 For locations where natural routes being intercepted by proposed ditch system, the ditch system will provide sufficient drainage capacity for the neighbouring lands.
- For lots with depressed areas, providing spillways towards the proposed ditch system that leads to major ponds for flow and volume control.
- For lots that drain naturally to natural drainage routes, MR and easements will be established as required.
- Storage of runoff at local naturally depressed areas for flow and volume attenuations.
- Constructing a control structure to control the release rate and volume for the development to meet County design criteria.
- Providing spill-way from the development for emergency scenarios.

5.3.2 Stormwater Plan

The entire development covers approximately 63.10 ha (155.92 acres). Topographic Lidar data shows that the study area for stormwater evaluation purposes is approximately 436.7 ac, which includes the upstream tributary areas.

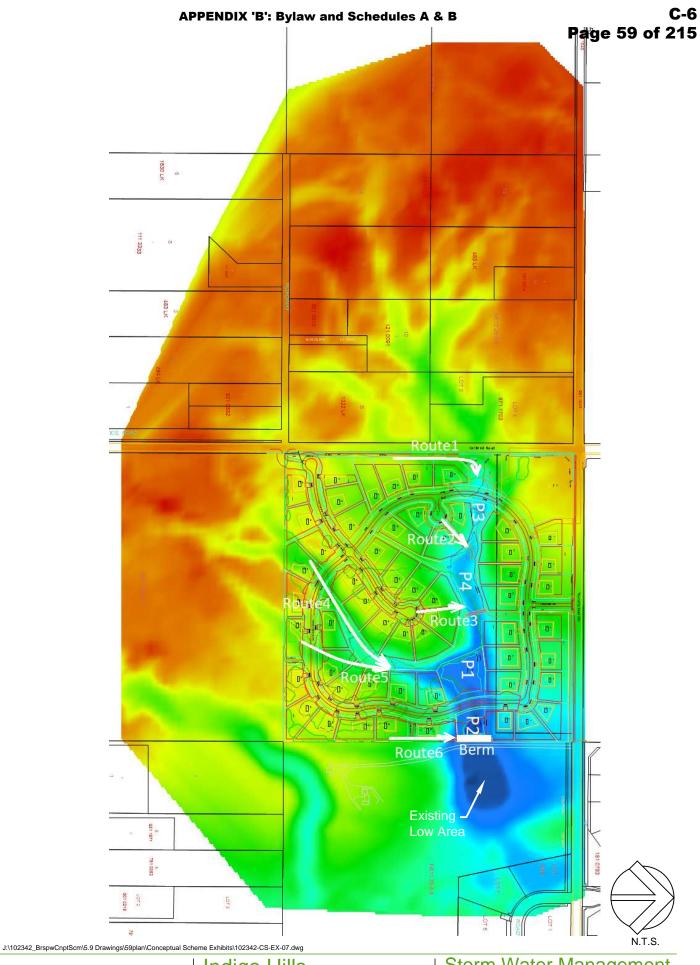
As shown in **Exhibit 14.0**, there are six natural drainage routes passing through the development site. The drainage plan for the entire development including these six routes is discussed below.

Route 1 is a major drainage route that services all the west and southwest neighbouring areas, as well as the lots across Lochend Road to the west property line. According to the hydrologic and hydraulic modeling results, the west neighbouring land has natural depressions that can contain their runoff up to the 1:100-year event. No culvert exists under Lochend Road adjacent to the proposed development. An on-site culvert will be provided under the proposed internal ring road to facilitate unobstructed drainage from Route 1.

Route 2 conveys runoff from the west ditch system along the west portion of Indigo Hills Blvd to P4. In the post-development scenario, the western portion of the ditches will intercept all runoff along the proposed internal ring road and direct the runoff to P3 and P4 through an easement between homesites 17 and 18.

Runoff from the central area will be collected along the roadside ditches and will drain into P4 in the central open space via Route 3, between homesites 34 and 35. Post-development, a drainage route will be constructed between these two lots allowing for discharge into the Municipal Reserve provided for stormwater management for this area.

Routes 4 and 5 are ravines within the development limit. They convey runoff from the southern part of the development site and south-neighbouring land through to P1. Culverts will be installed under the proposed internal ring road to facilitate the natural drainage routes. Post-development, overland drainage easements have been set aside on homesites 43 and 54 to retain natural drainage routes from the south portion of the site through to the stormwater management area.



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Adjacent to the east property line a grass swale will be constructed on the back of the lots, combined with a ditch along the proposed internal ring road. This combination of swale and ditch will collect and contain all runoff from lots adjacent to the east property line and intercept runoff from upstream of Route 6, containing all flows within the development area.

North of the ring road, all lots will drain naturally towards the P2 provided for stormwater management for this area. All runoff from the six routes and from all ditches and areas of the entire development will be directed to the naturally depressed area for stormwater management. This depressed area is currently one low area but will be divided into two low areas by the proposed ring road. A culvert will be installed under the proposed ring road for P1 to overflow into P2. The stormwater management system is designed for flow and volume control for this development.

5.3.3 Stormwater Control

The stormwater system design is to meet the flow and volume control targets established by the Nose Creek Watershed Water Management Plan. Accordingly the ultimate discharge rate per hectare for post development scenario and 1:100-year event should be less than 0.99 L/s/ha. Post development total average annual discharge volume from the development should be controlled below 17 mm. Based on 63.10 ha or developed area, the maximum release rate for 1:100-year event is 62.89 L/s for the entire development; maximum annual release volume is 10,727 m³ for the entire development.

Our design standard for this development is stricter than the regulatory requirement. Our design is to achieve zero release from the entire site for up to a 1:100-year event.

Four proposed stormwater storage facilities will be used for flow and volume control. They are all centrally located within the natural low lying areas within the development. A berm will be constructed along the east boundary of the property to increase the overflow elevation so as to contain the 1:100-year storm event. The four proposed stormwater storage facilities are interconnected by overflow conduits and a stormwater management plan has been submitted to Rocky View County. Emergency spill from P1 and P2 occurs at high water elevation plus 0.3 m freeboard. Additionally, an emergency release from P1 and P2 will be possible via sluice gates.

An infiltration study was completed to determine the infiltration rates for this development at the pond locations.

5.3.4 Stormwater Pond Spillway

The project will contain up to the 1:100-year storm event plus 0.3 m freeboard. There will be zero discharge up to and including the 1:100-year event from the development site. Predevelopment release volume is equal to 4,825 m³ for a 1:100-year single event. Post-development there will be zero discharge from the development site. All other events greater than this 1:100-year event plus 0.3 m freeboard are considered to be an *Act of God* and are not required to be contained on the site. In these events, the stormwater facilities will overflow into an existing low area east of the property.

Historically this low area served as a natural infiltration area for a larger area illustrated in **Exhibit 14.0**. The proposed development is going to reduce runoff from Indigo Hills and the offsite tributary areas by increasing onsite infiltration and evaporation. The Indigo Hills project will achieve zero release up to the 1:100-year event plus an additional 0.3 m freeboard. A culvert will be installed under the existing access road east of the property.

- Policy 5.9 The components of the stormwater system will include natural drainage areas, constructed ponds, natural depressions on lots and roadside ditches.
- Policy 5.10 The stormwater system will incorporate adjacent lands in terms of capacity, storage and release rate.

- Policy 5.11 The components of the stormwater system will be within the road allowance, individual lots, PULs, Municipal Reserves, and overland drainage rights-of way.
- Policy 5.12 Municipal access to the stormwater system within PULs will be provided via a gravel access driveway.
- Policy 5.13 The stormwater plan will adhere to the Nose Creek Watershed Water Management Plan.
- Policy 5.14 The stormwater management system designed for the Indigo Hills Development shall proceed in general accordance with the stormwater management concept submitted with the conceptual scheme.

5.4 Solid Waste Management

The Indigo Hills Homeowners Association, through a contract with a solid waste contractor, shall provide solid waste management within Indigo Hills. The creation of an onsite recycling program to divert materials such as paper, plastics, glass, and organic compost away from the landfill should be investigated by the corporation and an appropriate site should be selected within Indigo Hills.

Policy 5.15 A solid waste and recycling management plan shall be provided for the Indigo Hills Plan Area prior to endorsement of the first phase of subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or the Homeowners' Association established for Indigo Hills, at the discretion of Rocky View County.

5.5 Shallow Utilities

The utility services required for the proposed development, including electrical power, telephone, and natural gas, are all available in the immediate area with sufficient capacities to service the site. All utilities will be underground and on one side of the road ROW in a joint-use trench where possible to reduce the clearing of natural vegetation and trees.

Policy 5.16 Shallow utilities shall be provided by the appropriate utility company providing service to Indigo Hills at the sole expense of the Developer. The Developer shall provide easements to any utility company requiring them to provide services to Indigo Hills.

5.6 Protective Services

Fire protection is a priority concern for local residents. The location of the proposed Bearspaw Emergency Services Hall is within 3.7 km (2.3 mi) of Indigo Hills. A fire storage storm pond (Pond P2) equipped with a dry hydrant is proposed on site. The pond will be located in a Public Utility Lot and constructed to the required standards. Pond P2 will be lined with an impermeable liner at the minimum water level and will hold 3,000 m³ for fire suppression.

Indigo Hills will also conform to Fire Smart principles in an effort to prevent the spread of wild fires. **Exhibit 13.0** illustrates the proposed location of the fire suppression reservoir.

- Policy 5.17 The Site Development Guidelines shall include Fire Smart principles, to the satisfaction of the Municipality.
- Policy 5.18 Fire suppression infrastructure shall be provided through a dry hydrant and reservoir system that is consistent with Rocky View County servicing standards.

6 Statutory Plan Compliance

6.1 County Plan – Rocky View County

The Rocky View County Plan (Bylaw C-7280-2013) was approved on October 1, 2013, in accordance with Section 632 of the Municipal Government Act.

The County Plan defines the Vision for the County as follows:

Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business opportunities.

The Principles that guide County decisions regarding the implementation of goals, policies and actions include:

- 1. **Growth and Fiscal Sustainability** direct new growth to designated development areas, and in doing so it will remain fiscally responsible.
- 2. **The Environment** develop and operate in a manner that maintains or improves the quality of the environment.
- 3. **Agriculture** respects, supports, and values agriculture as an important aspect of the County's culture and economy.
- 4. **Rural Communities** support the development and retention of well-designed rural communities.
- 5. **Rural Service** strive to provide an equitable level of rural service to its residents.
- 6. **Partnerships** maintain a strong web of partnerships to help extend the range of services it provides to its residents.

The County Plan identifies the Bearspaw Area Structure Plan within the group of hamlets and country residential communities where residential growth for the next decade is a primary focus. Section 10 of the County Plan provides preferred direction on Country Residential Development, in pursuit of the following goals:

- Manage the planning and development of country residential communities so that they provide residents with a safe, healthy, and attractive community.
- Support country residential communities in maintaining a strong sense of community.
- Encourage alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape.
- Provide an effective process to support the orderly, efficient, and cost effective development of fragmented quarter sections in agricultural areas.

The County Plan provides useful guidance for the design of country residential communities that pursue a compact development form with significant conservation goals, as is the case for Indigo Hills. Although the Indigo Hills development proposed in this Conceptual Scheme follows the design principles for compact conservation communities, the site does not meet the policy requirements stated in Section 10.10 a., which states that Conservation Communities "shall comprise multiple quarter sections of land that are comprehensively planned and developed."

However, Sections 10.1 and 10.5 of the County Plan provide a wider policy framework to be relied upon for proposed developments that aspire to adhere to conservation principles and compact development forms, as follows:

10.1 Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.

- 10.5 When an existing country residential area structure plan is undergoing a comprehensive review, the following policy areas shall be addressed:
 - a. Update all policies in accordance with this Plan, County Policies, and other relevant County planning documents.

Given that the Bearspaw Area Structure Plan is not undergoing a comprehensive review at the time of application for the Indigo Hills Conceptual Scheme, the County Plan identifies it as the appropriate planning framework for Indigo Hills.

6.2 Bearspaw Area Structure Plan

Indigo Hills is located within the boundaries of the Bearspaw Area Structure Plan (BASP), adopted by by-law January 18, 1994. The BASP is "intended to establish ways of evaluating and responding to proposals for change within the Plan Area, while respecting the needs of the future and the Municipality, as a whole."

The BASP identifies the Indigo Hills land as requiring concept plans, and as being within an area designated for country residential land use. The BASP defines Country Residential Land Use as "a primarily residential land use in which auxiliary pursuits may be allowed dependent on the parcel size and proximity to other residences; excluding the separation of farmsteads."

In particular, the BASP policy framework relevant for the Indigo Hills Conceptual Scheme is the following:

- Country residential land uses are considered appropriate within the Plan Area provided such uses are considered in accordance with the provisions of the BASP;
- Figure 3: Concept Plans identifies the Indigo Hills Planning Area as requiring the preparation of a Concept Plan;
- Figure 7: Future Land Use Scenario identifies the Indigo Hills Planning Area as Country Residential;
- Figure 8: Phasing identifies the Indigo Hills Planning Area as Development Priority Area
- Section 8.1 Country Residential provides policy direction for the evaluation of lands identified as appropriate for country residential use and the preparation of Concept Plans;
- Policy 8.1.21 of the BASP allows the consideration of country residential parcels less than four (4) acres in size provided the design of these parcels are accommodated in an adopted Concept Plan.

The Bearspaw ASP requires only a minor amendment, which is the inclusion of the Indigo Hills Conceptual Scheme once adopted.

7 Implementation

7.1 Proposed Land Use Designations

Land use designations allowing for the uses outlined in **Section 4.3** are to be determined separately, following the approval of this Conceptual Scheme. The establishment of either Direct Control Districts for some sites or new land uses for some of the uses contained within this Conceptual Scheme may be necessary.

Policy 7.1 Appropriate land use designations shall be determined, to the satisfaction of the County, in an application process separate from this Conceptual Scheme.

7.2 Proposed Architectural and Landscape Design Controls.

To achieve the objective of creating a high quality community that is harmonious with the nature of the community and site, Indigo Hills will implement comprehensive architectural and landscaping guidelines. At the development phases, all builders will be required to conform to these guidelines prior to receiving a building permit. After the Homeowners Association is formed, the guidelines will be incorporated into the Bylaws of the Association, ensuring continued compliance.

The guidelines will incorporate principles including, but not limited to:

- Dark Sky A valued benefit of country residential living is the enjoyment of a dark sky, free from the amount of light pollution found in more urban environments. The residents of Indigo Hills and surrounding communities should be able to continue clearly seeing the stars at night with the inclusion of Dark Sky Principles in the development guidelines.
- Community Character Architectural controls will guide development of all buildings within Indigo Hills to create a neighbourhood that not only has its own strong identity, but also enhances the existing character of the Bearspaw Community.
- **Low Impact Landscaping** The local topography, vegetation, and climate will guide landscaping throughout Indigo Hills with the goal of maintaining the aesthetic of the natural native landscape as well as reducing impact on the environment.
- Conservation and Building Sites Indigo Hills contains various natural amenities
 including slopes and stands of native aspen trees. While the public open space has
 been designed to include much of these features, it is important that they are also
 incorporated into the homesites wherever possible. Development guidelines will
 identify a suitable building and construction envelope as well as conservation areas
 on the homesite, where appropriate.
- Policy 7.2 Architectural and Landscape guidelines shall be registered against title of all properties prior to or concurrent with the final Plan of Survey. These guidelines shall, to the satisfaction of the County:
 - a. ensure a consistent standard of design;
 - b. establish certain use restrictions [i.e. dog kennels];
 - c. encourage the preservation of existing trees on residential lots outside of the building envelope, where appropriate;
 - d. ensure the use of environmental technologies to promote energy efficiency and low-impact construction practices;
 - e. require the incorporation of reduced water usage technologies in all buildings;

- f. promote Fire Smart principles; and
- g. establish Dark Sky principles.

Proposed rolling landscaped areas shall be provided along key sections of the boundaries of the proposed project to reduce the visual impact of new development on the neighbouring lands. The meandering terrain will also help to provide sound attenuation from the highway. The landscaping will blend with the natural topography of the land so as not to look "engineered". The planting of local tree and grass species, to add to the visual screening of the site, may be located along and/or on top of the landscaped area.

The extensive open space, trails, amenities and landscaping can have a very positive effect on residential lot values, even at longer distances from the amenity and on adjacent residential parcels. To further protect and enhance the value of properties in and adjacent to Indigo Hills, the site's natural wetlands are being preserved, and constructed wetlands are being planned. A landscape plan will enhance and rehabilitate areas of Indigo Hills and around the perimeter of the Planning Area that have been previously disturbed.

- Policy 7.3 A Landscape Plan for Indigo Hills shall be submitted by the Developer prior to subdivision endorsement of each Phase, prepared by a qualified Landscape Architect, to the satisfaction of the Municipality, and shall include:
 - a. the alignment and classification of the trail network through Indigo Hills;
 - b. naturalized plantings in Indigo Hills;
 - c. LID principles;
 - d. landscaping on the perimeter boundaries of Indigo Hills to help provide additional screening for adjacent residents;
 - e. the preservation where possible of natural vegetation, existing topography, and wetlands;
 - f. the use of native plantings that provide protection of riparian habitats;
 - g. the re-introduction of native or naturalized parkland landscape, where appropriate;
 - h. landscaping within the proposed road network.
- Policy 7.4 Implementation of the Landscape Plan shall be through the Development Agreement at the time of subdivision endorsement.

7.3 Subdivision Transitioning and Edge Treatments

To maintain the rural character along the adjacent Highway 766 (Lochend Road) and Township Road 262, as well as to enhance privacy for residents, Indigo Hills will feature a landscaped berm around the perimeter. This berm will be planted with native trees and grasses and provide a noise and privacy screen between Highway 766 (Lochend Road) and Township Road 262 and residences. This perimeter berm also serves as an ideal location for the regional pathway. The view of the ravine on the subject parcel from the roadway will remain and contribute to the rural, open feel for motorists.

As was suggested by members of the community during the consultation process, the lot locations have been reconfigured to better transition with adjacent lands.

The significant amount of land proposed as public gives greater assurance that open space and conserved natural areas remain consistent features of the area. Indigo Hills will also implement Dark Sky Guidelines to maintain the dark sky and visibility of the stars that align with Bearspaw residents' values.

7.4 Subdivision Phasing Strategy

Exhibit 15.0 illustrates the proposed phasing plan of Indigo Hills.

Phase 1 will ensure that the appropriate services and infrastructure are efficiently put in place, including the wastewater management system, and will ensure a balance of all land uses proposed within this Conceptual Scheme throughout development. This assists in creating the core character of the Indigo Hills neighbourhood in the initial phases of development.

Policy 7.5 To accommodate market conditions, the order of actual development may vary from the proposed phasing plan without requiring amendment to this Conceptual Scheme.

Emergency access through phase implementation will be provided through the construction of an all-weather road from the extent of the Phase 2 boundary in the SW corner leading out to Lochend Road, as illustrated in **Exhibit 15.0**. At the end of the temporary turn-around there will be an emergency access gate. A second emergency access gate will be provided at Lochend Road onto the emergency access road that is opposite Badger Road.

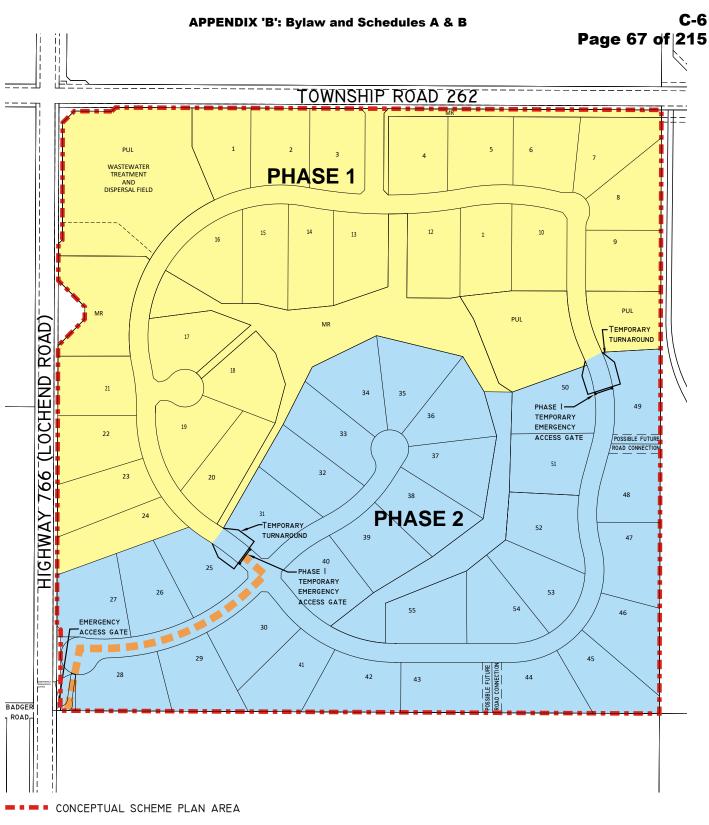
7.5 Subdivision Naming

The name of the overall subdivision will be determined after Conceptual Scheme approval. The name selected will be a reflection of community and professional input to reflect the significant historical, geographical, and branding components that will most benefit the site and community. For example, a potential name for the subject lands may be "The Forest at..."

Policy 7.6 The final naming of the subdivision and internal roads will be determined at the appropriate time. The naming process will involve public and professional input with the objective of reflecting historical, geographic, and other positive traits to benefit the site and community.

Interim proposed names for the Conceptual Scheme, as outlined on the Conceptual Scheme, currently include:

- Indigo Hills Boulevard
- Indigo Hills Gate
- 100 Indigo Hills Meadow
- 200 Indigo Hills Meadow
- 300 Indigo Hills Meadow



EMERGENCY ACCESS ALL WEATHER ROAD



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8 Policy Summary

- Policy 2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 2.0 Plan Area.
- Policy 4.1 Subdivision of land within the Indigo Hills Plan Area shall be generally in accordance with Exhibit 6.0. The final size, configuration and design of individual parcels and road system proposed through the subdivision shall be identified on the tentative plan for subdivision approval.
- Policy 4.2 Residential lot sizes within Indigo Hills shall be a minimum of 0.80 hectares (1.98 acres)
- Policy 4.3 There shall be a maximum of 55 residential units within Indigo Hills.
- Policy 4.4 Before any alteration, subdivision or development may occur on the subject lands a Site Development Guidelines document shall be submitted that identifies:
 - a. the Natural Area to be protected on each lot which will include existing depressions for stormwater management, existing vegetation and other environmentally significant features to be protected pursuant to the policies of this document;
 - b. the Building Envelopes on each lot; and
 - c. the Construction Envelope on each lot.
- Policy 4.5 The Site Development Guidelines document shall be provided prior to subdivision approval to the satisfaction of Rocky View County, and shall be administered by the developer or their agent until the Indigo Hills Home Owners Association is legally formed.
- Policy 4.6 The Site Development Guidelines document shall be registered on title with the Architectural and Landscape Design Guidelines prior to or concurrent with the final Plan of Survey, as shown in Exhibit 8.0.
- Policy 4.7 An open space network within the Planning Area, including the delineation of public and private land, shall be constructed by the developer, as generally shown in Exhibit 9.0, to the satisfaction of Rocky View County.
- Policy 4.8 The Developer shall dedicate Municipal Reserve (MR) in accordance with Exhibit 9.0 at the time of subdivision, subject to a review of Environmental Reserve/
 Environmental Easement requirements. Municipal Reserve shall be developed in a form acceptable to the County at the time of dedication. Notwithstanding the provisions of the Municipal Government Act, the Developer is committed to the provision of Municipal Reserve in accordance with Exhibit 9.0 of this Conceptual Scheme.
- Policy 4.9 Municipal Reserve shall be maintained by the Homeowner's Association established for Indigo Hills under an operation / maintenance agreement with Rocky View County.
- Policy 4.10 The pathway and trail system (Regional, Local) within the Plan Area, as generally shown in Exhibit 10.0 shall be constructed by the Developer, to the satisfaction of the County.
- Policy 4.11 The pathway and trail system (Regional, Local) within the Plan Area, as generally shown in Exhibit 10.0 shall be publically accessible.
- Policy 4.12 Pathways and trails including road crossings (crossing requirements and locations to be determined at the time of subdivision) shall be constructed in accordance with the descriptions in the County's Pathways and Trail Classification and the

- requirements of the County's Servicing Standards and shall be situated outside any proposed road widening.
- Policy 4.13 The pathway and trail system (Regional, Local) within the Plan Area, as generally shown in Exhibit 10.0, shall be maintained by the Homeowner's Association under an operation / maintenance agreement with Rocky View County.
- Policy 4.14 A complete road system, including pathway crossings, within the Plan Area shall be constructed by the Developer as generally shown in Exhibit 11.0, to the satisfaction of the County.
- Policy 4.15 Primary access to Indigo Hills from the north boundary shall be from Township Road 262 and from the east boundary through an emergency access road at the intersection of Badger Road and Lochend Road, as shown in Exhibit 11.0, to the satisfaction of the County.
- Policy 4.16 A provision for future road widening shall be provided along both sides of Township Road 262, to the satisfaction of the County.
- Policy 4.17 Land dedication by Plan of Survey shall be provided along Highway 766 (Lochend Road), to the satisfaction of Alberta Transportation at the appropriate stage.
- Policy 4.18 Future road linkages from Indigo Hills to adjacent lands to the south shall be provided as shown in Exhibit 11.0.
- Policy 4.19 An updated Traffic Impact Assessment will be required prior to subdivision approval.
- Policy 4.20 Each phase of development will require updates to the Traffic Impact Assessment.
- Policy 4.21 All upgrades required by the Traffic Impact Assessment and not completed by Alberta Transportation shall be provided by the Developer to the satisfaction of Rocky View County and Alberta Transportation. Upgrade costs may be proportionally distributed among future developers in the area.
- Policy 4.22 Overall density of residential development within the Plan Area shall not exceed 0.87 units per gross hectare (0.35 unit per gross acre).
- Policy 5.1 The Plan Area shall be serviced by connection to the Rocky View Water Co-op (RVWC).
- Policy 5.2 Indigo Hills shall implement water conservation practices that reduce the amount of potable water consumed. Such conservation measures shall be coordinated with Rocky View County and Rocky View Water Co-op to include:
 - a. Mandatory water meters;
 - b. A requirement for all buildings to install low-flow water fixtures;
 - c. A requirement for all development to utilize drought resistant landscaping and rainwater collection systems.
- Policy 5.3 Sanitary sewage service shall be provided by a communal wastewater system, as per County Policy #449, Requirements for Wastewater Treatment Systems, which provides secondary wastewater treatment to the satisfaction of the County.
- Policy 5.4 The communal wastewater system proposed for installation within the Plan Area shall meet or exceed engineering standards and specifications established by the Municipality and the Province.
- Policy 5.5 The ownership, operation and maintenance of the communal system shall be the initial responsibility of the Developer and then transferred to the County at no cost on a deficiency free basis in accordance with the terms set out in a Transfer Agreement. This Transfer Agreement shall be entered into between the Developer and the County prior to subdivision approval, as per County Policy #430, Communal Wastewater System Management.

- Policy 5.6 The location and type of the communal wastewater system, and final size of dispersal field shall be determined prior to subdivision approval.
- Policy 5.7 The components of the communal wastewater system shall be located within individual residential lots, road Rights-of-Way and/or Public Utility Lots.
- Policy 5.8 Consent to waive setback distance for the Indigo Hills Wastewater Treatment Facility and Dispersal Field shall be received from Alberta Environment and Alberta Health Services prior to subdivision approval.
- Policy 5.9 The components of the storm system will include natural drainage areas, constructed ponds, natural depressions on lots and roadside ditches.
- Policy 5.10 The stormwater system will incorporate adjacent lands in terms of capacity, storage and release rate.
- Policy 5.11 The components of the stormwater system will be within the road allowance, individual lots, PULs, Municipal Reserves, and overland drainage rights-of way.
- Policy 5.12 Municipal access to the stormwater system within PULs will be provided via a gravel access driveway.
- Policy 5.13 The stormwater plan will adhere to the Nose Creek Watershed Water Management Plan.
- Policy 5.14 The stormwater management system designed for the Indigo Hills Development shall proceed in general accordance with the stormwater management concept submitted with the conceptual scheme.
- Policy 5.15 A solid waste and recycling management plan shall be provided for the Indigo Hills Plan Area prior to endorsement of the first phase of subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or the Homeowners' Association established for Indigo Hills, at the discretion of Rocky View County.
- Policy 5.16 Shallow utilities shall be provided by the appropriate utility company providing service to Indigo Hills at the sole expense of the Developer. The Developer shall provide easements to any utility company requiring them to provide services to Indigo Hills.
- Policy 5.17 The Site Development Guidelines shall include Fire Smart principles, to the satisfaction of the Municipality.
- Policy 5.18 Fire suppression infrastructure shall be provided through a dry hydrant and reservoir system that is consistent with Rocky View County servicing standards.
- Policy 7.1 Appropriate land use designations shall be determined, to the satisfaction of the County, in an application process separate from this Conceptual Scheme.
- Policy 7.2 Architectural and Landscape guidelines shall be registered against title of all properties prior to or concurrent with the final Plan of Survey. These guidelines shall, to the satisfaction of the County:
 - a. ensure a consistent standard of design;
 - b. establish certain use restrictions [i.e. dog kennels];
 - c. encourage the preservation of existing trees on residential lots outside of the building envelope, where appropriate;
 - d. ensure the use of environmental technologies to promote energy efficiency and low-impact construction practices;
 - require the incorporation of reduced water usage technologies in all buildings;

- f. promote Fire Smart principles; and
- g. establish Dark Sky principles.
- Policy 7.3 A Landscape Plan for Indigo Hills shall be submitted by the Developer prior to subdivision endorsement of each Phase, prepared by a qualified Landscape Architect, to the satisfaction of the Municipality, and shall include:
 - a. the alignment and classification of the trail network through Indigo Hills;
 - b. naturalized plantings in Indigo Hills;
 - c. LID principles;
 - d. landscaping on the perimeter boundaries of Indigo Hills to help provide additional screening for adjacent residents;
 - e. the preservation where possible of natural vegetation, existing topography, and wetlands;
 - f. the use of native plantings that provide protection of riparian habitats;
 - g. the re-introduction of native or naturalized parkland landscape, where appropriate;
 - h. landscaping within the proposed road network.
- Policy 7.4 Implementation of the Landscape Plan shall be through the Development Agreement at the time of subdivision endorsement.
- Policy 7.5 To accommodate market conditions, the order of actual development may vary from the proposed phasing plan without requiring amendment to this Conceptual Scheme.
- Policy 7.6 The final naming of the subdivision and internal roads will be determined at the appropriate time. The naming process will involve public and professional input with the objective of reflecting historical, geographic, and other positive traits to benefit the site and community.

IBI GROUP REPORT
INDIGO HILLS – CONCEPTUAL SCHEME
Prepared for Terra Verde Communities

Appendix A – Public Consultation Process

1 Executive Summary

This section describes the consultation process conducted to inform the review process and design for the proposed Indigo Hills development, located in the Bearspaw area of Rocky View County.

The site for the Indigo Hills development is located in the west portion of Rocky View County, in the community of Bearspaw, and has a total developable area of 63.10 ha (155.92 acres). It is bounded to the west by Lochend Road (Secondary Highway 766) and bounded to the north by Township Road 262 (176th Avenue NW).

Engagement and consultation with the Bearspaw community and key stakeholders about the proposed Indigo Hills Conceptual Scheme was facilitated through the following events and media:

- Circulation of applications PL20170033/34/35 by Rocky View County.
- Open House held at the Lions Club of Bearspaw on May 24, 2018, advertised through mail out of invitation postcards to residents within 2 km of the site and an ad in the Rocky View Weekly.
- Circulation of amended Conceptual Scheme by Rocky View County.
- Open House held at the Lions Club of Bearspaw on June 26, 2018, advertised through mail out of invitation postcards to residents within 2 km of the site and an ad in the Rocky View Weekly.
- Indigo Hills website: http://www.indigohills.ca
- The placing of Public Notice Signs on site about the proposed development application.

Given the background of previous development applications for the same site, one of the main goals of the open houses held in 2018 was to help the community understand the following key points and differences between the Indigo Hills application and the former Lochend Corners proposal:

- The subject site had been previously considered for a larger, higher density conceptual scheme in 2012 under the name Lochend Corners by a previous, unrelated Developer.
- Under new ownership, the new country residential development for Indigo Hills
 proposes a far lower density and provides a variety of lot sizes and generous public
 open space to create a balanced and attractive community in the Bearspaw area.
- Circulation of submitted application material attracted the interest of the surrounding land owners with particular concerns about density, traffic, and stormwater management.
- The new Indigo Hills Conceptual Scheme follows conservation principles providing for 57% of the total site area to remain undisturbed and the retention of 64% of existing tree cover. Existing wetlands and drainage corridors will be retained.
- In response the input received, the development concept has been revised and the intended development density has been reduced further from the initial 80 lots to 55 lots.
- The minimum parcel size of 0.80 ha (1.98 acres) is consistent with the Residential One District (R-1) land use common in Bearspaw and meets the intended development character for the area, as expressed in the existing Bearspaw ASP.

- The Transportation Impact Assessment (TIA) prepared confirmed that Alberta Transportation is proceeding with scheduled improvements to the intersections at Lochend Road/Township Road 262 and Lochend Road on Highway 1A.
- Indigo Hills will be provided with potable water by a connection to the Rocky View Water Co-op (RVWC), which has confirmed that capacity is available.
- The stormwater management system has been designed to utilize existing low lying areas and drainage courses, with capacity to contain the 1:100-year storm event and to retain up to 1:200 year storm events, almost completely containing stormwater on the existing site.
- Wastewater will be managed onsite using a communal wastewater system that uses the ORENCO® AdvanTex® Decentralized Wastewater Treatment System technology, successfully tested in Rocky View County and in other sites in Alberta.

Comments received from Bearspaw area residents that attended the open houses reflected their appreciation of the reduced scale and density of the proposed development for Indigo Hills and their of the intended conservation approach that fit appropriately with the existing character of the community.

2 Introduction

IBI Group has been retained by Terra Verde Developments / 1986766 Alberta Ltd to prepare and submit a Conceptual Scheme, land use redesignation, and policy amendment applications for the Indigo Hills development. The subject site for Indigo Hills is located in the west portion of Rocky View County, in the community of Bearspaw, and has a total area of 63.10 ha (155.92 acres). Applications were submitted in March 2017 and initial circulation notices for files PL20170033/34/35 were sent out by Rocky View County on March 22.

2.1 Background

This report provides a record of the engagement process undertaken through the review and consultation period for applications PL20170033/34/35. The development applications for Indigo Hills are preceded by development applications submitted for the same site in 2012 by a different development group. Terra Verde Developments acquired the subject site and revised the development concept to better align with existing Bearspaw area characteristics. The revised approach reflected in the Indigo Hills Conceptual Scheme has been widely discussed with Bearspaw residents and community organizations as part of the approval process of the new concept.

2.2 Project Overview

Indigo Hills is located on the south-west corner of the intersection of Township Road 262 and Lochend Road in Rockyview County.

Comments to the initial circulation of PL20170033/34/35 received by RVC Planning Services were shared with the applicant, who reviewed them and used them to inform the approach to the Conceptual Scheme. In response to the input received, the development concept was revised and the intended development density was reduced from the initial 80 lots seen in **Exhibit A.1** to the revised plan containing 55 lots, seen in **Exhibit A.2**.

The Conceptual Scheme prepared has been developed using Conservation Planning Policies, thus allowing approximately 64% of the existing vegetation (including grasslands, wetlands, trees, and shrubs) to be retained, as seen in **Exhibit A.3**.

The minimum parcel size of 0.80 ha (1.98 acres) in the revised development concept is consistent with the Residential One District (R-1) land use common in Bearspaw and meets the intended development character for the area, as expressed in the existing Bearspaw Area Structure Plan.

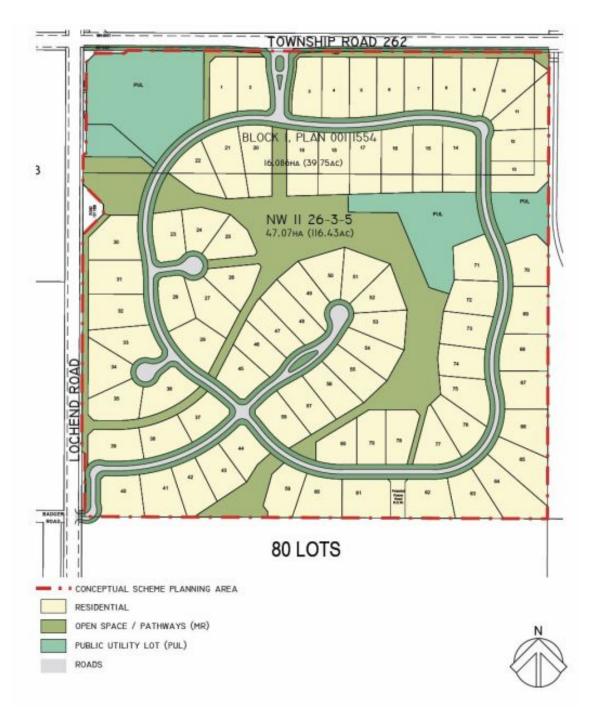


Exhibit A.1: Initial development concept submitted in March 2017

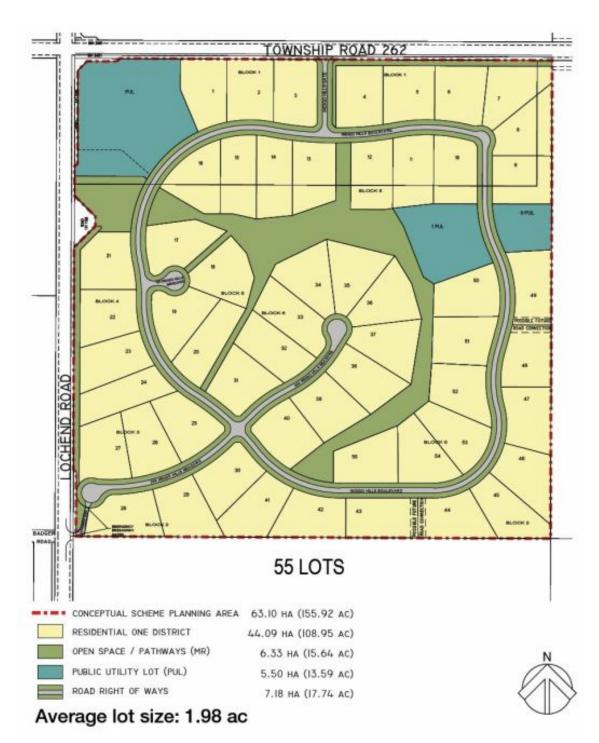


Exhibit A.2: Revised development concept submitted June 2018

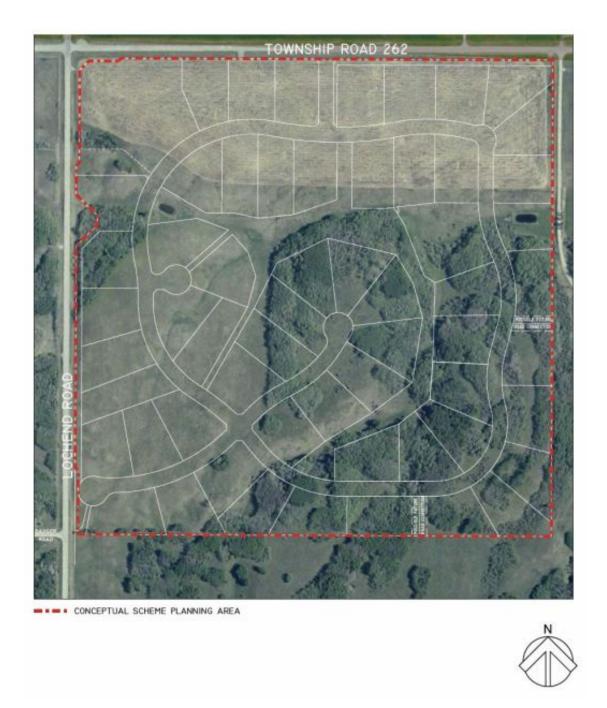


Exhibit A.3: Aerial photo of the site, 64% of existing vegetation to be retained.

The development applications for Indigo Hills are supported with a set of technical studies that validate its feasibility and insertion into local area infrastructure networks:

Transportation

A Transportation Impact Assessment (TIA) was prepared by Bunt and Associates Engineering and submitted with the application. Alberta Transportation has indicated that a construction project on Lochend Road is currently scheduled and the improvements indicated in **Exhibit A.4** have been identified.

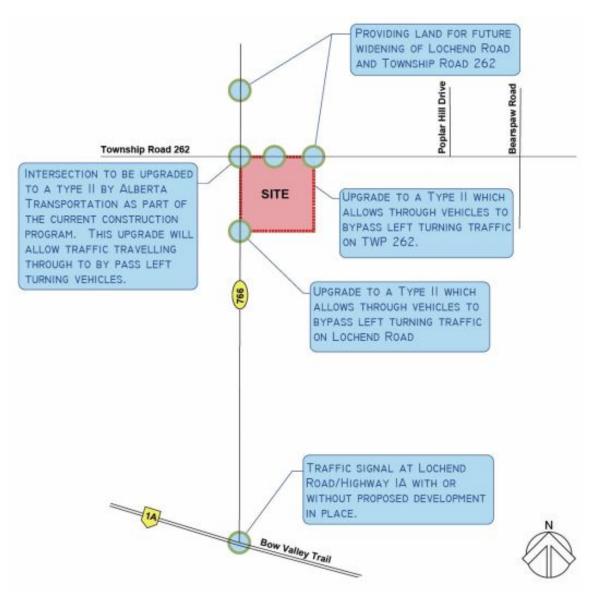


Exhibit A.4: Transportation improvements identified in the area

Stormwater Management

The stormwater management system has been designed to utilize existing low lying areas and drainage courses, with the capacity to contain the 1:100-year storm event. Beyond this, the system has been designed to contain 0.3 m freeboard, having the capacity to retain up to 1:200-year storm events, almost completely containing stormwater on the existing site. Responding to concerns of adjacent landowners, the pre-development flow-through of 4,825 m³ will be managed to a post-development flow-through of 0 m³. These flows can be seen in **Exhibit A.5**.



Exhibit A.5: Pre vs Post-development stormwater flows

Water

Indigo Hills will be provided with potable water by a connection to the Rocky View Water Co-op (RVWC). There is an existing watermain located along TWP Road 262 and Lochend Road. RVWC has confirmed that capacity for full build-out is available.

Wastewater

Wastewater will be managed onsite using a communal wastewater system that uses the ORENCO® AdvanTex® Decentralized Wastewater Treatment System technology, successfully tested in Rocky View County and in other sites in Alberta.

Shallow Utilities

Shallow utilities will be provided, including electrical power, telephone, and natural gas within easements along the front of each property. All shallow utilities are available in the immediate area with sufficient capacities to service the site.

3 Engagement Record

Engagement and consultation with the Bearspaw community and key stakeholders about the proposed Indigo Hills Conceptual Scheme was facilitated through the following events and media:

- Circulation of applications PL20170033/34/35 by Rocky View County.
- An open House held at the Lions Club of Bearspaw on May 24, 2018, advertised through mail out of invitation postcards to residents within 2 km of the site and an ad in the Rocky View Weekly.
- Circulation of amended Conceptual Scheme by Rocky View County.

- An open House held at the Lions Club of Bearspaw on June 26, 2018, advertised through mail out of invitation postcards to residents within 2 km of the site and an ad in the Rocky View Weekly.
- The Indigo Hills website http://www.indigohills.ca
- The placing of Public Notice Signs about the proposed development application on the site.

3.1 Circulation of Application PL20170033/34/35

Rocky View County Planning Services issued two circulation packages for review by community residents and institutional stakeholders (copies included in **Appendix B**):

- March 22, 2017: initial application
- June 20, 2018: revised application

3.2 Open House

Two open houses were held to inform Bearspaw area residents about the proposed Indigo Hills development on May 24, 2017 (5pm-8pm) and June 26, 2017 (5pm-8pm). Both open houses were held at the Lions Club of Bearspaw, located at 25240 Nagway Road, Calgary, AB T3R 1A1. Invitation postcards were sent to a total of 473 addresses identified within a 2 km radius from the project site, as per requirements by Rocky View County Planning Services. Additionally, ads were placed in the Rocky View Weekly newspaper prior to both open houses to alert area residents about the events. Copies of postcard invitations mailed out and newspaper ads are included in **Appendix C**.



Exhibit A.6: Communities included in the engagement area for Indigo Hills





Exhibit A.7: May 24 Open House and Information Session for Indigo Hills

3.3 Project Website

The developer group set up a website to share information about the project and the application process. The website address is the following: http://www.indigohills.ca.

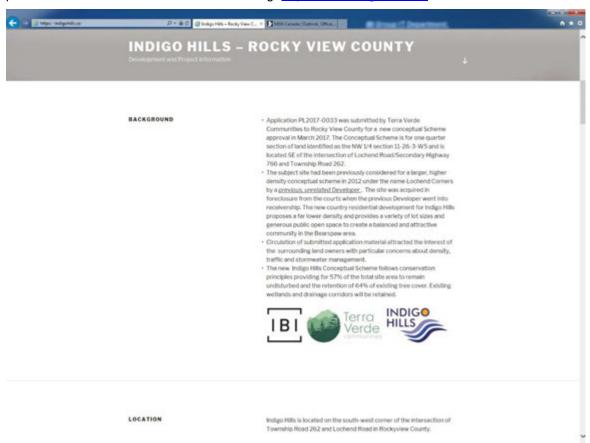


Exhibit A.8: Screenshot of the Indigo Hills project website

3.4 Public Notice Signs

Given the re-circulation of the file, the application was subject to a new RVC circulation policy that was not in place at the time of the original circulation. The new policy requires an advertising sign notifying the public of the development proposal to be placed along the road frontage of the subject lands concurrent with the circulation.

A statutory declaration must also be completed and returned at the end of the 21 day sign maintenance period. Copies of the signs placed on site and of the statutory declaration are included in **Appendix D**.





Exhibit A.9: Public Notice signs placed on north and west boundaries of the Indigo Hills site

3.5 Summary of Comments Received

Comments received from Bearspaw area residents that attended the open houses reflected their appreciation of the reduced scale and density of the proposed development for Indigo Hills and their liking of the intended conservation approach that fit appropriately with the existing character of the community. A few expressed some questions about the transportation improvements, the retention of existing trees and vegetation, and the perceived density prevailing in the area.

IBI GROUP REPORT
INDIGO HILLS – CONCEPTUAL SCHEME
Prepared for Terra Verde Communities

Appendix B – Circulation Notices Issued by Rocky View County



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

Wednesday, March 22, 2017

1986766 Alberta Ltd 800, 517 - 10 Avenue SW Calgary, AB T2R 0A8

File Number: 0671 Application Number: PL20

06711002 & 06711030 PL20170033/34/35

Division 8

TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

Where is the land?

Located at the southeast junction of Township Road 262 and Secondary Highway 766.

What is the applicant proposing?

Conceptual Scheme: To adopt the Indigo Hills Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-W05M. http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Indigo-Hills.pdf

Minor Area Structure Plan Amendment: To amend the Bearspaw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme.

Redesignation: To amend Section 49 of Land Use Bylaw C-4841-97, being Silverhorn Residential District (R-S), in order to accommodate a new purpose and intent, smaller parcel sizes on lands outside the boundaries of the Silverhorn Conceptual Scheme, to include Accessory Dwelling Units as a discretionary use, and to rename the district to Residential Conservation District (R-C).

To redesignate the subject lands from Ranch and Farm District (RF) to Residential Conservation District (R-C) in order to facilitate the creation of eighty (80) single-detached homes on lots ranging from \pm 0.416 hectares (\pm 1.03 acres) to \pm 0.623 hectares (\pm 1.54 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.

Please see the map attached to this notice for more information.

How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department Rocky View County, 911-32nd Ave. NE, Calgary, AB T2E 6X6.

PLEASE REPLY PRIOR TO: Wednesday, April 12, 2017

County Contact: Paul Simon E-mail: PSimon@rockyview.ca Phone: 403.520.6285

Other application details and notes:

Applicant(s): IBI Group (Samuel Alatorre)

Owner(s): 1986766 Alberta Ltd

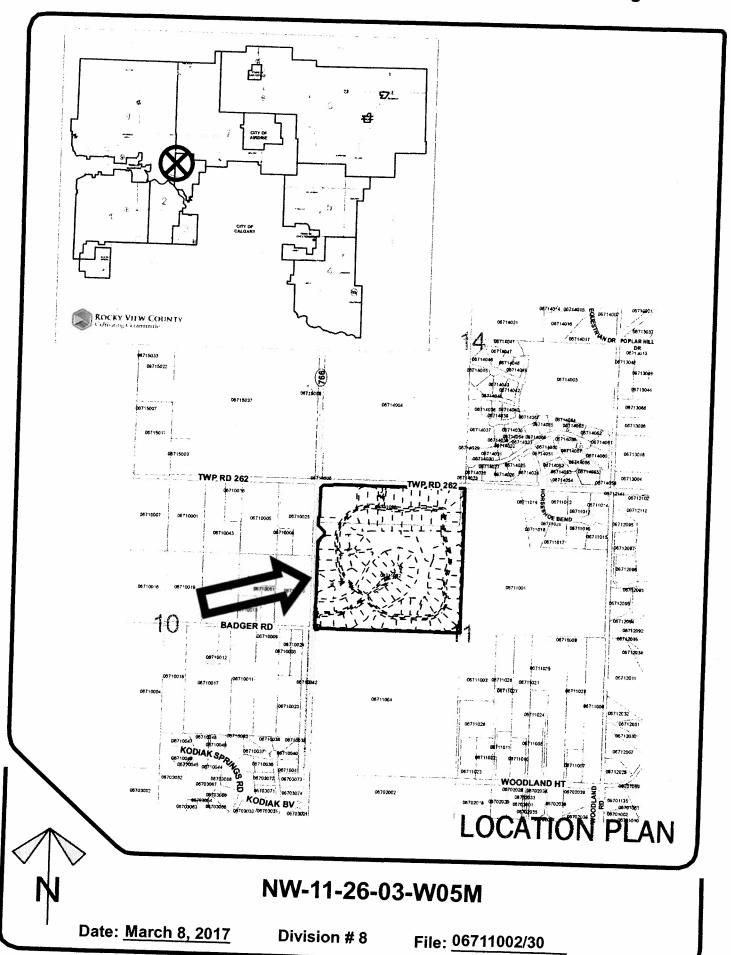
Size: ± 63.2 hectares (± 156.18 acres)

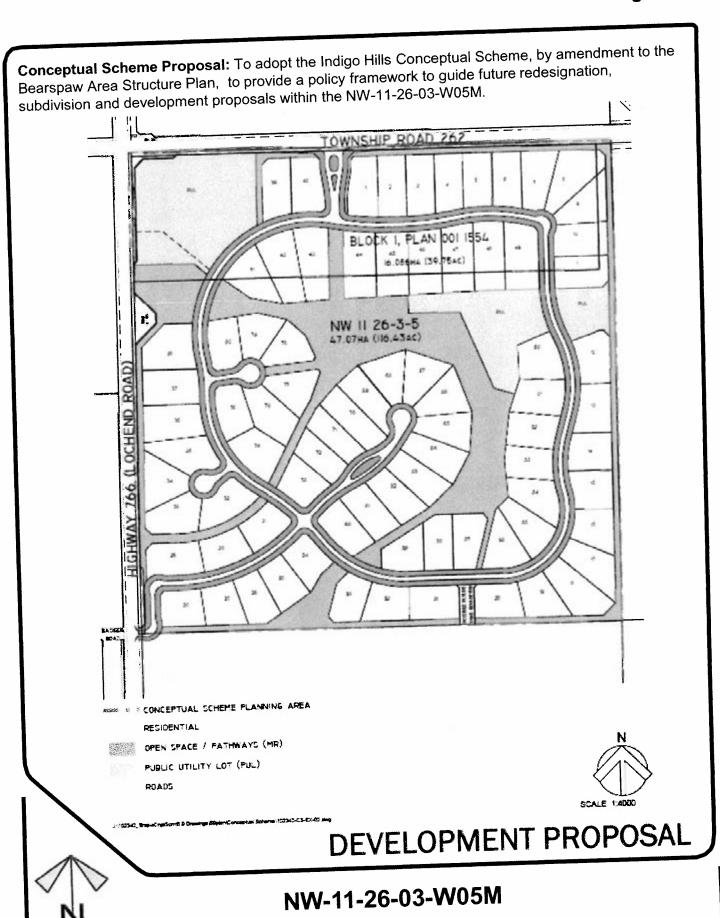
Legal: Within NW-11-26-03-W05M and Block 1 Plan 0011554, NW-11-26-03-W05M

page 2

Notes:

- Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
- 2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act.* Please note that your response is considered consent to the distribution of your submission.





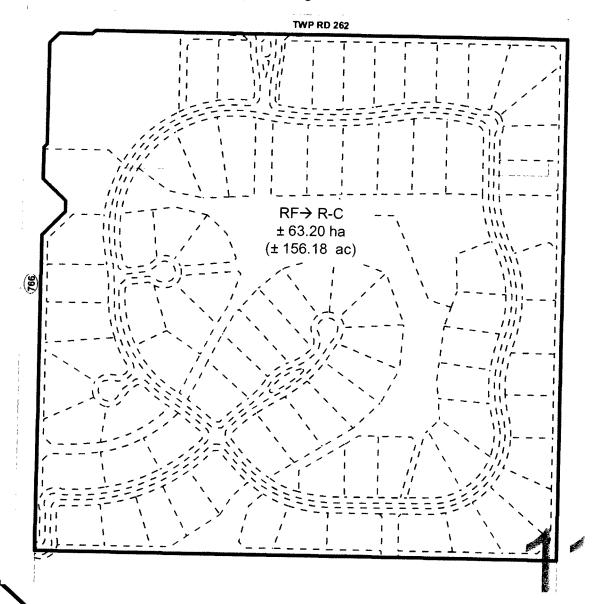
Division #8

Date: March 8, 2017

File: 06711002/30

Redesignation Proposal: To amend Section 49 of Land Use Bylaw C-4841-97, being Silverhorn Residential District (R-S), in order to accommodate a new purpose and intent, smaller parcel sizes on lands outside the boundaries of the Silverhorn Conceptual Scheme, to include Accessory Dwelling Units as a discretionary use, and to rename the district to Residential Conservation District (R-C).

To redesignate the subject lands from Ranch and Farm District (RF) to Residential Conservation District (R-C) in order to facilitate the creation of eighty (80) single-detached homes on lots ranging from \pm 0.416 hectares (\pm 1.03 acres) to \pm 0.623 hectares (\pm 1.54 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

Date: March 8, 2017

Division #8

File: 06711002/30



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

Wednesday, June 20, 2018

File Number: 06711002 & 06711030 **Application Number:** PL20170033/34/35

Division 8

**This is a re-circulation notice of a file previously sent March 22, 2017.

TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

Where is the land?

Located at the southeast junction of Township Road 262 and Secondary Highway 766.

What is the applicant proposing?

Conceptual Scheme: To adopt the Indigo Hills Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-W05M. http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Indigo-Hills.pdf

Minor Area Structure Plan Amendment: To amend the Bearspaw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme.

Redesignation: To redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R-1) in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than \pm 0.80 hectares (\pm 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing. Please see the map attached to this notice for more information.

How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department Rocky View County, 911-32nd Ave. NE, Calgary, AB T2E 6X6.

PLEASE REPLY PRIOR TO: Thursday, July 12, 2018

County Contact: Paul Simon E-mail: PSimon@rockyview.ca Phone: 403.520.6285

Other application details and notes:

Applicant(s): IBI Group (Samuel Alatorre)

Owner(s): 1986766 Alberta Ltd

Size: \pm 63.2 hectares (\pm 156.18 acres)

Legal: Within NW-11-26-03-W05M and Block 1 Plan 0011554, NW-11-26-03-W05M

Notes:

- Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
- 2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.



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

Wednesday, June 20, 2018

**This is a re-circulation notice of a file previously sent March 22, 2017.

In accordance with the Municipal Government Act, we are requesting your comments, recommendations and/or requirements with respect to this Redesignation. In order that the application may be considered by administration, we would appreciate receiving your reply by the date stated. If we have not received a response by this date, it will be assumed that you have no comments or objections regarding this application.

The information regarding this proposal is as follows:

Application Number: PL20170033/34/35 **Roll Number:** 06711002 & 06711030

Division: 8

Applicant(s): IBI Group (Samuel Alatorre)

Owner(s): 1986766 Alberta Ltd

Proposal: Conceptual Scheme: To adopt the Indigo Hills Conceptual Scheme to

provide a policy framework to guide future redesignation, subdivision and

development proposals within the NW-11-26-03-W05M.

http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderRevi

ew/ProposedCS/Proposed-CS-Indigo-Hills.pdf

Minor Area Structure Plan Amendment: To amend the Bearspaw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme. **Redesignation:** To redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R-1) in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than ± 0.80 hectares

(± 1.98 acres) in size, three (3) Public Utility Lots, together with open space

and utility servicing.

Location: Located at the southeast junction of Township Road 262 and Secondary

Highway 766

Reserves: Municipal Reserves outstanding comprise 10% of the parent parcel.

Size: \pm 63.2 hectares (\pm 156.18 acres)

Legal: NW-11-26-03-W05M and Block 1, Plan 0011554 within NW-11-26-03-W05M

County Contact: Paul Simon

Please Reply Prior To: Thursday, July 12, 2018

Thank you for your attention to this matter.

Please reply to the attention of:

Paul Simon

Phone: 403.520.6285 Fax: 403.277.5977

E-Mail: PSimon@rockyview.ca

Planning Services

Note: Please include our Application Number and our Roll Number in your response. It is not necessary to return this package with your reply.



PLANNING SERVICES FORM 1 LOCAL PLAN APPLICATION

FOR C	FFICE	USE ONL	Υ
Date of R 03/02	eceipt 2017	File Numbe 0641002	03
Fee Submitted		Accepted b	у

Please note that the information provided in these forms is crucial to the assessment of your Application. Further, that in making this Application you are certifying the accuracy of the information contained in the pages of this form and any other material submitted with your application. Erroneous or inaccurate information provided in these forms or within the material submitted with your application may prejudice the validity of the Application and/or any decision issued regarding the Application. This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.

NAIL	JKE OF PRO	POSED APPLICA	ION				
X	Area Structure Plan (Minor Amendment)			☐ Conceptual Scheme or Concept Plan			
	Master Site	Development Pla	n	☑ Other Land use redesignation			
	PLICANT / A	GENT IBI Group					
		500 - Meredith	Block; 611	Meredith Road	NE		_
vicini	9 / 1001 000	Calgary, AB				T2E 2W5	_
Telen	hone (B)	403-270-5600	(H)		A CONTRACTOR OF THE CONTRACTOR		
Email	samu	el.alatorre@ibig	roup.com				
	STATE OF THE PARTY OF	e as applicant					
2. OV	VNER						
Regis	tered Owner	1986766 AI	berta Ltd. /	Terra Verde De	evelopments		
		2307 12 Ave N					
		Calgary, AB				T2N 1K1	
Email							
3. LE	GAL DESCRI	PTION AND AREA NW 11-026-	OF LAND TO	O BE SUBDIVIDE	D n 0011554		
All/p	art of the	½ section	township	range	west of	meric	dian
Being	all / parts of lo	otblock	Registered	Plan Number	_ Certificate of Tit	tle Number	_
Munic	ipal Address (if applicable)					
Total	Area of the ab	ove parcel of land t	o be subdivide	ed is63.156_	hectares (156.18	acre
LOCA	AL PLAN APP	PLICATION			PLANNING S	ERVICES FOR	RM 1

4. LOC	ATION OF I	LAND			
(a)	The land is	situated in the municipality of ROCKY VIEW COUNTY.	X	YES	□NO
(b)	Is the land	situated immediately adjacent to the municipal boundary?		YES	Ď NO
	If "yes", the	adjoining municipality is			
(c)	Is the land	situated within 0.8 kilometres of the right-of-way of a highway?		YES	Ď NO
	If "yes", the	highway is Number			
(d)		roposed parcel contain or is it bounded by a river, stream, lake or oth al or drainage ditch?	er bo	1.5	water, NO
	If "yes", sta	te its name			
(e)	Are there a	ny oil or gas wells on or within 100 metres of the subject property(s)?		YES	⊠ NO
(f)	Is the propo	osed parcel within 1.5 kilometres of a sour gas facility?		YES	ĭ NO
(g)	Is the sour	gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed	(h)	ls ther	e an
aba	andoned oil o	or gas well or pipeline on the property?		YES	⊠NO
5. EXIS	TING AND	PROPOSED USE OF LAND			
Describ	e: (a)	Existing use of the land Ranch and Farm (RF)			
	(b)	Proposed use of the land Silverhorn District (R-S) / Public to	utility	y lot (PUL)
	(c)	The designated use of the land as classified under a Land Use By	aw	C-484	11-97
6. PHY		RACTERISTICS OF LAND	115		
(a)	Describe th	e nature of the topography of the land (flat, rolling, steep, mixed):			
		o Hills planning area consist of farm land with rolling and hilly terrain	1		
(b)		ne nature of the vegetation and water on the land (brush, shrubs, treeks, etc.) Grasslands, schrublands, Aspen Groves, cultiv			d wetlands
(c)	Describe th	ne kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial a	nd s	surfici	al deposits
7. EXIS	TING BUILI	DINGS ON THE LAND			
Descri		dings (historical or otherwise), and any structures on the land whether olished or moved: There are no historical buildings on site.	ror	not the	y are to be
8. WAT	ER AND SE	EWER SERVICES			
		elopment is to be served by other than a water distribution system describe the manner of providing water and sewage disposal:	and a	a wast	ewater
To be c	onnected to	the Rockyview Water Co-Op regional water system. Orenco syste	m to	be in	place for treatme
	ry sewage.				
LOCAL	PLAN APP	PLICATION PLANNING S	SER	/ICES	FORM 1
		Ju	ly 20	16, Ve	ersion 1.3

9. PRO	POSED LOTS	
(a)	Number of parcels ultimately proposed	108
(b)	Size of parcels ultimately proposed	Average lot size 0.66 ha (1.6 acres)
10. MU	NICIPAL RESERVE STATUS	
(a)	Disposition of Municipal Reserve, plea	se check appropriate box:
	☐ Deferral	If dedicated, area of Reserves and designation
	☐ Deferral to balance	Cash in lieu of land, value to be determined by appraisal.
11. MA	NDATORY SUPPORTING INFORMAT	TION - LOCAL PLAN
Develo amendi amendi Priority	pment Plan, Conceptual Scheme (or C ment). An amendment to an Area Str	ically constitutes an application for adoption of a Master Site Concept Plan) or an Area Structure Plan Amendment (minor ucture Plan determined by the County to constitute a major ill considered in accordance with the Area Structure Plan
Table	Application forms.	
	Authorization from owner of the parce	I for the making of the application.
X		of the proposed Local Plan or Local Plan Amendment of existing and proposed buildings and uses, and showing
X	The items identified in the relevant Co	ounty Plan, Area Structure Plan and/or other Local Plan.
X	Payment of Fees.	
X	Land title for all properties affected application).	by the Local Plan (must be within 30 days of the date of
X	Description of the use or uses propose	ed for the land that is the subject of the application.
X	A detailed assessment of the propose relevant Local Plans.	ed development against the relevant Statutory Plan and any
	Signed appraisal agreement and time	extension agreement (if applicable)

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

Master Site Development Plan

The requirements for a Master Site Development Plan are set out in the relevant Statutory Plans or Local Plans. The requirements for Master Site Development Plans associated with Aggregate Extraction are detailed in the County Plan.

Conceptual Scheme

The requirements for a Conceptual Scheme or Concept Plan are set out in the relevant Statutory Plans or prior approvals issued regarding the development of land.

Area Structure Plan Amendment

An Area Structure Plan amendment (minor amendment) may be pursued by way of a Local Plan Application. Prior to proceeding with such an application, the Applicant must possess correspondence from the County identifying that the proposed development is considered to fall within the category of minor amendment. It should be noted that upon detailed application review, a minor amendment may be reclassified as a major amendment subject to the Area Structure Plan policy consideration process.

Terms, conditions and additional notes regarding redesignation applications

The following terms, conditions and additional notes are not limiting on Council or the County in the requirement of supporting information for an application or the imposition of conditions on a future approval.

- (a) It should be noted that all information provided with an application is available for public review and comment.
- (b) Applicants must be aware that at subdivision or development permit stage:
 - The Subdivision Authority or Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, or Master Site Development Plan policy or County Servicing Standard.
 - Where on-site works are proposed the relevant Authority may, by condition, require the provision of a Construction Management Plan.
 - The relevant Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
 - As a condition of approval, the relevant Authority may include the requirement to update technical reports submitted with the application.
 - 5. The relevant Authority will impose requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
 - The relevant Authority will determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan or survey for registration.

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

- The relevant Authority will determine any outstanding municipal reserve dedications, cashin- lieu payments or deferrals where applicable.
- (c) Technical reports are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.
- (d) Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.
- (e) All costs of development are borne by the landowner or developer including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, reserve payments, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land and the registration of any and all documents to create separate title for proposed parcels. Further, that it is the landowner's and developer's responsibility to identify and consider all costs of development.
- (f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.
- (g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

12. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

1 Samuel Alatorne, 1B)	hereby certify that 🔲 I am the registered owner
(Print Full Name)	I am authorized to act on behalf of the registered owner
complete and is, to the best of my knowledge Further, I have read, understood and accept the	nd the material provided with this application is full and a true statement of the facts relating to this application. e contents, statements and requirements contained and PPLICATION PLANNING SERVICES FORM 1. B T2E 2W5(Signed)
Phone Number403- 270-5600	Date January 19, 2017
13. RIGHT OF ENTRY	
I hereby authorize Rocky View County to enter connection with my application for subdivision a	my land for the purpose of conduction a site inspection in approval.
Applicant / Owner's Signature	
LOCAL PLAN APPLICATION	PLANNING SERVICES FORM 1

Page 5 of 5



FOR OFFICE USE ONLY Date of Receipt File Number 0/411002/030 03/02/2017 Fee Submitted Accepted by AP \$6,500.00

PLANNING SERVICES FORM 1 LOCAL PLAN APPLICATION

Please note that the information provided in these forms is crucial to the assessment of your Application. Further, that in making this Application you are certifying the accuracy of the information contained in the pages of this form and any other material submitted with your application. Erroneous or inaccurate information provided in these forms or within the material submitted with your application may prejudice the validity of the Application and/or any decision issued regarding the Application. This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.

NAT	URE OF PRO	POSED APPLICAT	TION					
X	Area Structure Plan (Minor Amendment) Master Site Development Plan							
	PLICANT / A	AGENT IBI Group					_	
	ng Address _	500 - Meredith		Meredith Road NE				
		Calgary, AB			Postal Code	T2E 2W5		
Telep	hone (B)	403-270-5600	(H)		Fax			
Email	sam	uel.alatorre@ibig	roup.com					
		ne as applicant						
2. OV	VNER							
		1986766 All	berta Ltd. /	Terra Verde D	evelopments			
		2307 12 Ave N\						
		Calgary, AB_				T2N 1K1		
3. LE	GAL DESCR	NW 11-026-	OF LAND TO	BE SUBDIVID	ED in 0011554			
All / p	art of the	1/4 section	township	range	west of	meri	dian	
Being	all / parts of	lotblock	Registered	Plan Number	Certificate of Tit	le Number		
Munic	cipal Address	(if applicable)						
Total	Area of the al	bove parcel of land to	o be subdivide	d is63.156_	hectares (156.18	acres	
						_		
LOC	AL PLAN AP	PLICATION			PLANNING SE	ERVICES FO	RM 1	

4. LOC	ATION OF LAND			
(a)	The land is situated in the municipality of ROCKY VIEW COUNTY.	X	YES	□NO
(b)	Is the land situated immediately adjacent to the municipal boundary?		YES	ĭ NO
	If "yes", the adjoining municipality is			
(c)	Is the land situated within 0.8 kilometres of the right-of-way of a highway?		YES	Ď NO
	If "yes", the highway is Number			
(d)	Does the proposed parcel contain or is it bounded by a river, stream, lake or oth or by a canal or drainage ditch?	er bo	The Paris and	water, NO
	If "yes", state its name		_	
(e)	Are there any oil or gas wells on or within 100 metres of the subject property(s)?		YES	X NO
(f)	Is the proposed parcel within 1.5 kilometres of a sour gas facility?		YES	ĭ NO
(g)	Is the sour gas facility \square active, \square abandoned, or currently being \square reclaimed	(h)	s ther	e an
aba	ndoned oil or gas well or pipeline on the property?		YES	⊠NO
5. EXIS	TING AND PROPOSED USE OF LAND			
Describ				2000
	(b) Proposed use of the land Silverhorn District (R-S) / Public L			
	(c) The designated use of the land as classified under a Land Use Byl	aw _	C-484	11-97
6. PHY	SICAL CHARACTERISTICS OF LAND			
(a)	Describe the nature of the topography of the land (flat, rolling, steep, mixed):			
	The Indigo Hills planning area consist of farm land with rolling and hilly terrain			
(b)	Describe the nature of the vegetation and water on the land (brush, shrubs, tr. sloughs, creeks, etc.) Grasslands, schrublands, Aspen Groves, cultivations,	ee s	tands, n and	d wetlands
(c)	Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial a	nd s	urfici	al deposits
7. EXIS	TING BUILDINGS ON THE LAND			
Descr	be any buildings (historical or otherwise), and any structures on the land whether demolished or moved:There are no historical buildings on site	ror	not the	ey are to be
8. WAT	ER AND SEWER SERVICES			
	oposed development is to be served by other than a water distribution system a system, describe the manner of providing water and sewage disposal:	and a	a wast	ewater
	onnected to the Rockyview Water Co-Op regional water system. Orenco system	n to	be in	place for treatmen
orsanita	ry sewage.			
LOCAL	PLAN APPLICATION PLANNING S	EDV	/ICES	FORM 4

July 2016, Version 1.3

Page 2 of 5

9. PRO	POSED LOTS	
(a)	Number of parcels ultimately propose	d80
(b)	Size of parcels ultimately proposed	Average lot size 0.66 ha (1.6 acres)
10. MU	NICIPAL RESERVE STATUS	
(a)	Disposition of Municipal Reserve, plea	ase check appropriate box:
	☐ Deferral	☑ If dedicated, area of Reserves and designation
	Deferral to balance	Cash in lieu of land, value to be determined by appraisal.
11. MA	NDATORY SUPPORTING INFORMA	TION – LOCAL PLAN
the Cou Develo amendi amendi Priority	unty Plan. A Local Plan Application typ pment Plan, Conceptual Scheme (or 0 ment). An amendment to an Area Str ment requires the direction of Counc Policy.	ucture Plan, Local Area Plan or another document set out in pically constitutes an application for adoption of a Master Site Concept Plan) or an Area Structure Plan Amendment (minor cucture Plan determined by the County to constitute a major cil considered in accordance with the Area Structure Plan
	ral requirements	
	Application forms.	
X	Authorization from owner of the parce	el for the making of the application.
X) of the proposed Local Plan or Local Plan Amendment n of existing and proposed buildings and uses, and showing
X	The items identified in the relevant Co	ounty Plan, Area Structure Plan and/or other Local Plan.
X	Payment of Fees.	
X	Land title for all properties affected application).	by the Local Plan (must be within 30 days of the date of
X	Description of the use or uses propos	ed for the land that is the subject of the application.
X	A detailed assessment of the propos relevant Local Plans.	ed development against the relevant Statutory Plan and any
	Signed appraisal agreement and time	extension agreement (if applicable)

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

Master Site Development Plan

The requirements for a Master Site Development Plan are set out in the relevant Statutory Plans or Local Plans. The requirements for Master Site Development Plans associated with Aggregate Extraction are detailed in the County Plan.

Conceptual Scheme

The requirements for a Conceptual Scheme or Concept Plan are set out in the relevant Statutory Plans or prior approvals issued regarding the development of land.

Area Structure Plan Amendment

An Area Structure Plan amendment (minor amendment) may be pursued by way of a Local Plan Application. Prior to proceeding with such an application, the Applicant must possess correspondence from the County identifying that the proposed development is considered to fall within the category of minor amendment. It should be noted that upon detailed application review, a minor amendment may be reclassified as a major amendment subject to the Area Structure Plan policy consideration process.

Terms, conditions and additional notes regarding redesignation applications

The following terms, conditions and additional notes are not limiting on Council or the County in the requirement of supporting information for an application or the imposition of conditions on a future approval.

- (a) It should be noted that all information provided with an application is available for public review and comment.
- (b) Applicants must be aware that at subdivision or development permit stage:
 - The Subdivision Authority or Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, or Master Site Development Plan policy or County Servicing Standard.
 - Where on-site works are proposed the relevant Authority may, by condition, require the provision of a Construction Management Plan.
 - The relevant Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
 - As a condition of approval, the relevant Authority may include the requirement to update technical reports submitted with the application.
 - 5. The relevant Authority will impose requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
 - The relevant Authority will determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan or survey for registration.

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

- The relevant Authority will determine any outstanding municipal reserve dedications, cashin- lieu payments or deferrals where applicable.
- (c) Technical reports are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.
- (d) Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.
- (e) All costs of development are borne by the landowner or developer including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, reserve payments, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land and the registration of any and all documents to create separate title for proposed parcels. Further, that it is the landowner's and developer's responsibility to identify and consider all costs of development.
- (f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.
- (g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

12. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

1 Samuel Alatorre, 181 her	reby certify that
(Print Full Name)	I am authorized to act on behalf of the registered owner
complete and is, to the best of my knowledge, a	
Phone Number 403- 270-5600	DateJanuary 19, 2017
13. RIGHT OF ENTRY	
I hereby authorize Rocky View County to enter my connection with my application for subdivision appr	land for the purpose of conduction a site inspection in roval.
Applicant / Owner's Signature	
LOCAL PLAN APPLICATION	PLANNING SERVICES FORM 1



PLANNING SERVICES FORM 2.6 REDESIGNATION RESIDENTIAL

PURPOSE APPLICATION

F	OR C	DFFICE	USE ONLY
Da 03	te of F	Receipt 2017	File Number 06/11/03/0/6
Fee \$3	Subi	mitted .00	Accepted by

20170035

Please note that the information provided in these forms is crucial to the assessment of your Application. Further, that in making this Application you are certifying the accuracy of the information contained in the pages of this form and any other material submitted with your application. Erroneous or inaccurate information provided in these forms or within the material submitted with your application may prejudice the validity of the Application and/or any decision issued regarding the Application. This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.

NATURE OF PRO	POSED APPLICA	TION				
X Land Use Redesignation			☐ New Direct Control Bylaw			
Direct Control Bylaw (Site Specific Amendment)			☐ Textual A	mendments to the	e Land Use Bylaw	
1. APPLICANT / Applicant / Agent						
Mailing Address	500 - Meredith	Block; 611 M	eredith Road	NE		
_	Calgary, AB			Postal Code	T2E 2W5	
Telephone (B)	403-270-5600	(H)				
Email	samuel.alatorre	e@ibigroup.co	m			
Owner Same A	3 12 19					
	1986766 Alberta Ltd 2307 12 Ave N		evelopments	_	_	
	Calg			Postal Code	T2N 1K1	
All / part of the Being all / parts of	RIPTION AND ARE NW ' 1/4 section lot block	11-026-03-W5M a township Registered Plan				
	(if applicable)		22.452			
Total Area of the a	bove parcel of land	to be subdivided	is <u>63.156</u> h	ectares (<u>156.18</u>	acres)	
REDESIGNATION	APPLICATION				RVICES FORM 2.6 2015, Version 1.2	

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4. LOC	ATION OF LAND					
(a)	The land is situated in the municipality of ROCKY VIEW COUNTY.	X YES				
(b)	Is the land situated immediately adjacent to the municipal boundary?	YES	X NO			
	If "yes", the adjoining municipality is					
(c)	Is the land situated within 0.8 kilometres of the right-of-way of a highway?	YES	X NO			
	If "yes", the highway is Number					
(d)	Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch?					
	If "yes", state its name					
(e)	Are there any oil or gas wells on or within 100 metres of the subject property(s)?	YES	⋈ NO			
(f)	Is the proposed parcel within 1.5 kilometres of a sour gas facility?	YES	⋈ NO			
(g)	Is the sour gas facility \square active, \square abandoned, or currently being \square reclaimed?					
(h)	Is there an abandoned oil or gas well or pipeline on the property?	YES	X NO			
5. EXIS	TING AND PROPOSED USE OF LAND					
Describ	e: (a) Existing use of the land Ranch and Farm (RF)					
	(b) Proposed use of the land Residential zoned for Silverhorn Residential	al district	(R-S)			
	(c) The designated use of the land as classified under a Land Use Bylaw	v_C-4841	-97			
	(d) The proposed use of the land as classified under a Land Use Bylaw	R-	S			
6. PHY	SICAL CHARACTERISTICS OF LAND (WHERE APPROPRIATE)					
	Describe the nature of the topography of the land (flat, rolling, steep, mixed) the Indigo Hills planning area consist of farm land with rolling and hilly terrain					
(b)	Describe the nature of the vegetation and water on the land (brush, shrubs, tree etc., sloughs, creeks, etc.) <u>Grasslands, schrublands, Aspen Groves, cultivation</u>	and the second second				
(c)	Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and sur	ficial depo	sits			
7. EXIS	TING BUILDINGS ON THE LAND					
Describ demolis	e <u>any</u> buildings (historical or otherwise), and any structures on the land whether or hed or movedThere are no historical buildings on site.	not they a	ire to be			
8. WAT	ER AND SEWER SERVICES					
collection	oposed development is to be served by other than a water distribution system an on system, describe the manner of providing water and sewage disposal. onnected to the Rockyview Water Co-Op regional water system. Orenco system					
of sanita 9. PRO	POSED LOTS	•				
(a)	Number of parcels ultimately proposed80					
(b)	Size of parcels ultimately proposedAverage lot size 0.66 ha (1.6 acres)					
REDES	IGNATION APPLICATION PLANNING SERV	VICES FO	RM 26			

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10. MUNICIP	AL RESERVE STATUS		
(a) Dispo	osition of Municipal Reser	ve, please	e check appropriate box:
	Deferral	X	If dedicated, area of Reserves and designation
	Deferral to balance		Cash in lieu of land, value to be determined by appraisal.

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6 February 2015, Version 1.2

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11. MANDATORY SUPPORTING INFORMATION - REDESIGNATION

PART A: General requirements

- Application forms.
- Authorization from owner of the parcel for the making of the application.
- ☑ Proposed plan of development (identifying proposed general location of existing buildings and uses and buildings and uses proposed in the future, and showing any proposed subdivision layout).
- A copy (hardcopy and digital copy) of any proposed bylaw amendments in the form of a Rocky View County Bylaw – where the redesignation proposes a Direct Control Bylaw or amendments to the existing Land Use Bylaw.
- Payment of fees.
- △ Land title for all properties affected by the application must be within 30 days of the date of application.
- Description of the use or uses proposed for the land that is the subject of the application.
- A detailed assessment of the proposed development against the relevant Statutory Plan and any relevant Local Plans.
- Any other technical reports determined to be necessary in order to assess the suitability of land for redesignation including those items identified within the County Servicing Standards.

Applications preceded by an earlier application:

In many instances, a redesignation application is preceded by one or a number of applications which affect the development of land, set the higher level strategic intent associated with amendments to Area Structure Plans or the adoption of Local Plans (Conceptual Schemes and Master Site Development Plans). In these cases, particularly in the case of Local Plan preparation there are a range of technical documents which may have already been required and provided. However, it should be noted that, owing to the passage of time between applications, the introduction of new policy or the introduction of new technical standards, updated versions of previously provided technical reports may be required. Further, it should be noted that preceding applications may have introduced requirements or expectations for further technical reports to be provided as part of a redesignation applications. These matters should be addressed accordingly.

It should be noted that this checklist is a general list of the technical reports required to be provided and there may be occasions where additional information is required.

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6 February 2015, Version 1.2

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PART B: For redesignation of land for Residential Purposes (other than residential first parcel out or farmstead)

Wastewater

Where the County determines that the subject land is in proximity to a piped wastewater system, the Applicant shall provide evidence that the system has sufficient capacity to accommodate the proposed development in accordance with Alberta Environment Sustainable Resource Development (AESRD) requirements.

OR

Where the County determines that a regional or decentralized wastewater system is required, the Applicant shall provide a written conceptual submission regarding prepared by a suitably qualified person outlining the proposed treatment and disposal system.

Water supply

Where the County determines that the subject land is in proximity to a piped water supply system, the Applicant shall provide evidence that the system has sufficient capacity to accommodate the proposed development in accordance with Alberta Environment Sustainable Resource Development requirements.

OR

Where the Applicant proposes that a regional or decentralized water supply system, the Applicant shall provide a conceptual submission prepared by a suitably qualified person outlining the proposed water supply system.

Water supply and wastewater treatment and disposal (no piped services)

Where the County has determined that a piped water supply system is not available for connection and a regional or decentralized system is either not proposed or not required, and there are 6 or more lots in the quarter section the Applicant shall provide a Supply Evaluation (phase 1) in accordance with the County Servicing Standards.

Where the County has determined that a piped wastewater system is not available for connection and a regional or decentralized system is either not proposed or not required, the Applicant shall provide a written statement regarding wastewater treatment and disposal proposed for the development.

Stormwater management

A statement from a suitably qualified stormwater Engineer (P.Eng) regarding the necessity for a detailed stormwater management report or plan including the general rationale for this position. If the statement indicates that a Site Specific Stormwater Implementation Plan (where the development involves fewer than 10 lots in the ultimate form of the development) or Stormwater Management Report (where the development involves 10 or more lots in the ultimate form of the development) is required, the Plan / Report with recommendations regarding any required works to manage stormwater shall be provided including identification of downstream conveyance requirements.

Traffic Impacts

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

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X	A statement from a suitably qualified traffic engineer (P.Eng) regarding the necessity for a Traffic							
	Impact Assessment (TIA) including the general rationale for this position. Should the statement							
	identify the requirement for the preparation of a TIA, then a TIA shall be prepared.							
	Notwithstanding the preceding comments, a TIA shall be prepared in the following circumstances							

☐ The County requires preparation of a TIA in order to process the application;

Other matters

Any other technical reports determined to be necessary in order to assess the suitability of land for development including those items identified within the County Servicing Standards.

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

February 2015, Version 1.2

Page 6 of 8

Terms, conditions and additional notes regarding redesignation applications

The following terms, conditions and additional notes are not limiting on Council or the County in the requirement of supporting information for an application or the imposition of conditions on a future approval.

- (a) Boundary realignments: requirement for applications regarding boundary realignments do not typically demand additional technical studies, unless the application is considered to significantly reduce the size of one of the parcels the subject of the application such that technical considerations need to be addressed (for example, a residential lot is reduced in size as a result of redesignation and boundary realignment for R-2 to R-1 demanding a higher level of proof for servicing). However, the County reserves the right to request additional technical reports if it is considered that previous servicing (including wastewater, stormwater, traffic and water supply) arrangements are insufficient.
- (b) It should be noted that all information provided for an application is available for public review and comment.
- (c) Applicants must be aware that at subdivision or development permit stage:
 - The Subdivision Authority or Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, or Master Site Development Plan policy or County Servicing Standard.
 - 2. Where on-site works are proposed the relevant Authority may, by condition, require the provision of a Construction Management Plan.
 - 3. The relevant Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
 - 4. As a condition of approval, the relevant Authority may include the requirement to update technical reports submitted with the application.
 - 5. The relevant Authority will impose requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
 - 6. The relevant Authority will determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.
 - 7. The relevant Authority will determine any outstanding municipal reserve dedications, cash-in-lieu payments or deferrals where applicable.

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

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- (d) Technical reports are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.
- (e) Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.
- (f) All costs of development are borne by the landowner or developer including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, reserve payments, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land and the registration of any and all documents to create separate title for proposed parcels. Further, that it is the landowner's and developer's responsibility to identify and consider all costs of development.
- (g) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.
- (h) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

12. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

1 Samuel Alatone 181 her	eby certify that I am the registered owner
(Print Full Name)	I am authorized to act on behalf of the registered owner
complete and is, to the best of my knowledge, a Further, I have read, understood and accept the eferenced in this document – REDESIGNATION	the material provided with this application is full and true statement of the facts relating to this application. contents, statements and requirements contained and APPLICATION PLANNING SERVICES FORM 2.6.
Address Sv. te 500, Will Mered the Rd.	NE (Signed)
Phone Number 403 270 5600.	Date January 19, 2017
3. RIGHT OF ENTRY	
I hereby authorize Rocky View County to enter connection with my application.	my land for the purpose of conducting a site inspection in
Applicant / Owner's Signature	
REDESIGNATION APPLICATION	PLANNING SERVICES FORM 2.6

R

February 2015, Version 1.2

Page 8 of 8



LAND TITLE CERTIFICATE

s

LINC SHORT LEGAL TITLE NUMBER 0035 691 633 5;3;26;11;NW 161 220 537

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 26

SECTION 11

QUARTER NORTH WEST

CONTAINING 64.3 HECTARES (159 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

NUMBER HECTARES (ACRES) PLAN MORE OR LESS 0.417 1.03 1448LK ROAD ROAD 9912401 0.413 1.02 SUBDIVISION 0011554 16.22 40.08 1311506 0.18 ROAD 0.44 PUBLIC WORK

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 131 124 559

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

161 220 537 16/09/2016 ORDER SEE INSTRUMENT

OWNERS

1986766 ALBERTA LTD.

OF 800, 517-10TH AVENUE SW

CALGARY

ALBERTA T2R 0A8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

801 057 265 17/04/1980 UTILITY RIGHT OF WAY

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

Page 117 of 215

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

161 220 537

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LIMITED.

171 004 227 06/01/2017 CAVEAT

RE: TRANSFER OF LAND

CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF

AS REPRESENTED BY MINISTER OF TRANSPORTATION

BOX 314

3RD FLOOR, ADMINISTRATION BUILDING

909 - 3RD AVENUE NORTH

LETHBRIDGE

ALBERTA T1H0H5

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF JANUARY, 2017 AT 10:39 A.M.

ORDER NUMBER: 32094401

CUSTOMER FILE NUMBER: 102342sa



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL TITLE NUMBER
0035 691 641 0011554;1 161 220 537 +1

LEGAL DESCRIPTION

PLAN 0011554

BLOCK 1

CONTAINING 16.22 HECTARES (40.08 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN NUMBER HECTARES ACRES MORE OR LESS ROAD 1311506 0.134 0.33 PUBLIC WORK

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;3;26;11;NW

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 131 124 559 +1

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

161 220 537 16/09/2016 ORDER SEE INSTRUMENT

OWNERS

1986766 ALBERTA LTD.

OF 800, 517-10TH AVENUE SW

CALGARY

ALBERTA T2R 0A8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

801 057 265 17/04/1980 UTILITY RIGHT OF WAY

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

LIMITED.

TOTAL INSTRUMENTS: 001

(CONTINUED)

PAGE 2 # 161 220 537 +1

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF JANUARY, 2017 AT 10:39 A.M.

ORDER NUMBER: 32094401

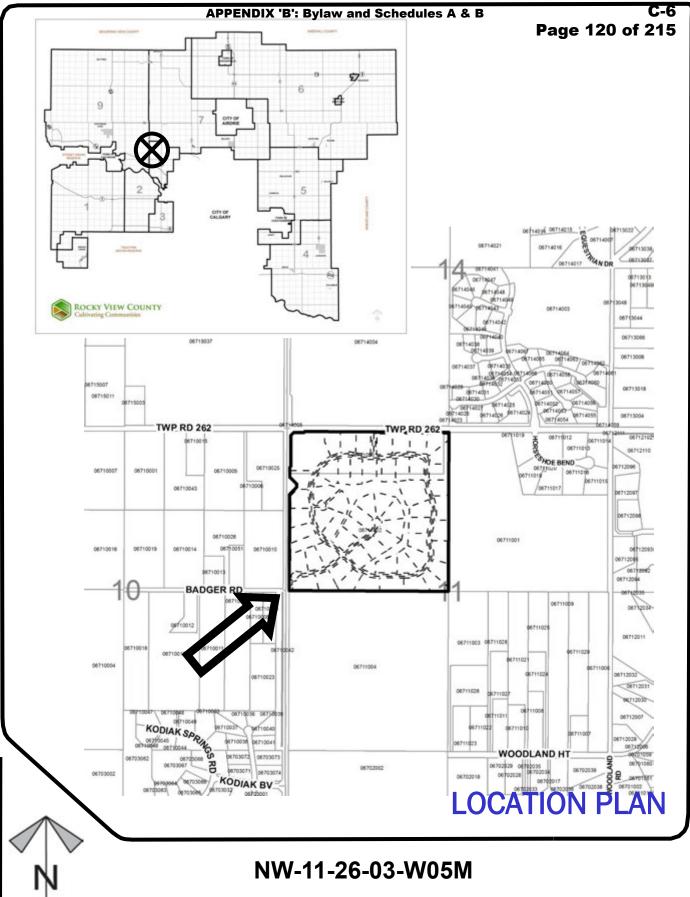
CUSTOMER FILE NUMBER: 102342sa



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Division #8

Date: <u>June 15, 2018</u>

File: <u>0</u>6711002/30

AGENDA

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APPENDIX 'B': Bylaw and Schedules A & B Conceptual Scheme Proposal: To adopt the Indigo Hills Conceptual Scheme page of 215 policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-W05M. OWNSHIP ROAD 262 CONCEPTUAL SCHEME PLANNING AREA 63.10 HA (155.92 AC) RESIDENTIAL ONE DISTRICT 44.09 HA (108.95 AC) OPEN SPACE / PATHWAYS (MR) 6.33 HA (15.64 AC) PUBLIC UTILITY LOT (PUL) 5.50 HA (13.59 AC) ROAD RIGHT OF WAYS 7.18 HA (17.74 AC) **DEVELOPMENT PROPOSAL** NW-11-26-03-W05M

Date: <u>June 15, 2018</u> Division #8 File: 06711002/30

AGENDA

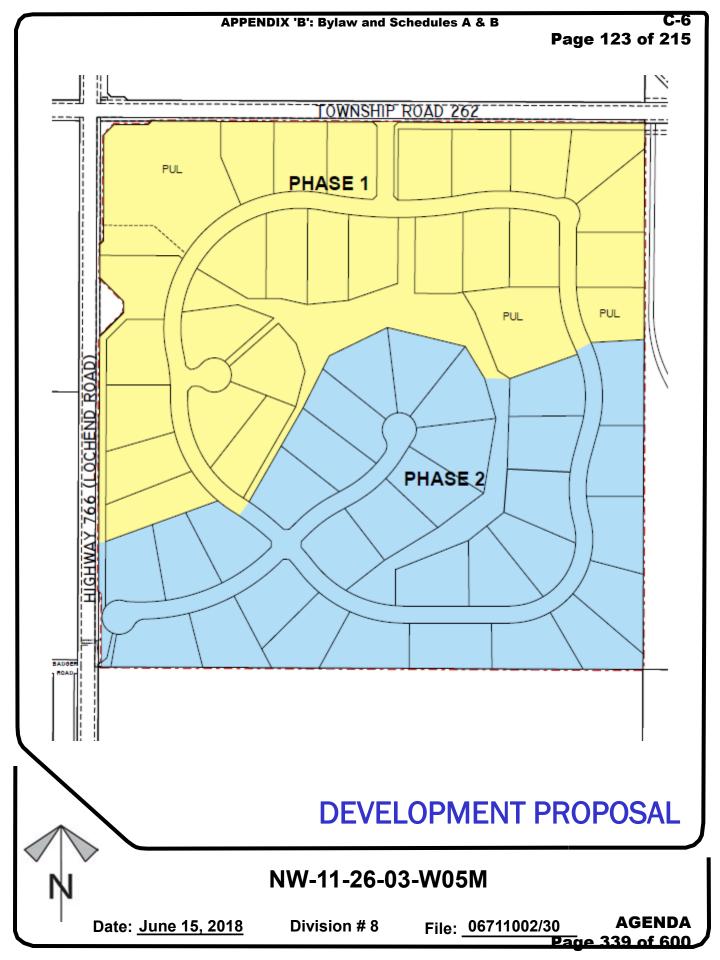
Page 337 of 600

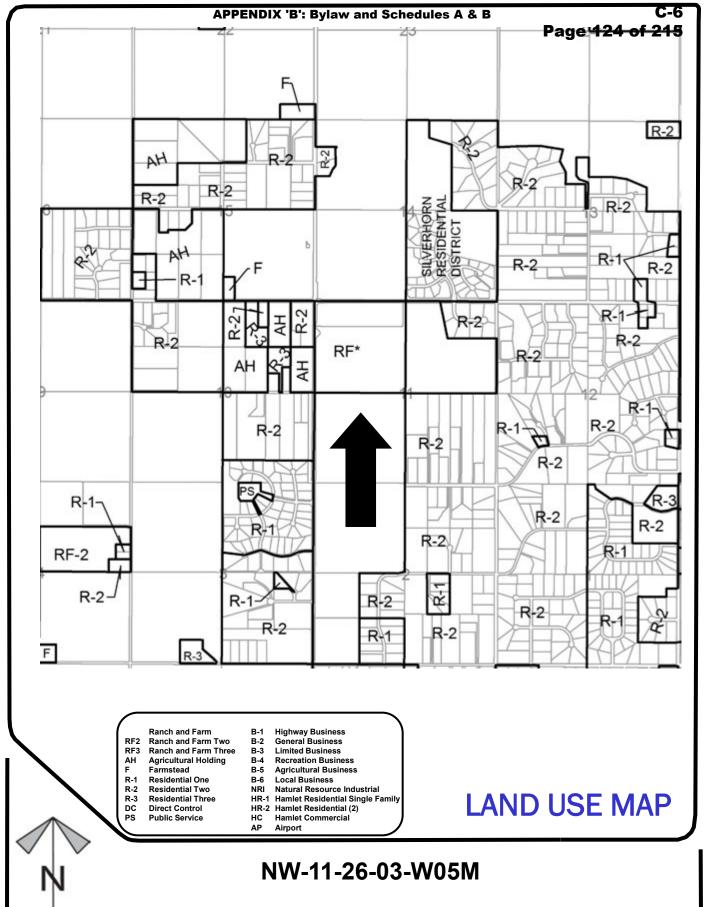
APPENDIX 'B': Bylaw and Schedules A & B Redesignation Proposal: To redesignate the subject lands from Ranch and Fpagesti22 of 215 (RF) to Residential One District (R-1) in order to facilitate the creation of fifty-five (55) singledetached homes on lots no less than ± 0.80 hectares (± 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing. RF → R-1 ± 63.20 ha (± 156.18 ac) **DEVELOPMENT PROPOSAL** NW-11-26-03-W05M **AGENDA** File: 06711002/30

Division #8

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Date: <u>June 15, 2018</u>





Date: <u>June 15, 2018</u> Division # 8

File: 06711002/30

AGENDA

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

TOPOGRAPHY

Contour Interval 2 M

NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

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File: 06711002/30

AGENDA

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

AIR PHOTO

Spring 2016

NW-11-26-03-W05M

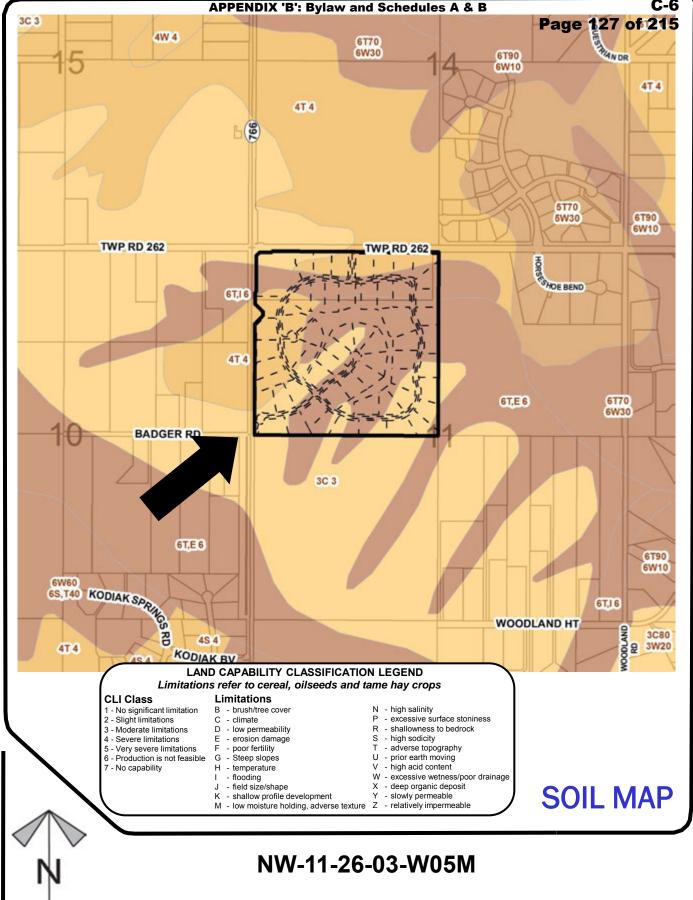
Date: <u>June 15, 2018</u>

Division #8

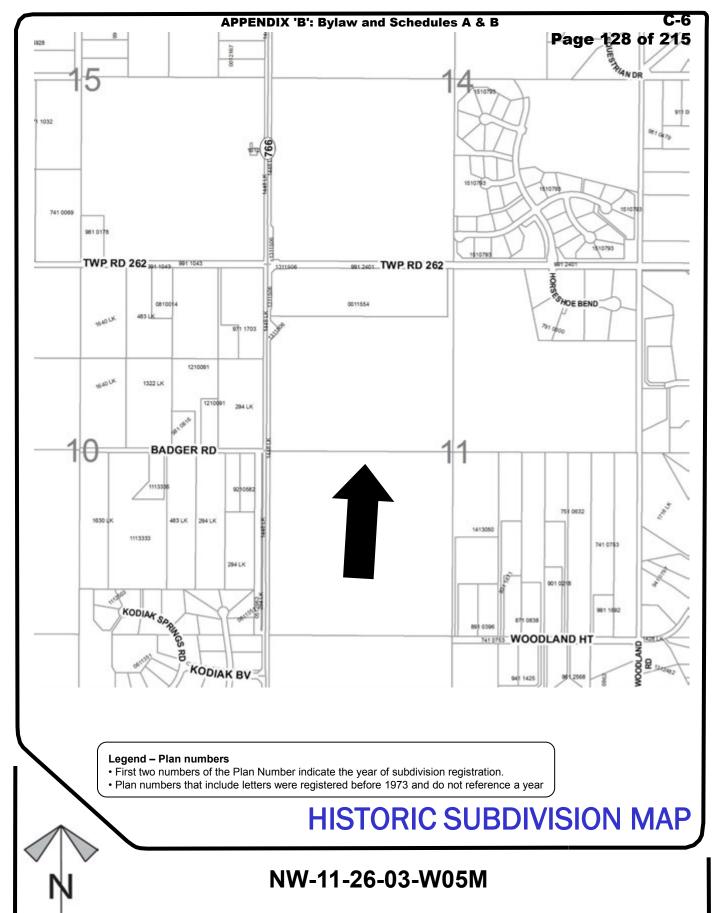
File: 06711002/30

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Date: June 15, 2018 Division # 8 File: 06711002/30 AGENDA



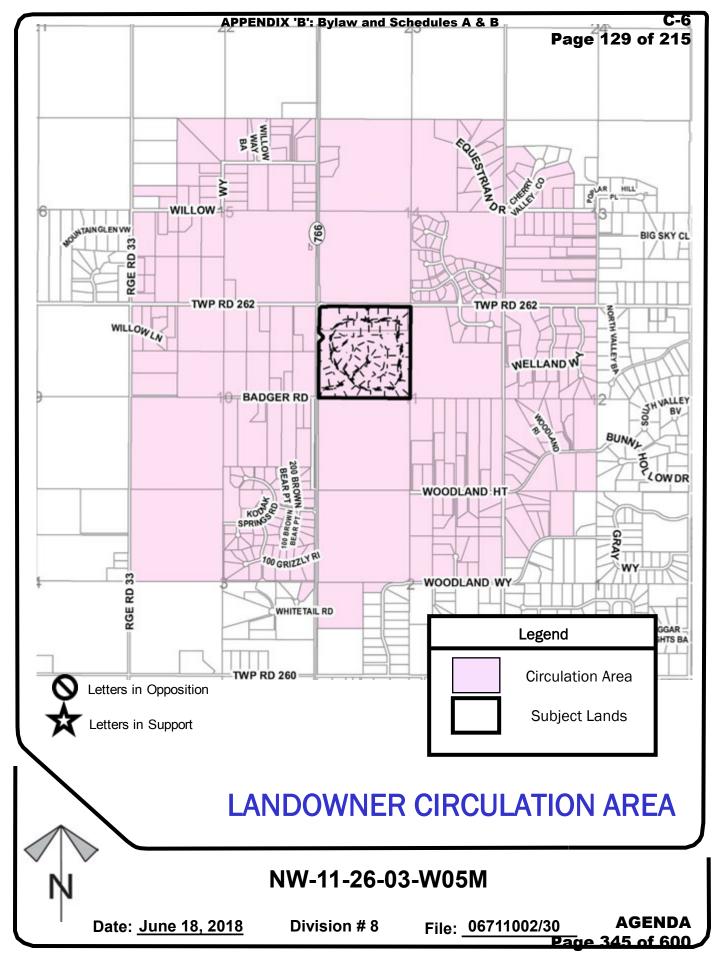
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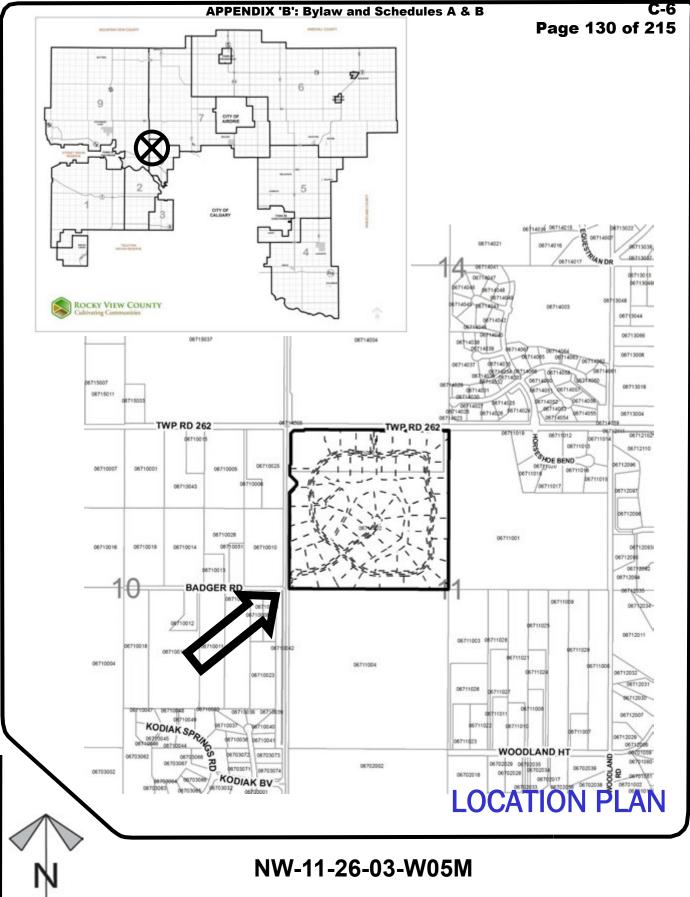
Division #8

File: 06711002/30

AGENDA

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Date: June 15, 2018

Division #8

File: 06711002/30

AGENDA

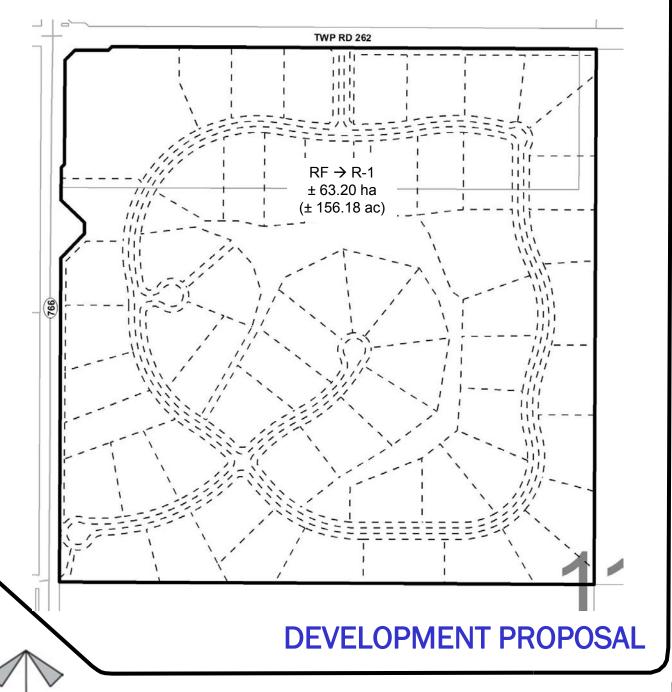
Page 346 of 600

APPENDIX 'B': Bylaw and Schedules A & B

C-6

Redesignation Proposal: To redesignate the subject lands from Ranch and Fpagestist of 215 (RF) to Residential One District (R-1) in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than \pm 0.80 hectares (\pm 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.

Conceptual Scheme Proposal: To adopt the Indigo Hills Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-W05M.



NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

Division #8

File: 06711002/30

AGENDA

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IBI GROUP REPORT
INDIGO HILLS – CONCEPTUAL SCHEME
Prepared for Terra Verde Communities

Appendix C – Open House Postcard Invitations and Newspaper Ads

OPEN HOUSE INVITATIONS MAY 24, 2018





FRONT BACK

OPEN HOUSE INVITATIONS JUNE 26, 2018





FRONT BACK

New programs and services for Veterans

VETERANS AFFAIRS CANADA

Contributor

Veteran looking for a new career, interested in career guidance or who need help getting on the right path for post-military life now have a new resource from Veterans Affairs Canada.

Do your career goals mean more education? The Education and Training Benefit can provide the funding needed to achieve education and career goals. Veterans released since April 1, 2006, who served at least six years may be eligible for this benefit. Whether you are furthering your education journey or beginning a new one, this is the place to start.

A meaningful career is an

important part of well-being. The Career Transition Services program has been redesigned to support veterans the whole way: from career counselling and coaching, job search and resume building, all the way to interview preparation and job placement assistance.

Veterans of the Canadian Armed Forces who were medically-released within the last 120 days, or who have a health problem resulting from military service that is making it difficult to adjust, may qualify for rehabilitation services. Our purpose is to ensure improved health to the fullest extent possible and adjust to life at home, in the community or at work.

Access to the Veteran Family

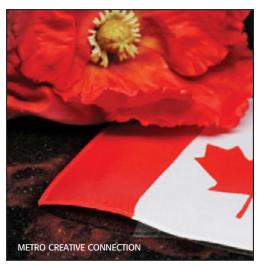
Program is now available across all Military Family Resource Centres.

The newly introduced Caregiver Recognition Benefit provides a caregiver with \$1,000 a month, tax-free.

Applying for these benefits is easy and takes just a few steps. Register for a My VAC account anytime at veterans.gc.ca and search "register for My VAC."

You served your country with honour and are ready for what's next. Our mission, at Veterans Affairs Canada, is to support you and your family through the next phase of your life.

To learn more about these programs and how they may help you or your family, please visit veterans.gc.ca



Letters

Disappointed in Summit Gravel pit decision

It is such a disappointment to bring in a largely new Rocky View County (RVC) council and then get the same old results. With all the gravel underlying RVC, one wouldn't think it necessary to develop a mine only metres from a set of springs con-

sidered nationally significant, and a tiny, 67-acre provincial park that had 80,000 car visits last year alone. This park's unique qualities all derive from those springs that will undoubtedly be impacted by a mine on their aquifer.

From reports in the local papers, there was no consideration by council of the environmental impact the Summit mine will have on this unique piece of RVC real estate. In fact, council even voted to lift restrictions on developing a small part of the lease previously listed as ecologically sensitive. Despite the efforts of Couns. Crystal Kissel and Samanntha Wright,

RVC voted to streamline the steps to full mine approval.

Apparently, it is a matter of, "to hell with the environment when 25 cents/ tonne royalty rates are at stake.

VIVIAN PHARIS Cochrane

Agriculture Services: **Get Set to Grow Workshops**



Riparian Lands Management

Are you a farmer, rancher, or acreage owner with a "riparian area" - land that borders some sort of water feature? Do you have a stream running through your property, a small pond out back, or even just a wet spot in your cropland? If you do, then the next question is: are you managing your riparian areas to their full potential?

Join us for a two-day workshop that will take you through assessing the health, benefits, and potential uses of the riparian areas on your property. The course includes a background on riparian areas; a visit to a local property where you'll learn how to conduct a site assessment; and an in-class workshop where you can develop a plan for your own property, receive advice from instructors, and hear feedback from fellow participants

May 31 and June 1. 2018

Crossfield Municipal Library (1210 Railway Street, Crossfield)

8:30 a.m. to 4 p.m.

Fee: \$20 (includes lunch, snacks, and refreshments)

Register online at www.rockyview.ca/AgEvents.

The deadline to register is May 25, 2018

This is a joint workshop, hosted by Rocky View County, Alberta Woodlot Extension Society, Cows and Fish, and Foothills Forage and Grazing Association.













INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN

You are invited to attend an open house to review and discuss the revised Conceptual Scheme, land use redesignation and minor amendment to the

The Open House is scheduled for Thursday, May 24, 2018, 5pm-8pm, at the Lions Club of Bearspaw (25240 Nagway Road, Calgary, AB T3R 1A1).



unable to attend, please contact Samuel Alatorre at 403-270-5600 or email

i

muel.alatorre@ibigroup.com. We would be happy to schedule a meeting with you at your Parcel Size: +- 63.2 hectares (+- 156.18 acres) Legal Address: NW-11-26-03-W05M and Block 1 Plan 0011554

Company the Applicant Represents: Terra Verde Developments
Rocky View County Contact: Jessica Anderson Phone: 403-520-8184 E-mail: janderson@rockyview.ca





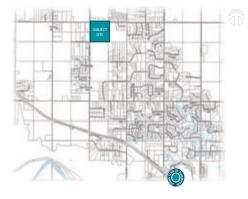


NDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN



You are invited to attend an open house to review and discuss the revised Conceptual Scheme, land use redesignation and minor amendment to the Bearspaw ASP.

The Open House is scheduled for JUNE 26, 2018 from 5:00 PM – 8:00 PM at the Lions Club of Bearspaw, 25240 Nagway Road, Calgary, AB T3R 1A1



If you are unable to attend, please contact **Samuel Alatorre** at **403-270-5600** or email **samuel.alatorre@bigroup.com**. We would be happy to schedule a meeting with you at your conveneince. Additionally, you can view information regarding the proposed development at **www.indigohills.ca**.

Parcel Size: +/- 63.2 hectares (+/- 156.18 acres)
Legal Address: NW-11-26-03-WOSM and Block 1 Plan 0011554
Company the Applicant Represents: Tera Verde Developments
Rocky View County Contact: Paul Simon P. 403-520-6285 E: psimon@rockyview.ca











Faster LTE Internet has come to town with speeds up to 25 Mbps!²

Installation fees apply and vary by contract term, call dealer for details.

Call 1-877-739-0684 to speak to a live agent or a local Xplornet dealer near you.

Mobiltec (403) 237-9393

Jolee Electronics 1-877-565-3372

VOLCONIET

1-877-739-0684



1\$49.99 pricing refers to the package with speeds up to 5 Mbps. Monthly service fee includes rental cost of equipment, except Xplornet Wi-Fi Router. Taxes apply. Offer valid until July 31, 2018 for new customers and is subject to change at any time. 'Actual speed online may vary with your technical configuration, Internet traffic, server and other factors. Traffic Management Policy applies. For Traffic Management Policies see xplomet.com/legal. "Faster LTE Internet" means faster as compared to Xplornet non-LTE service. Packages subject to availability. A router is required for multiple users. Xplornet@ is a trademark of Xplornet Communications Inc.





Unwanted waste messing up your property? Turn it in at a County Ag Roundup.

Between June 27 and September 26, on Wednesdays from 9:00 a.m. to 3:00 p.m., Rocky View County is holding nine **Ag Roundups for your agricultural and household waste**. To learn more and find the date, time, and location most convenient to you, visit **www.rockyview.ca/Roundups or call 403-230-1401.**





BREAKFAST AND BEATS - Pete Knight Days kicked off with a free pancake breakfast at the Crossfield Community Centre June 8, featuring music by the Blake Reid Band (left). A hungry little guest filled her plate (right).







INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN



You are invited to attend an open house to review and discuss the revised Conceptual Scheme, land use redesignation and minor amendment to the Bearspaw ASP.

The Open House is scheduled for JUNE 26, 2018 from 5:00 PM – 8:00 PM at the Lions Club of Bearspaw, 25240 Nagway Road, Calgary, AB T3R 1A1





If you are unable to attend, please contact **Samuel Alatorre** at **403-270-5600** or email **samuel.alatorre**@ibigroup.com. We would be happy to schedule a meeting with you at your convenience. Additionally, you can view information regarding the proposed development at **www.indigohills.ca**.

Parcel Size: +/- 63.2 hectares (+/- 156.18 acres)
Legal Address: NW-11-26-03-WOSM and Block 1 Plan 0011554
Company the Applicant Represents: Tera Verde Developments
Rocky View County Contact: Paul Simon P. 403-520-6285 E: psimon@rockyview.ca

IBI GROUP REPORT
INDIGO HILLS – CONCEPTUAL SCHEME
Prepared for Terra Verde Communities

Appendix D – Public Notice Sign and Statutory Declaration

Public Notice

Development Application

Proposal: To adopt the Indigo Hills conceptual scheme and redesignate lands from Ranch and Farm District to Residential One District to accommodate country residential development.

File Number: PL20170033/34/35

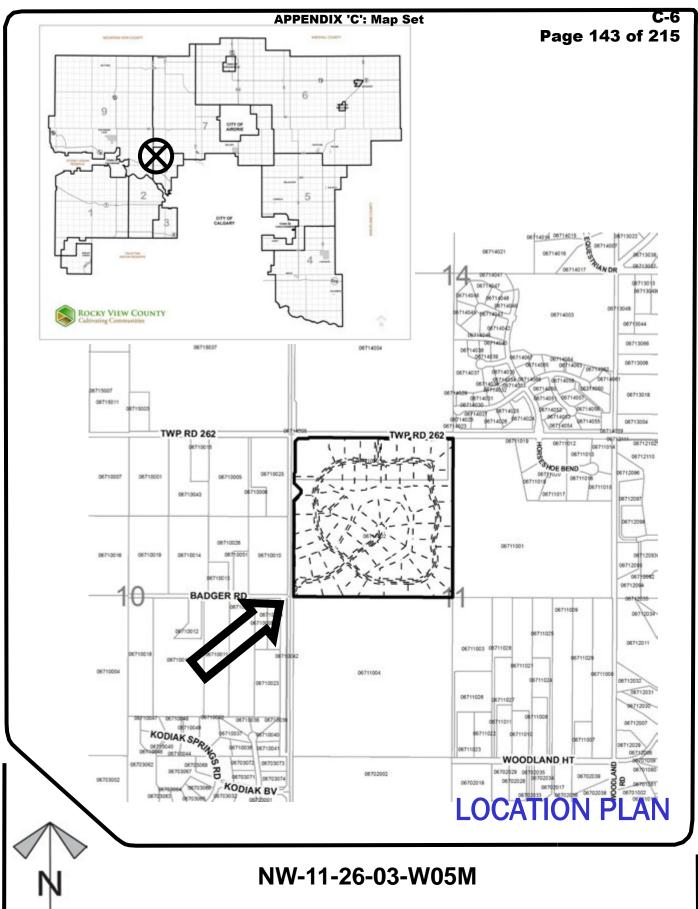
To learn more,
note the file number and contact:
Planning Services
403-230-1401
development@rockyview.ca



Statutory Declaration

For public notice signs, in accordance with Policy C-327

IME, ELVIN KAPPONIOH 1BI GROUP, in the Province	of Alberta do solemnly declare that:						
1. That a public notice sign was displayed (NWNE/SW/SE) 11-26-03-W5 Plan, comprising of <u>156</u> acr Rocky View County Policy C-327.	on M_, Lot, Block, res more or less, in accordance with						
2. That the sign was removed after the sign	nage maintenance period ended.						
AND we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".							
DECLARED before me at the City of Calgary, in the Province of Alberta, this 26 day of 16.	MARILYN PATRICIA DARLENE KRYSOWATY A Commissioner for Oaths In and for Alberta My Commission Expires March 18, 20 Z/						
Commissioner of Oaths	EWIN TOPPOVICH						



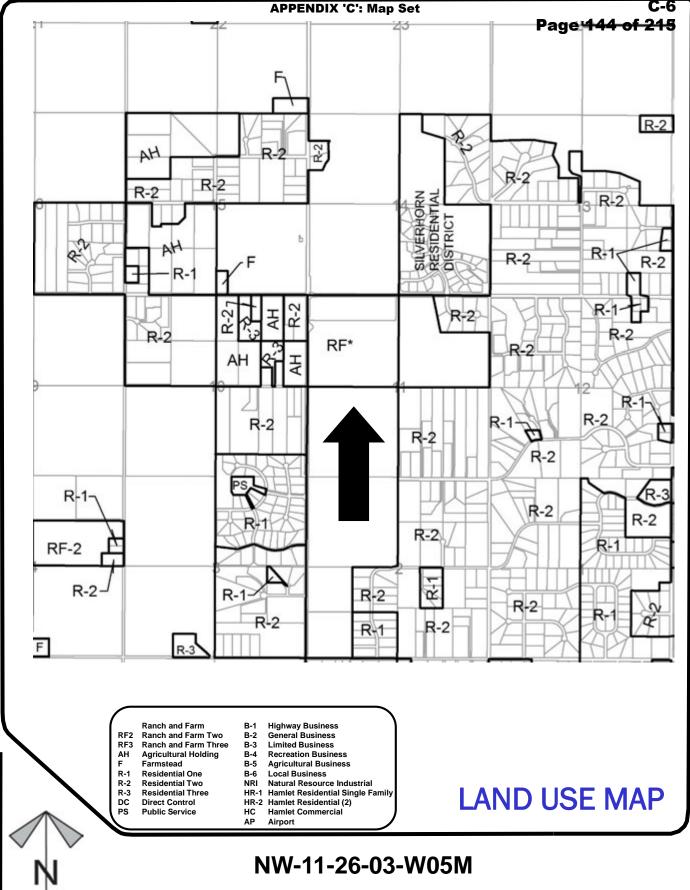
Date: <u>June 15, 2018</u> Div

Division #8

File: 06711002/30

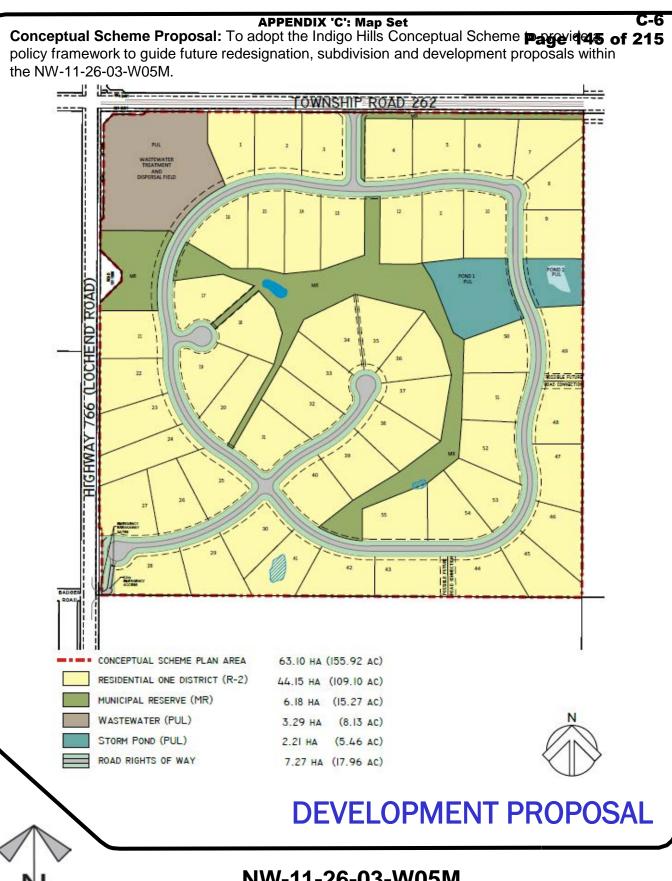
AGENDA

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File: 06711002/30 Date: June 15, 2018 Division #8

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NW-11-26-03-W05M

AGENDA File: 06711002/30 Division #8 Date: June 15, 2018 Page 361 of 600

Subdivision and Land Use Concept Stats				# of Units	Lot Size
R-1 District	44.15 ha	109.10 ac	70%	55	0.80 ha (1.98 ac)
Open Space (MR)	6.18 ha	15.27 ac	9.8%		
Accessible PUL	2.21 ha	5.46 ac	3.5%		
PUL (wastewater)	3.29 ha	8.13 ac	5.2%		
Roads Emergency Access	7.15 ha 0.12 ha	17.66 ac 0.30 ac	11.5%		
Total Project Area	61.10 ha	155.92 ac	100.00%		
Anticipated Density	0.87 upha	0.35 upa			

LAND USE STATISTICS

NW-11-26-03-W05M

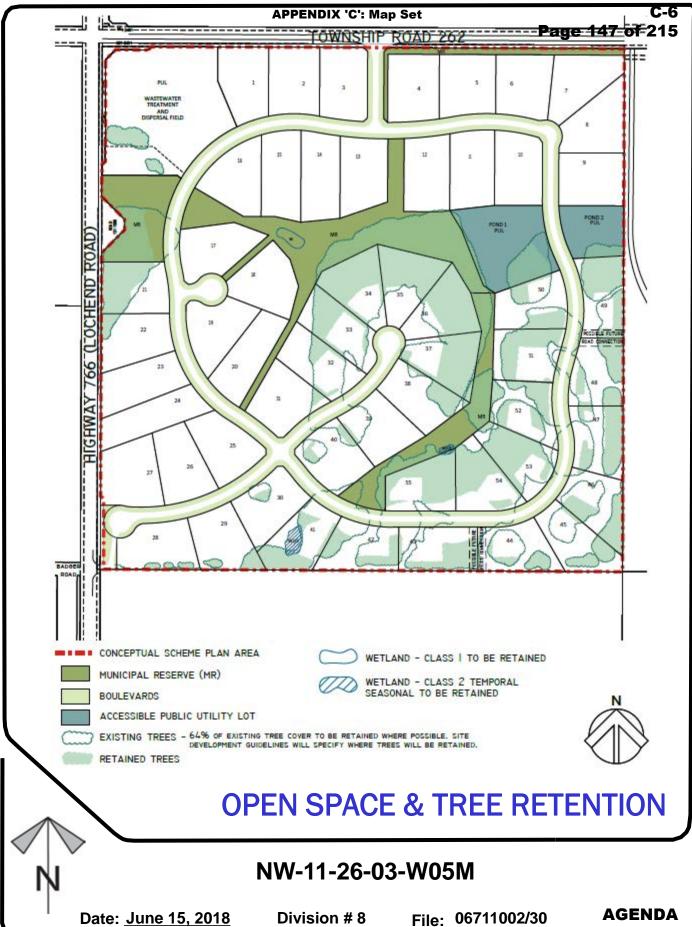
Date: <u>June 15, 2018</u>

Division #8

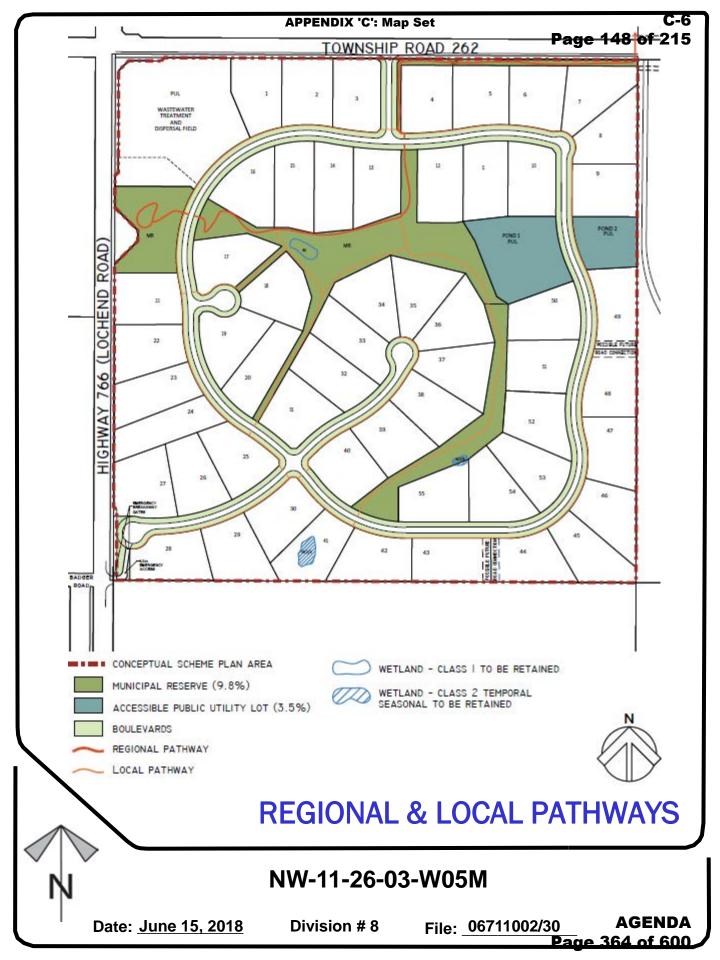
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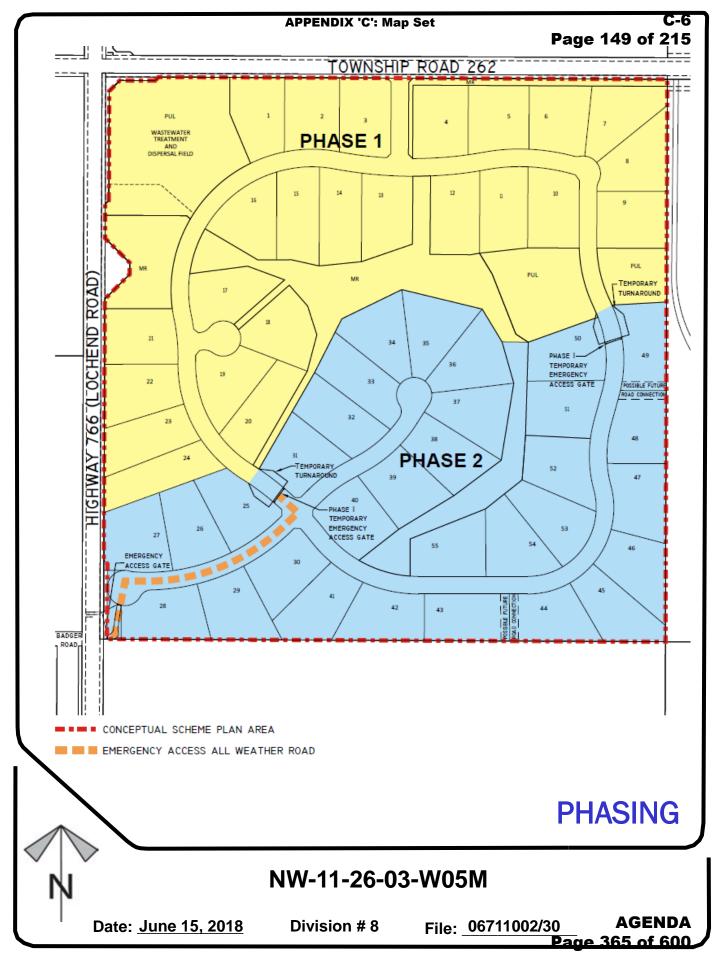
AGENDA

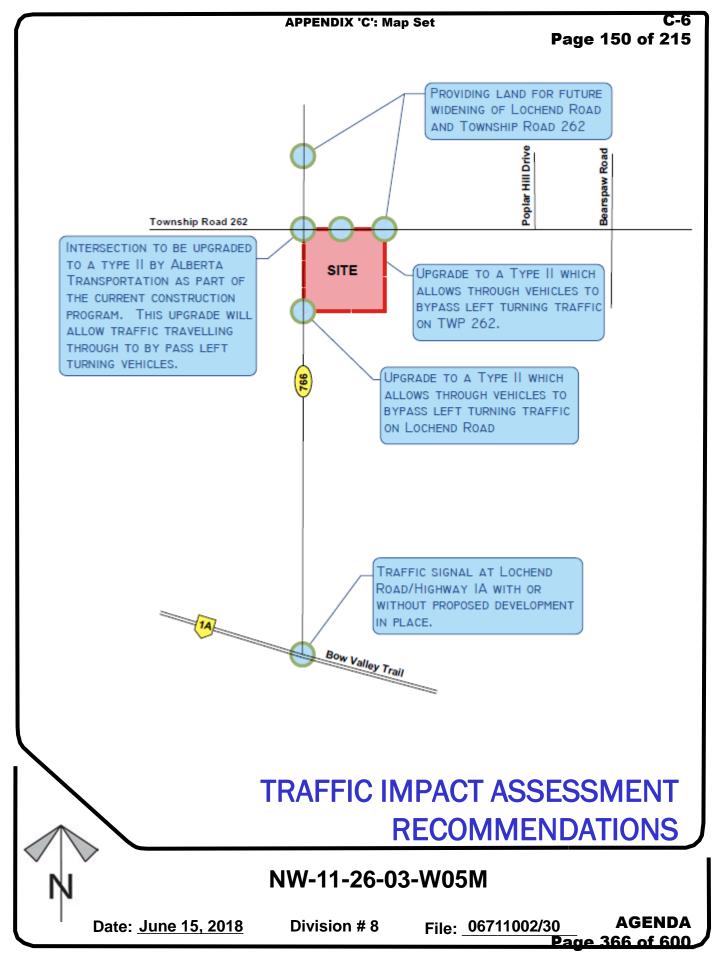
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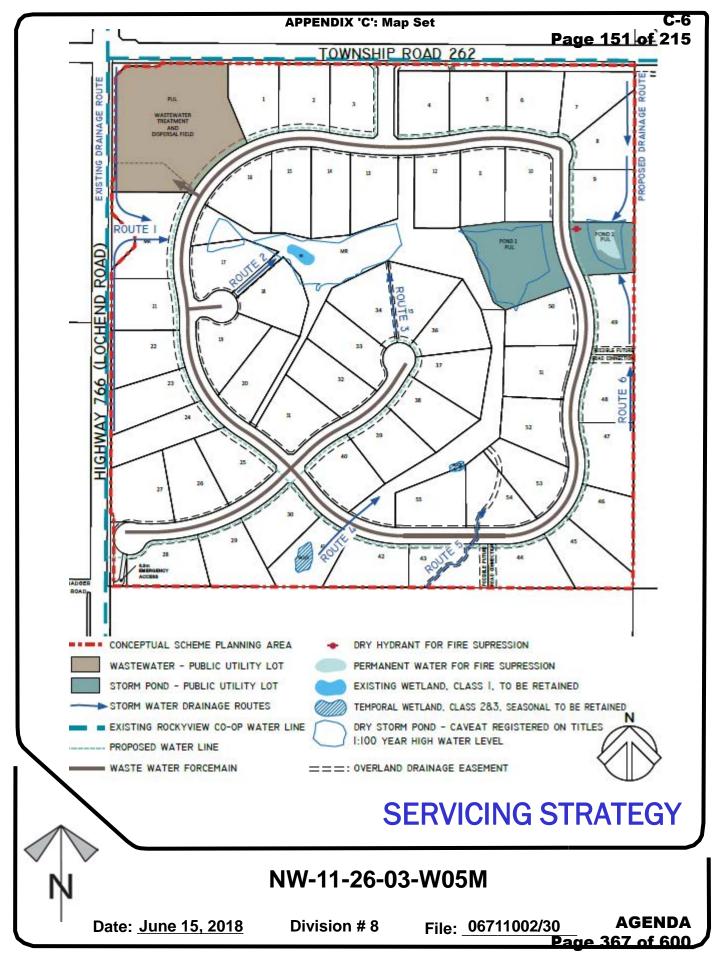


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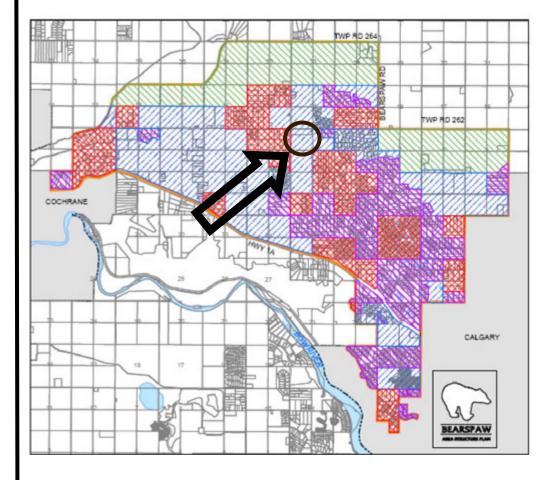


Figure 3: Concept Plans

ASP Area

Lands within Development Priority
Area 1 Recommended for Concept I

Lands within Development Priority
Areas 283 requiring Concept Priority
Lands within Development Priority

Area 4 are subject to the Agricultural Provisions of this Plan

Lands generally not requiring Concept Plans

BEARSPAW ASP FIGURE 3: CONCEPT PLANS

NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

Division #8

File: 06711002/30

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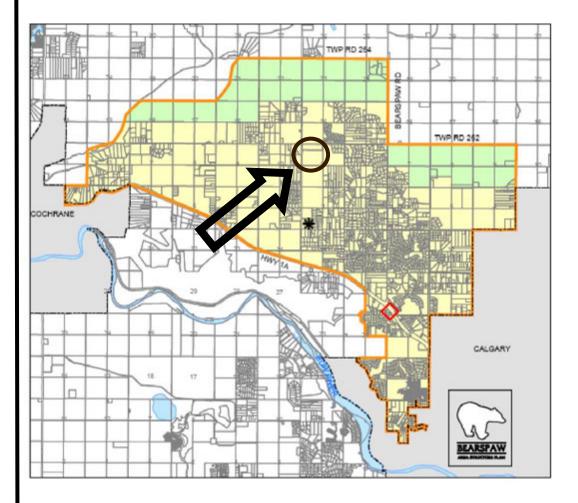
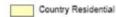


Figure 7: Future Land Use Scenario









BEARSPAW ASP FIGURE 7: LAND USE SCENARIO

NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

Division #8

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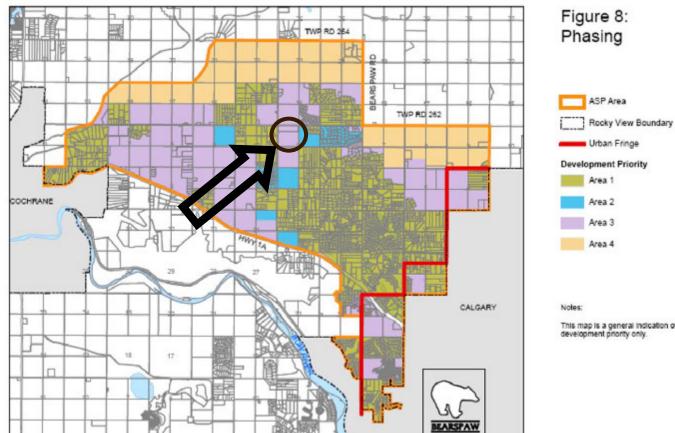


Figure 8:

ASP Area

Urban Fringe

This map is a general indication of development priority only.

BEARSPAW ASP FIGURE 8: PHASING

NW-11-26-03-W05M

Date: June 15, 2018

Division #8

File: 06711002/30

AGENDA Page 370 of 600 **APPENDIX 'C': Map Set**

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

TOPOGRAPHY

Contour Interval 2 M

NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

Division #8

File: 06711002/30

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

AIR PHOTO

Spring 2016

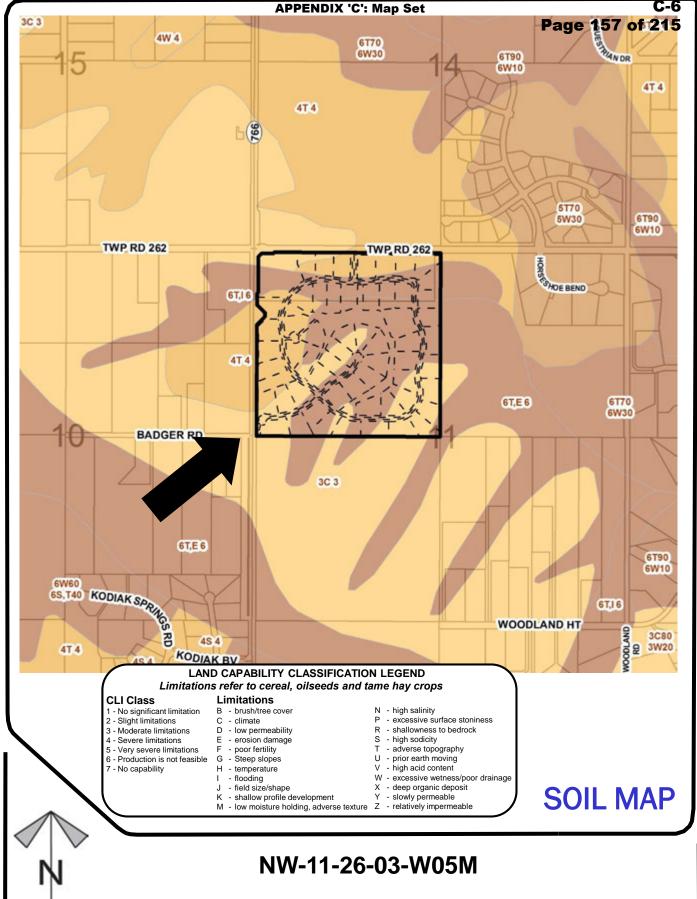
NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

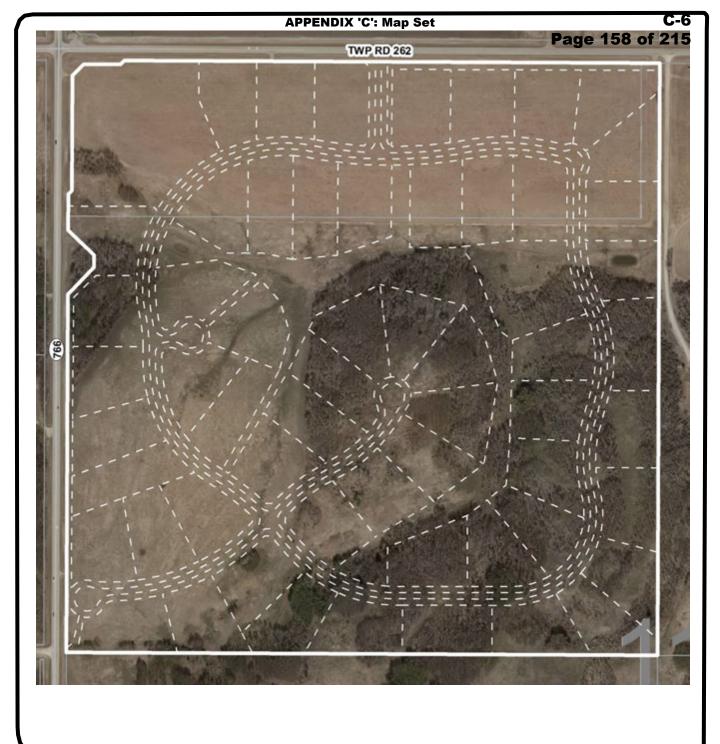
Division #8

File: 06711002/30

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Date: <u>June 15, 2018</u> Division # 8 File: <u>06711002/30</u> **AGENDA**



SITE VIDEO

NW-11-26-03-W05M

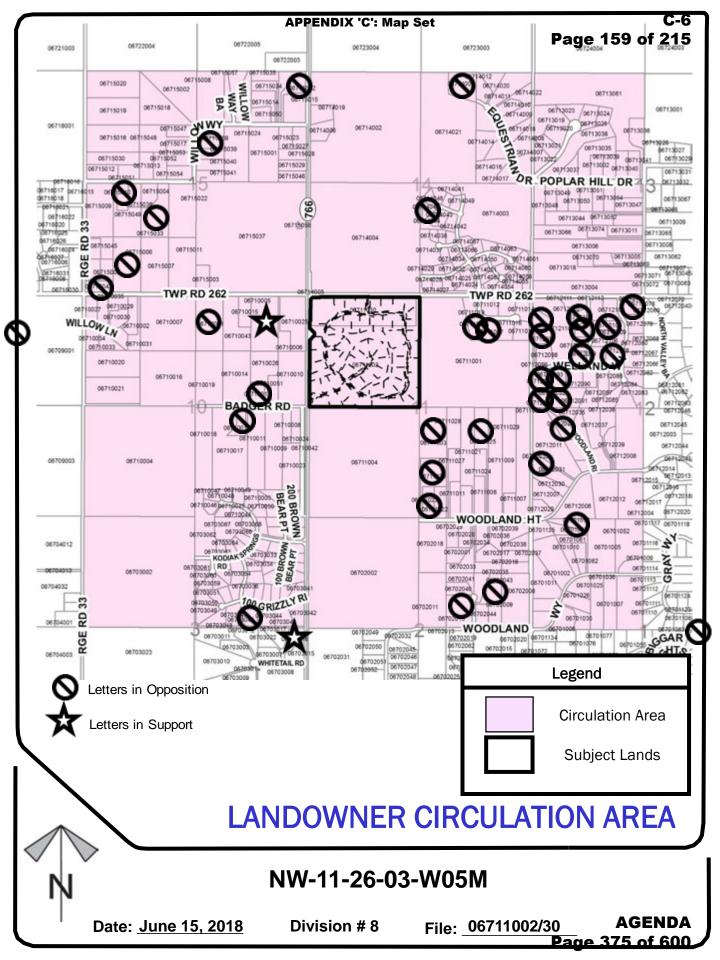
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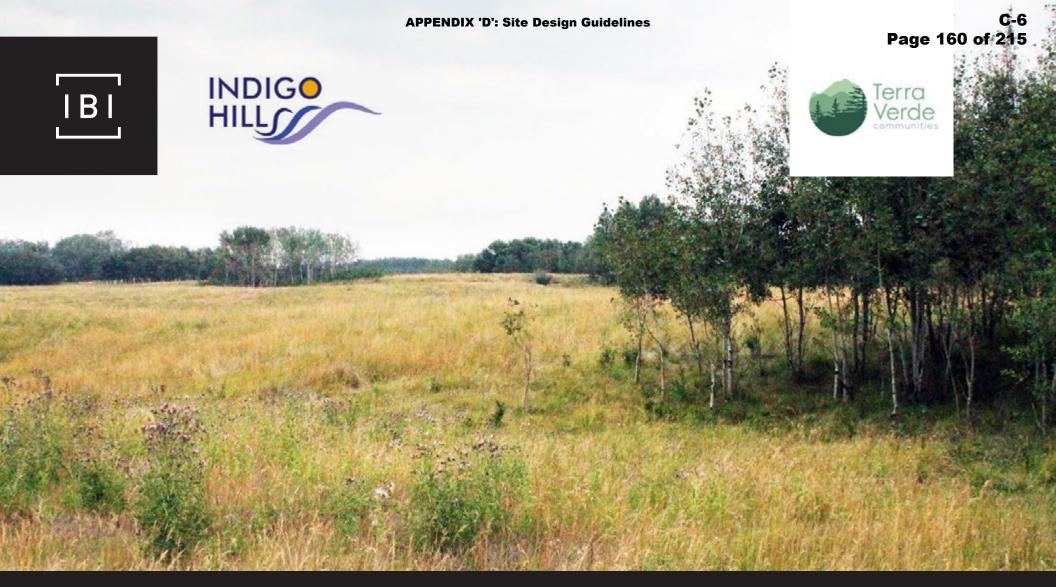
Division #8

File: 06711002/30

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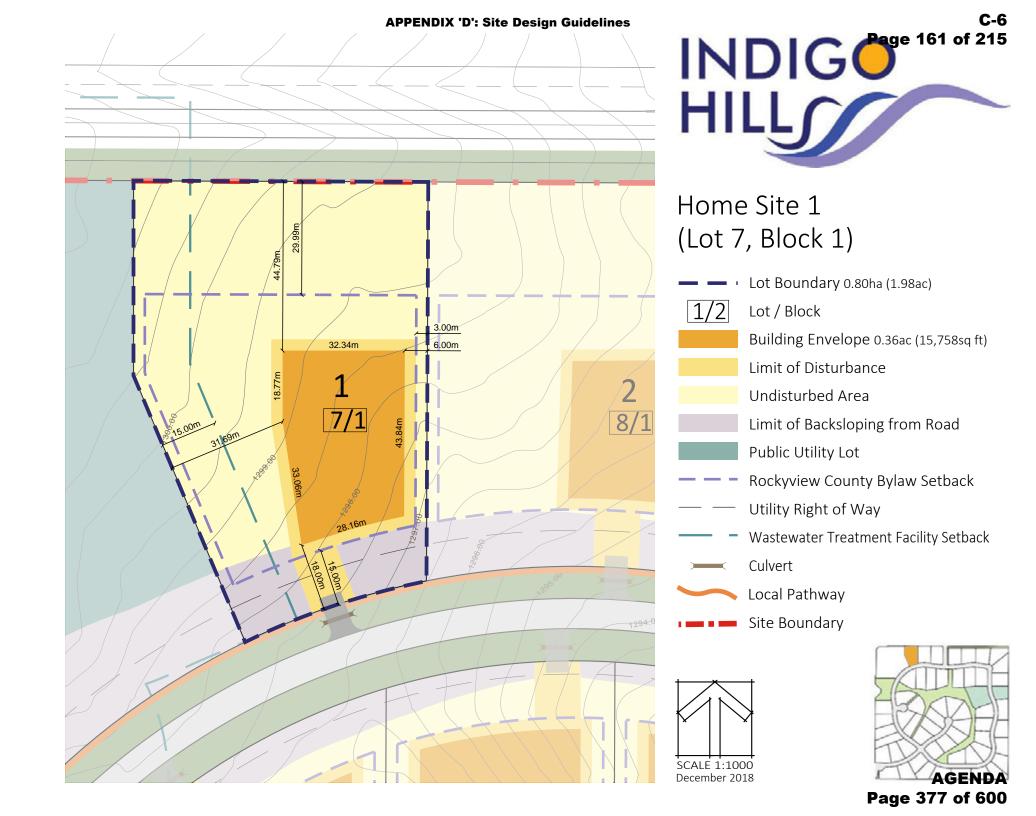


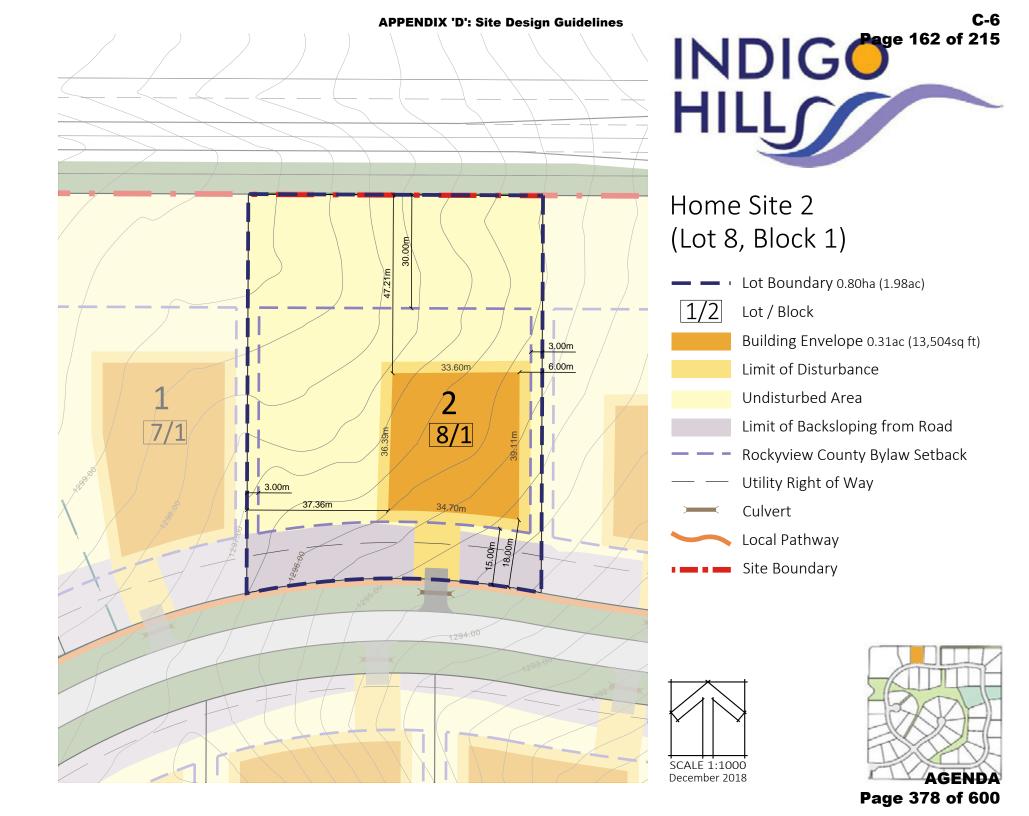


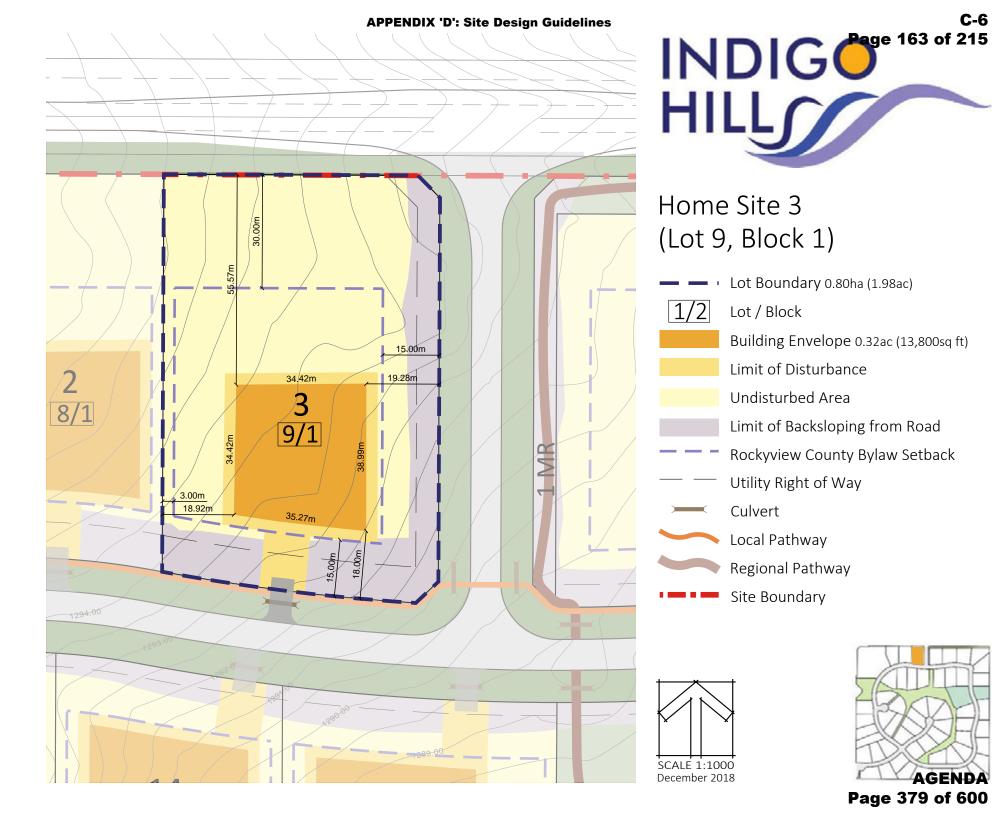
Indigo Hills - Design Guidelines

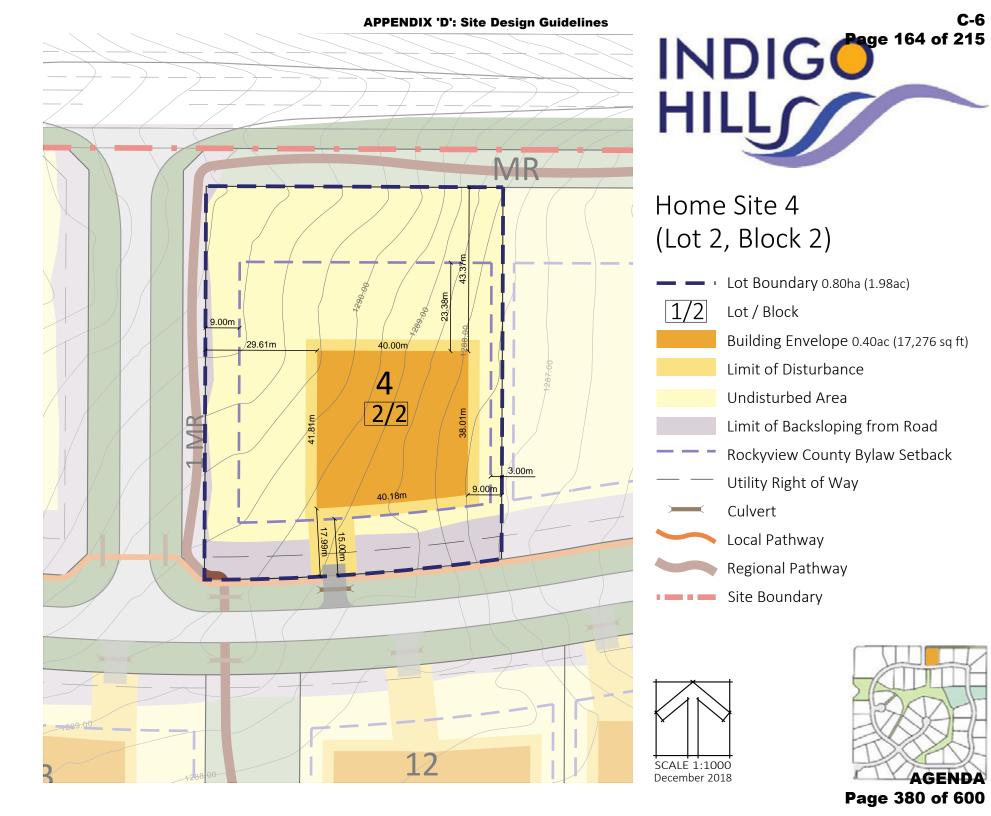
Prepared for Terra Verde Communities by IBI Group

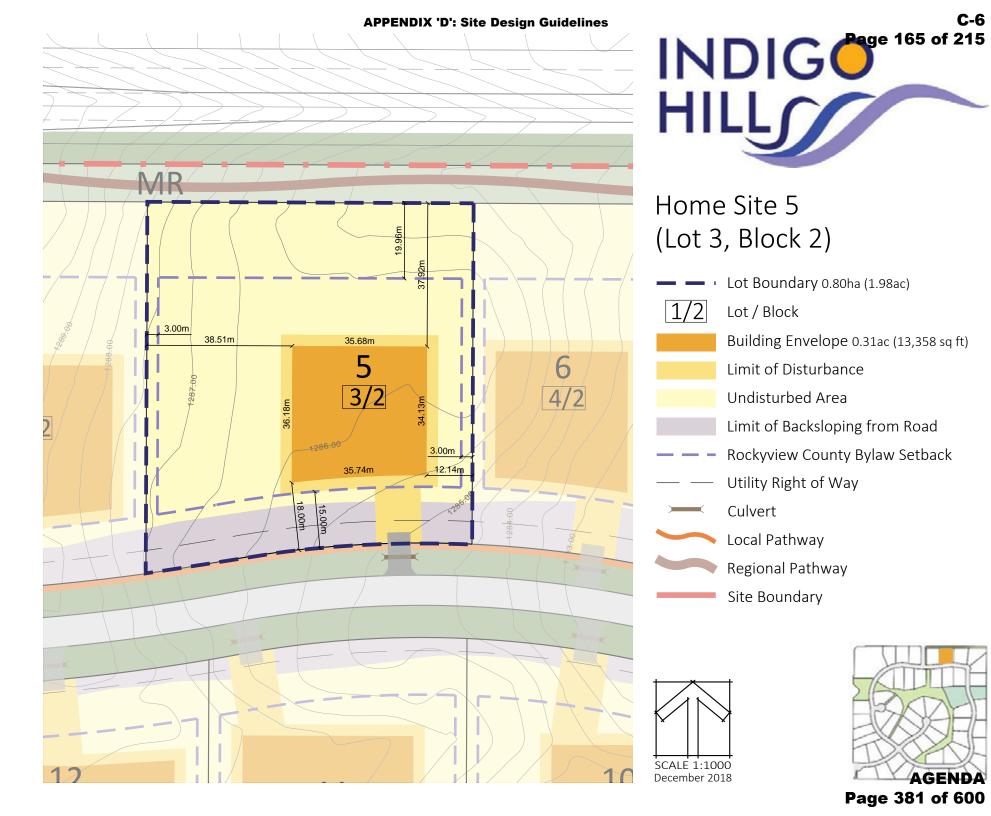
December 21, 2018

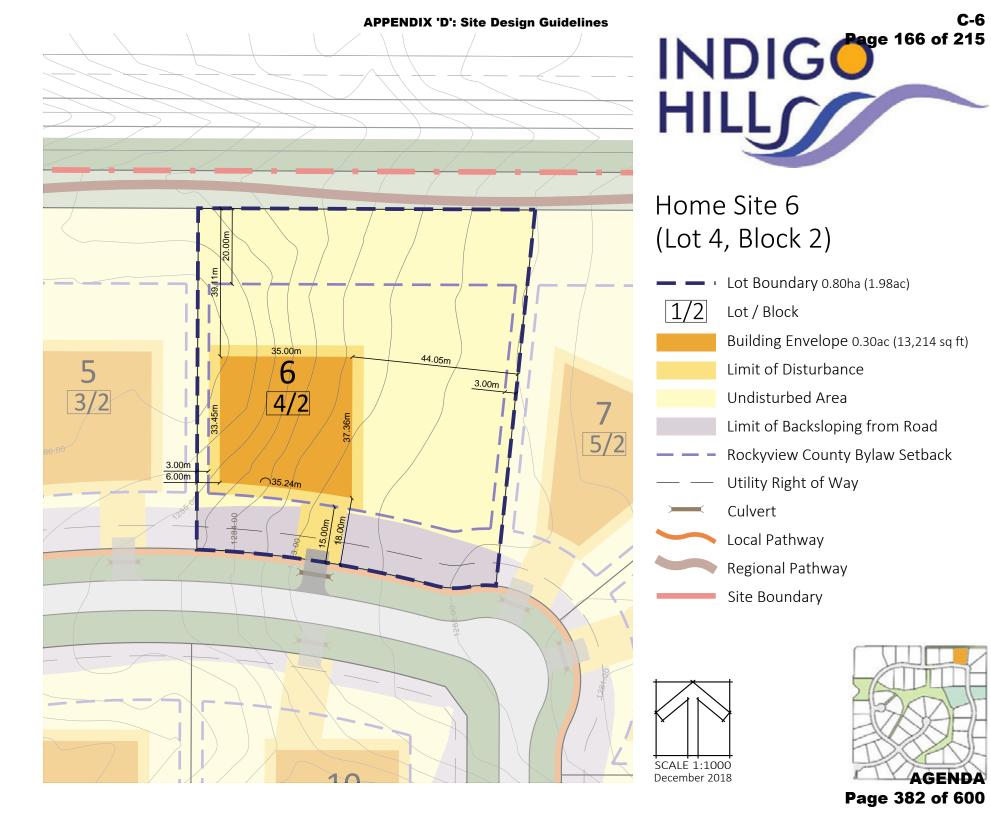


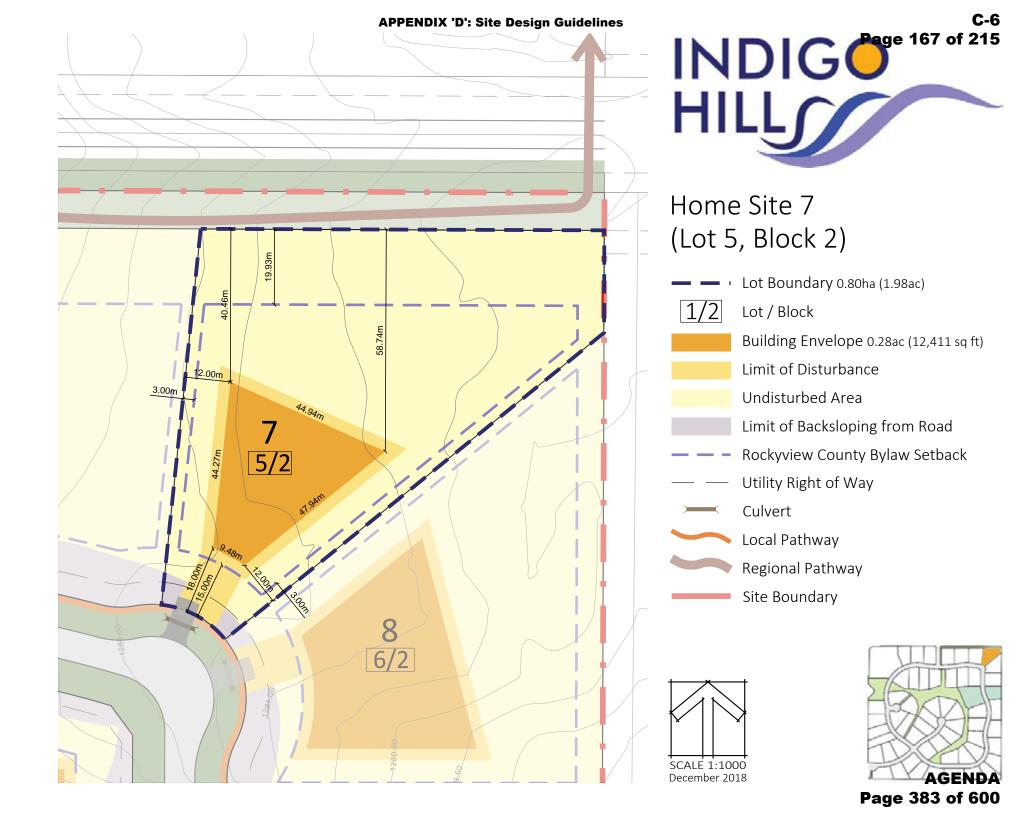


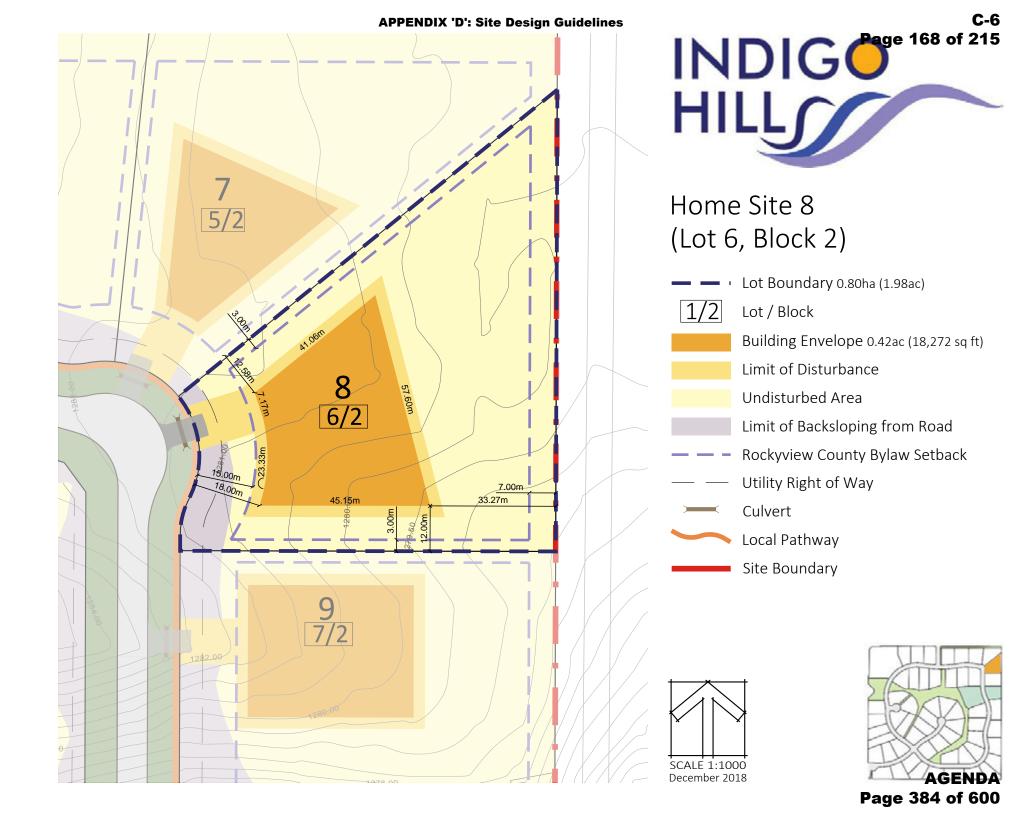


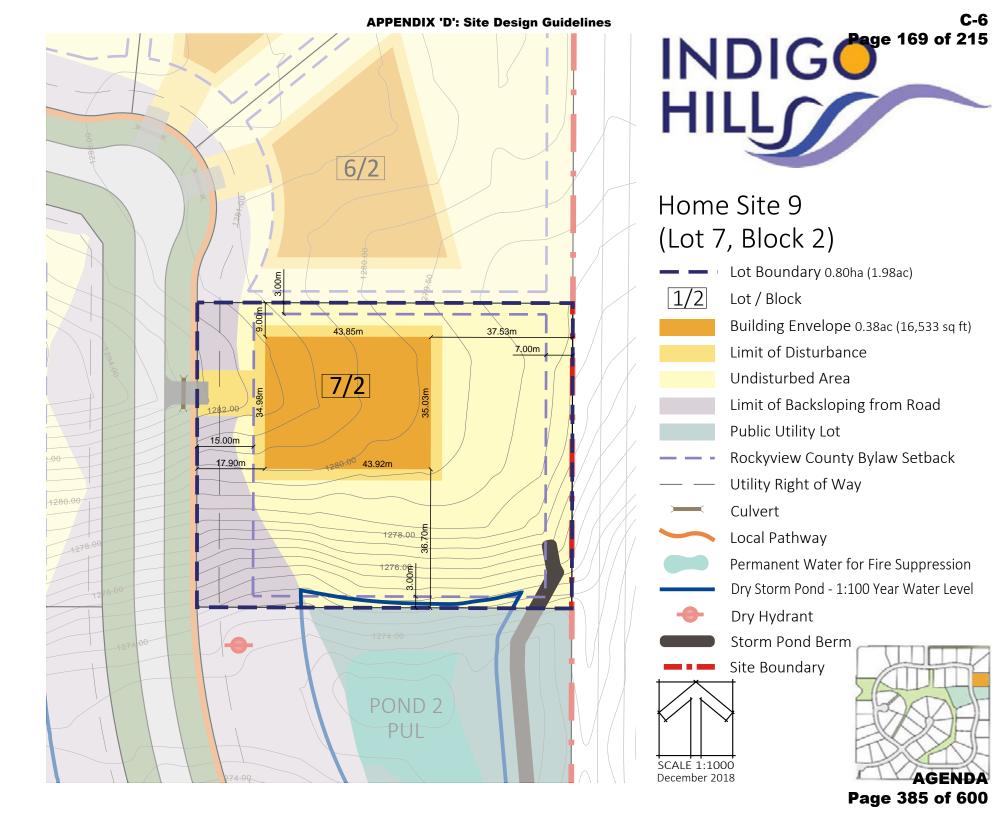
















Home Site 10 (Lot 12, Block 3)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.35ac (15,246 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

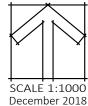
Public Utility Lot

Rockyview County Bylaw Setback

Utility Right of Way

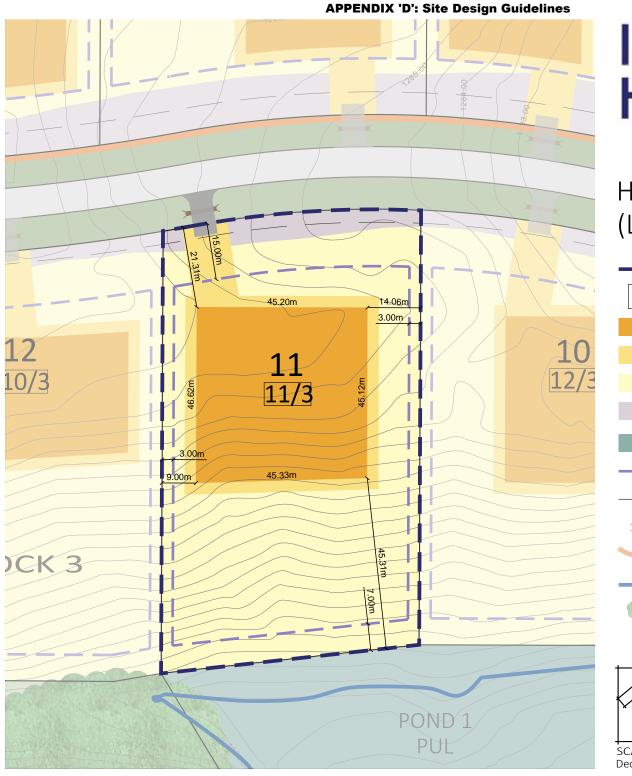
Culvert

Local Pathway





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Home Site 11 (Lot 11, Block 3)

Lot Boundary 0.80ha (1.98ac)

|1/2| Lot / Block

Building Envelope 0.51ac (22,346 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

Public Utility Lot

— — Rockyview County Bylaw Setback

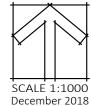
— Utility Right of Way

Culvert

Local Pathway

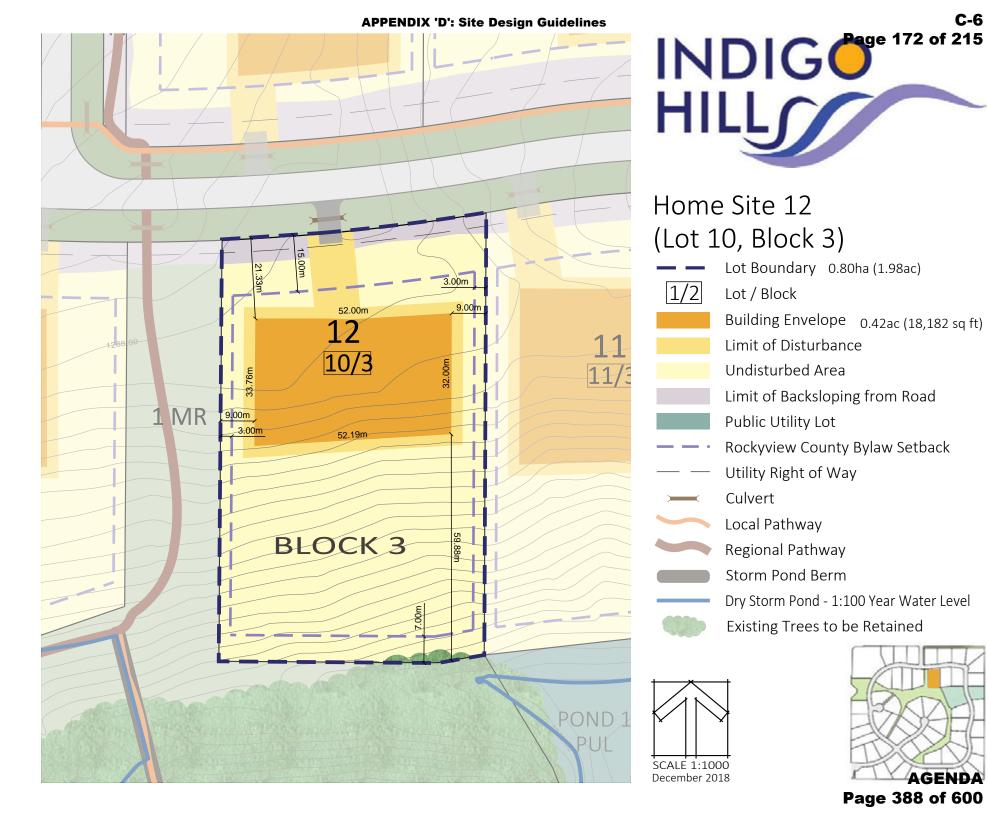
Dry Storm Pond - 1:100 Year Water Level

Existing Trees to be Retained

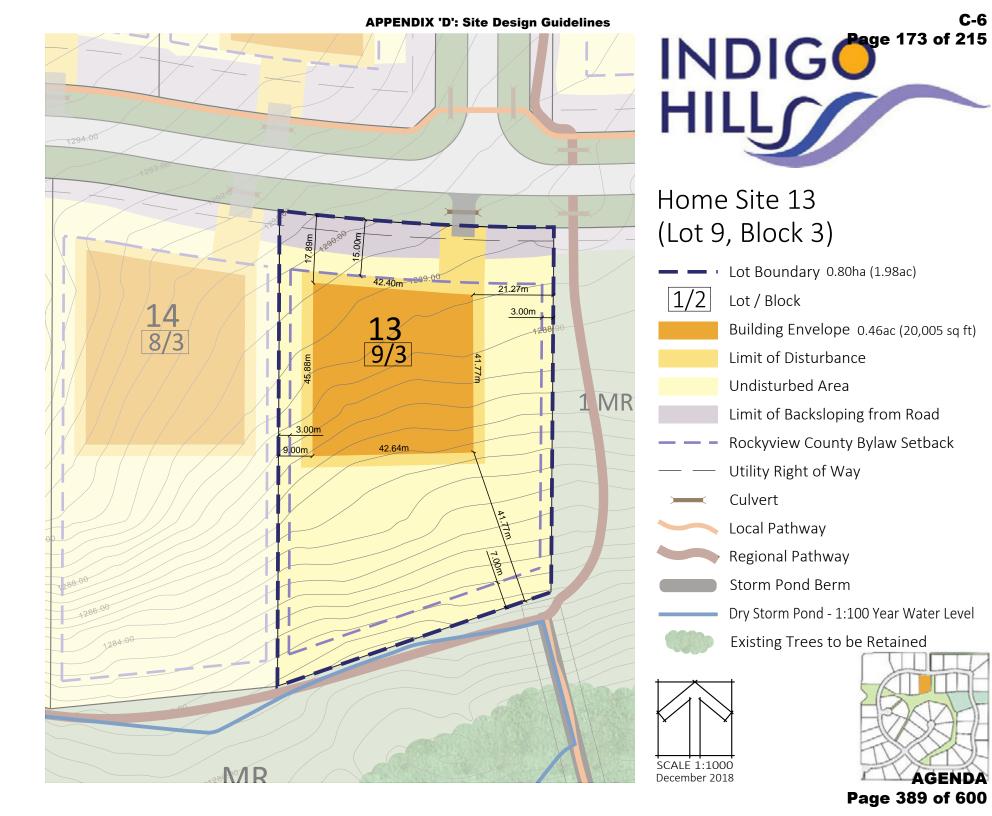


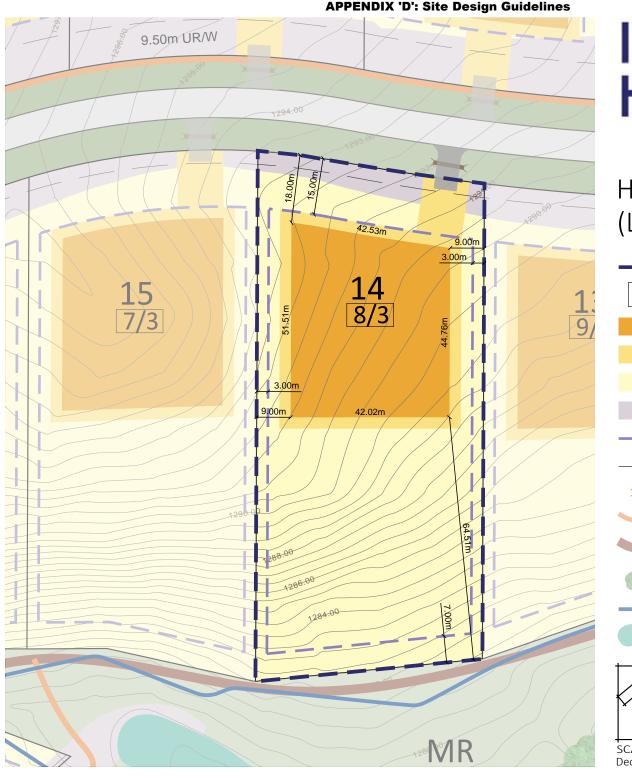


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AGENDA







Home Site 14 (Lot 8, Block 3)

Lot Boundary 0.80ha (1.98ac)

|1/2| Lot / Block

Building Envelope 0.50ac (21,745 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

— — – Rockyview County Bylaw Setback

— — Utility Right of Way

Culvert

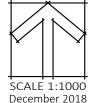
Local Pathway

Regional Pathway

Existing Trees to be Retained

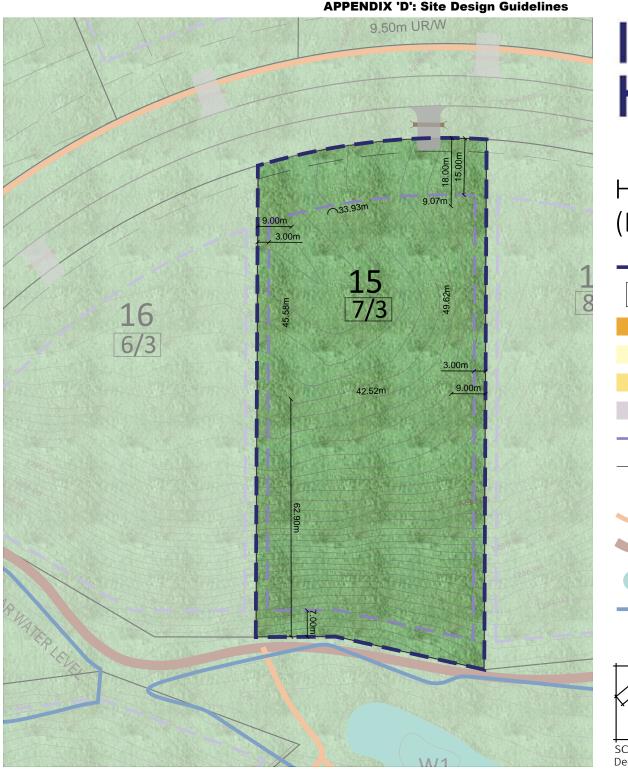
Dry Storm Pond - 1:100 Year Water Level

Existing Wetland





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Home Site 15 (Lot 7, Block 3)

Lot Boundary 0.80ha (1.98ac)

|1/2| Lot / Block

Building Envelope 0.51ac (22,221 sq ft)

Undisturbed Area

Limit of Disturbance

Limit of Backsloping from Road

— — – Rockyview County Bylaw Setback

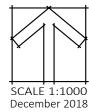
— — Utility Right of Way

Culvert

Local Pathway

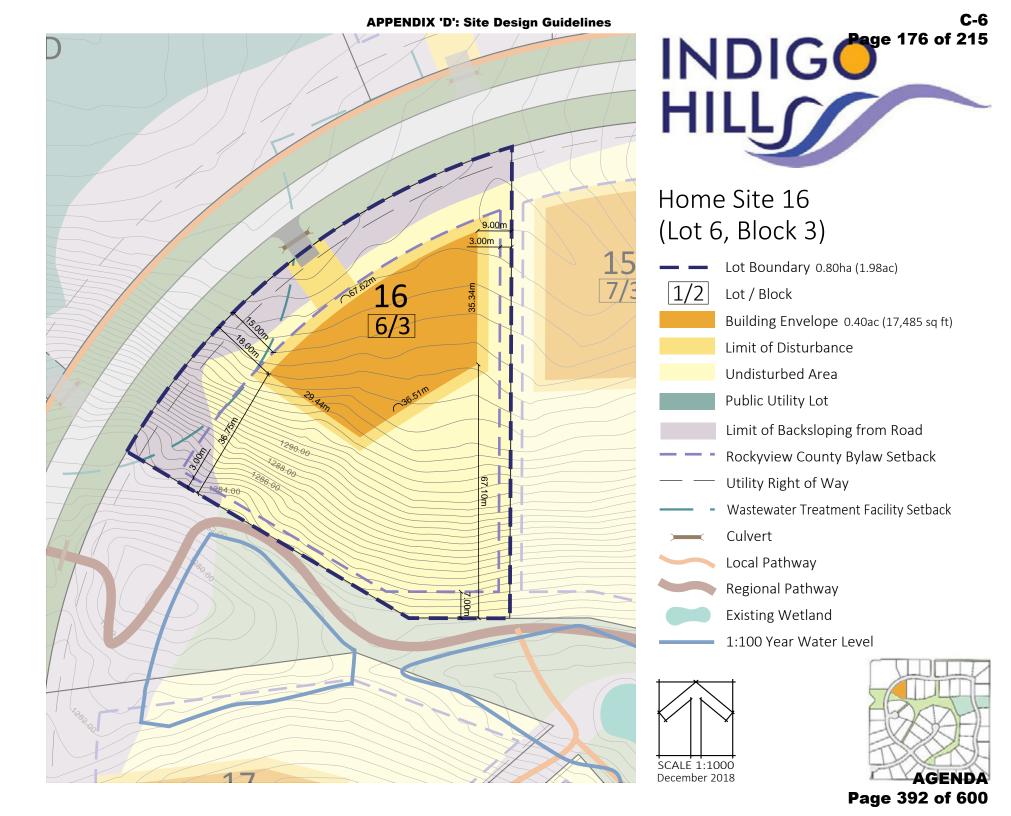
Regional Pathway

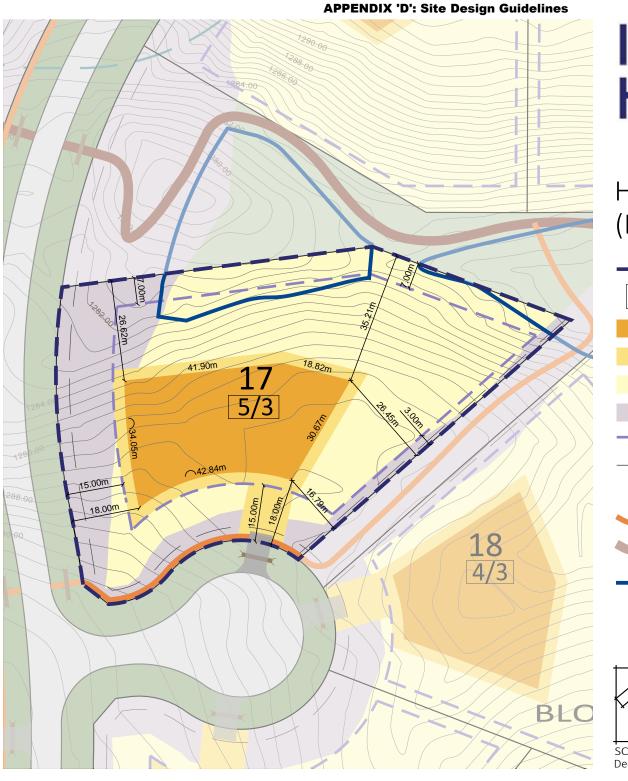
Existing Wetland





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Home Site 17 (Lot 5, Block 3)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.37ac (16,194 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

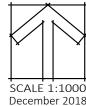
Rockyview County Bylaw Setback

Utility Right of Way

Culvert

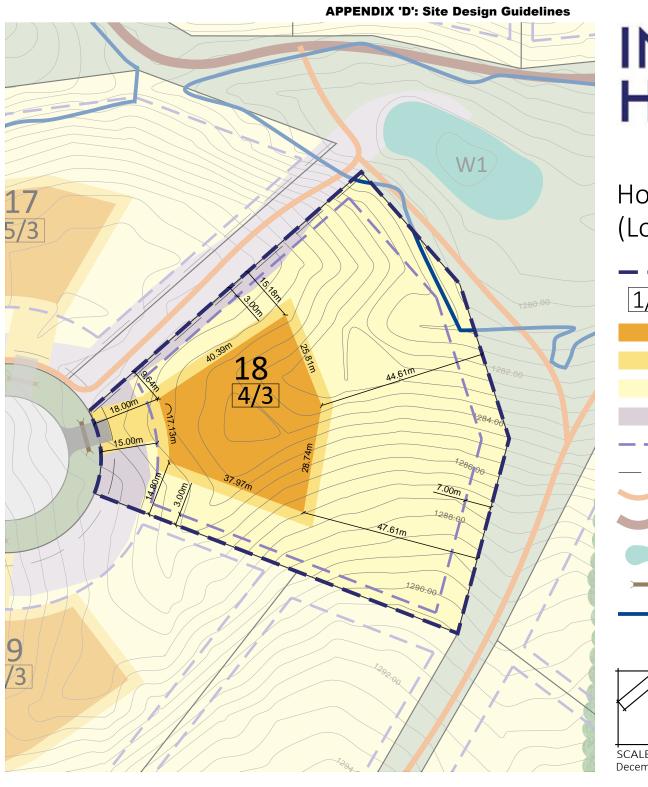
Local Pathway

Regional Pathway





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Home Site 18 (Lot 4, Block 3)

Lot Boundary 0.80ha (1.98ac)

|1/2| Lot / Block

Building Envelope 0.34ac (15,042 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

Rockyview County Bylaw Setback

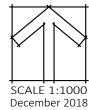
— — Utility Right of Way

Local Pathway

Regional Pathway

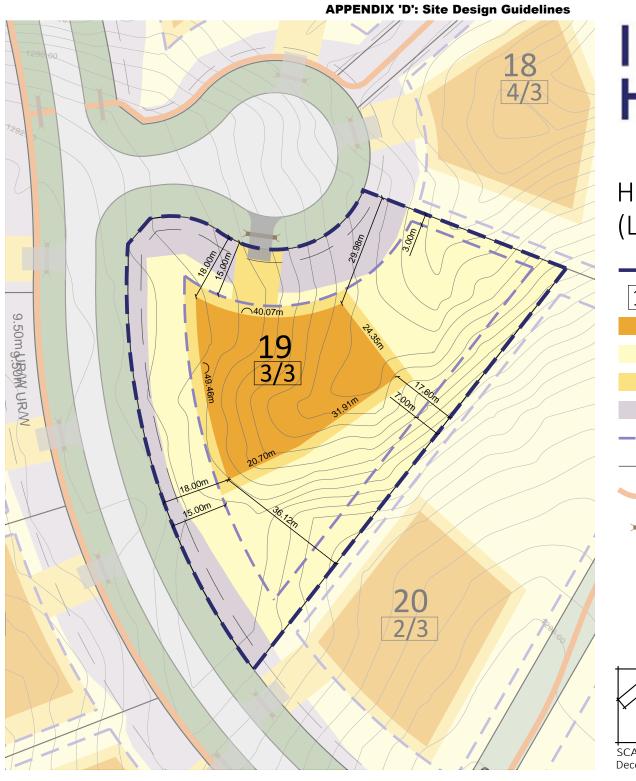
Existing Wetland

Culvert





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Home Site 19 (Lot 3, Block 3)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.39ac (16,864 sq ft)



Undisturbed Area



Limit of Disturbance



Limit of Backsloping from Road



Rockyview County Bylaw Setback



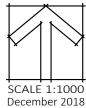
Utility Right of Way



Local Pathway

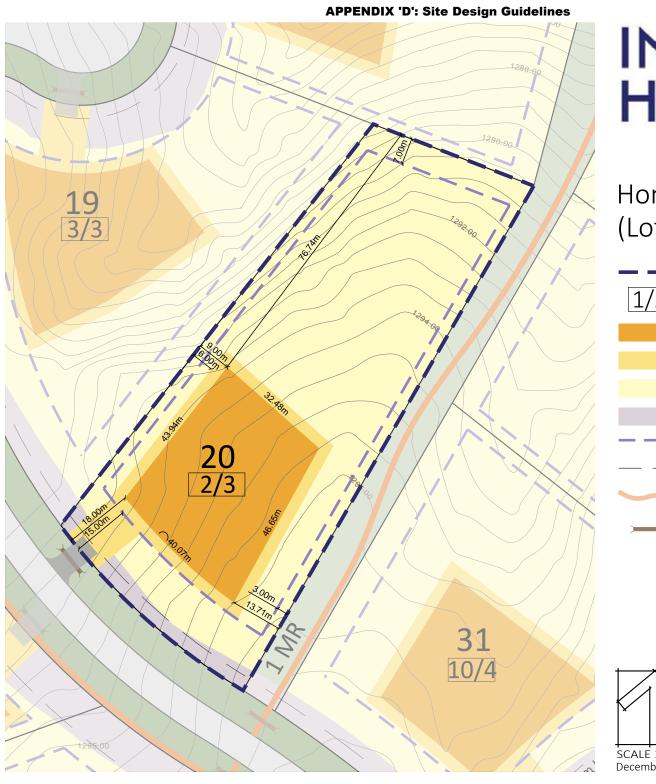


Culvert





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Home Site 20 (Lot 2, Block 3)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.41ac (17,728 sq ft)

Limit of Disturbance

Undisturbed Area

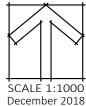
Limit of Backsloping from Road

Rockyview County Bylaw Setback

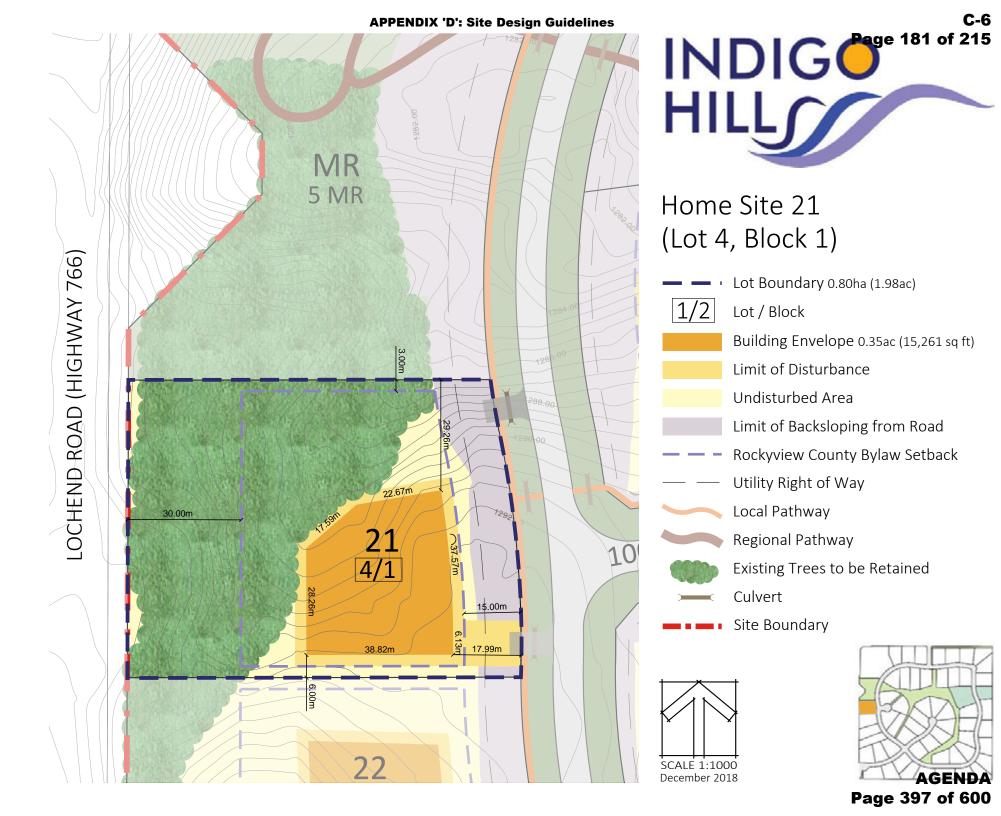
Utility Right of Way

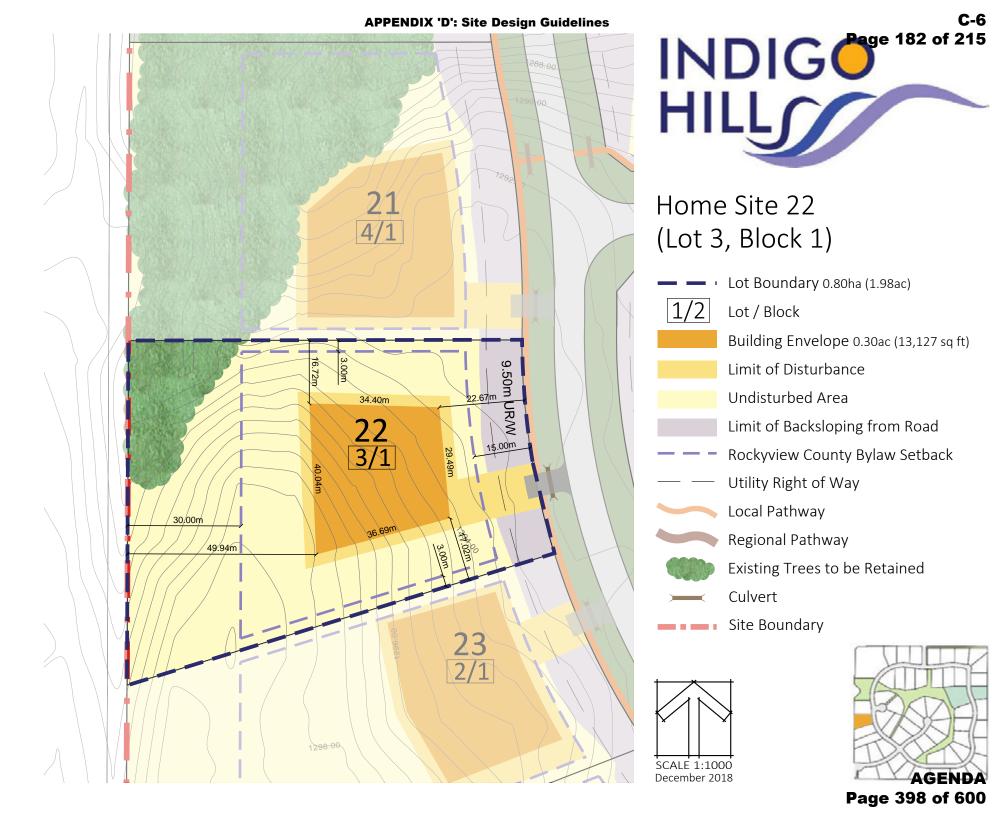
Local Pathway

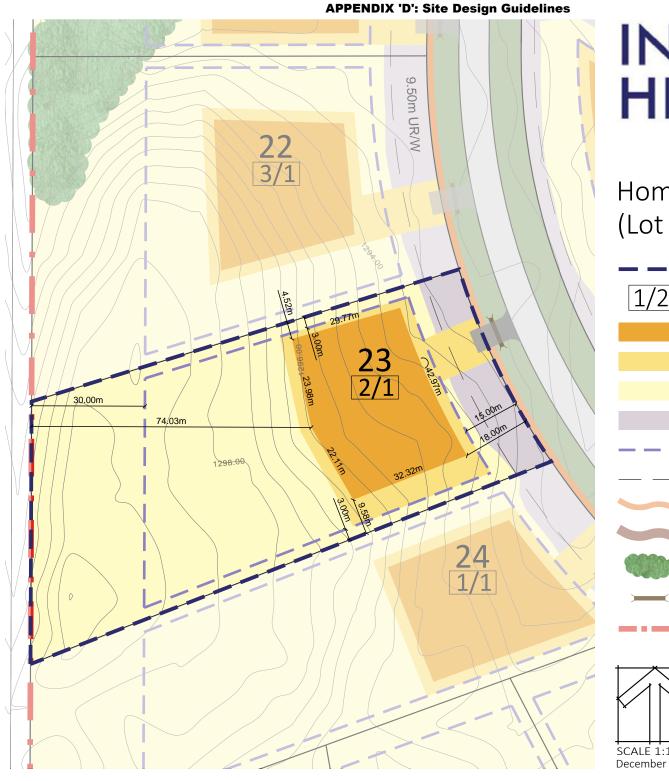
Culvert













Home Site 23 (Lot 2, Block 1)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.35ac (15,258 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

Rockyview County Bylaw Setback

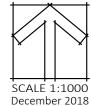
Utility Right of Way

Local Pathway

Regional Pathway

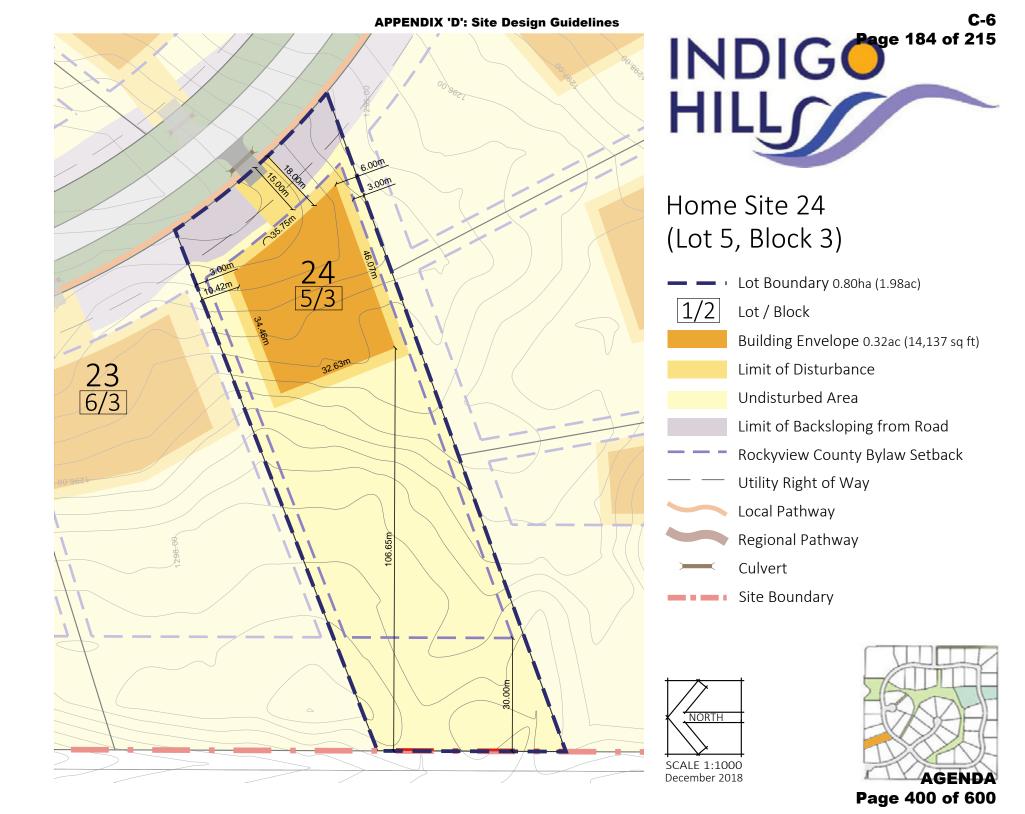
Existing Trees to be Retained

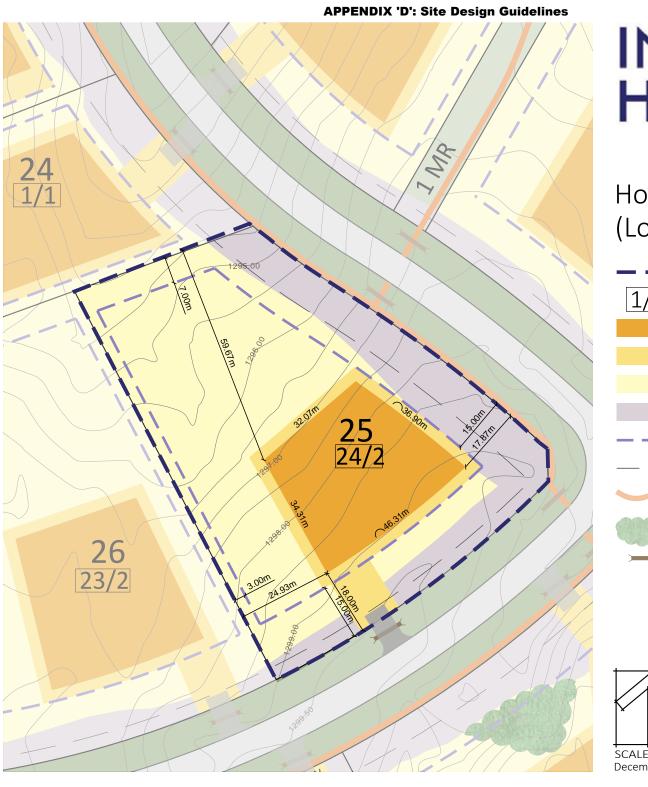
Culvert





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Home Site 25 (Lot 24, Block 2)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.35ac (15,168 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

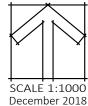
Rockyview County Bylaw Setback

Utility Right of Way

Local Pathway

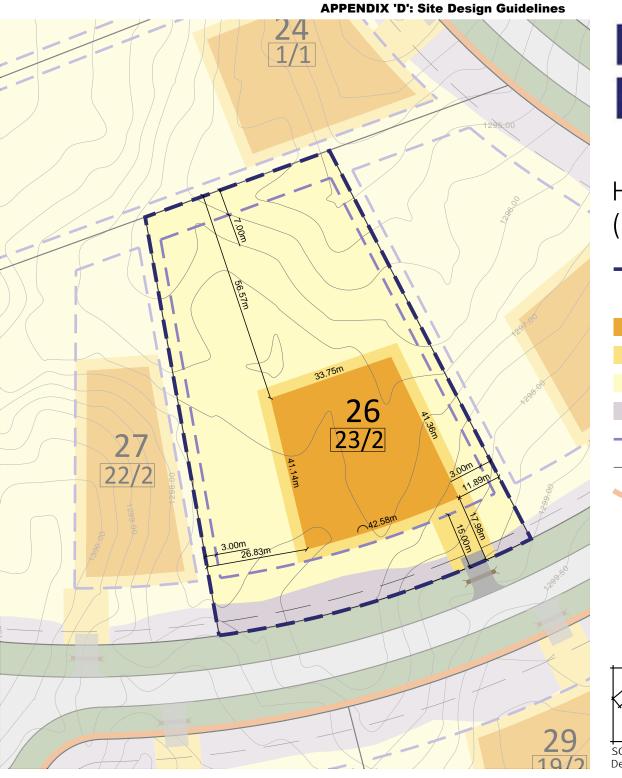
Existing Trees to be Retained

Culvert





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Home Site 26 (Lot 23, Block 2)

Lot Boundary 0.80ha (1.98ac)

|1/2| lot / Block

Building Envelope 0.40ac (17,109 sq ft)

Limit of Disturbance

Undisturbed Area

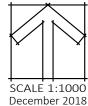
Limit of Backsloping from Road

— — Rockyview County Bylaw Setback

— Utility Right of Way

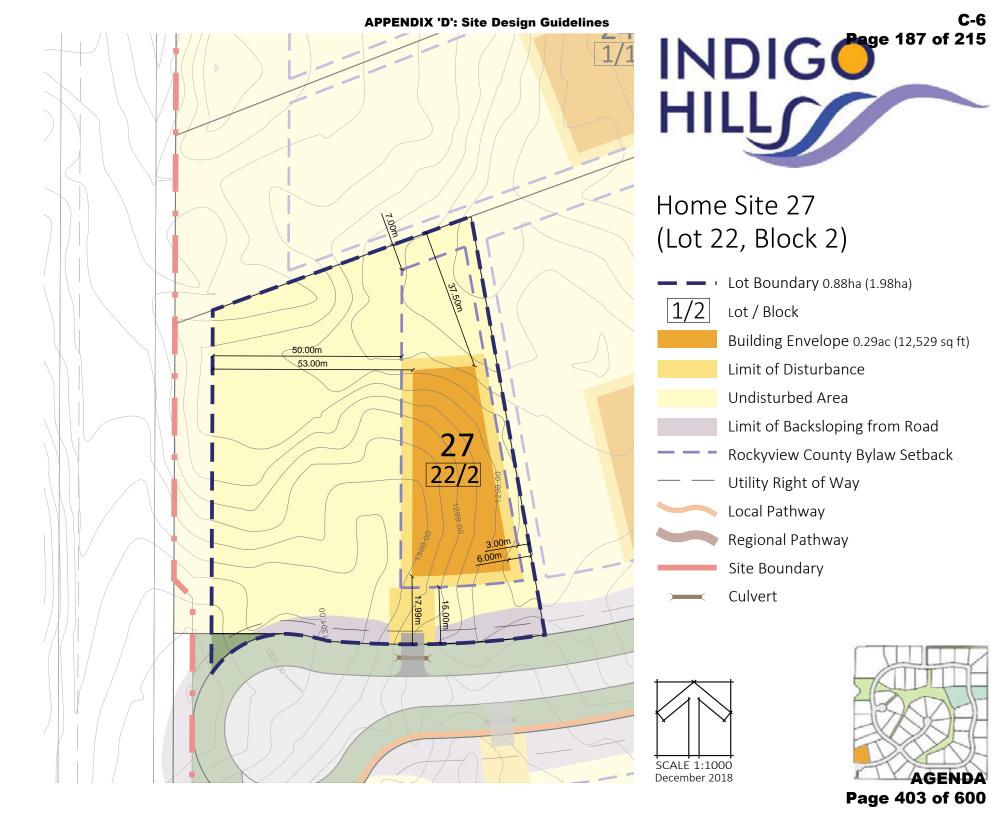
Local Pathway

Culvert

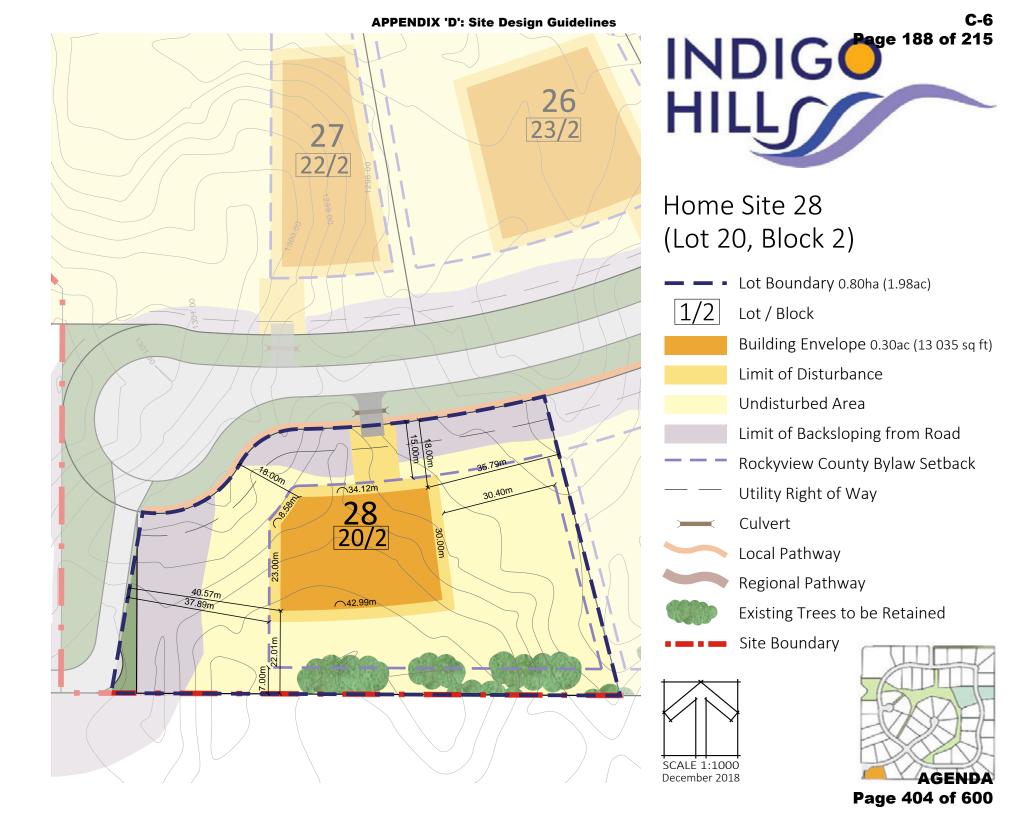


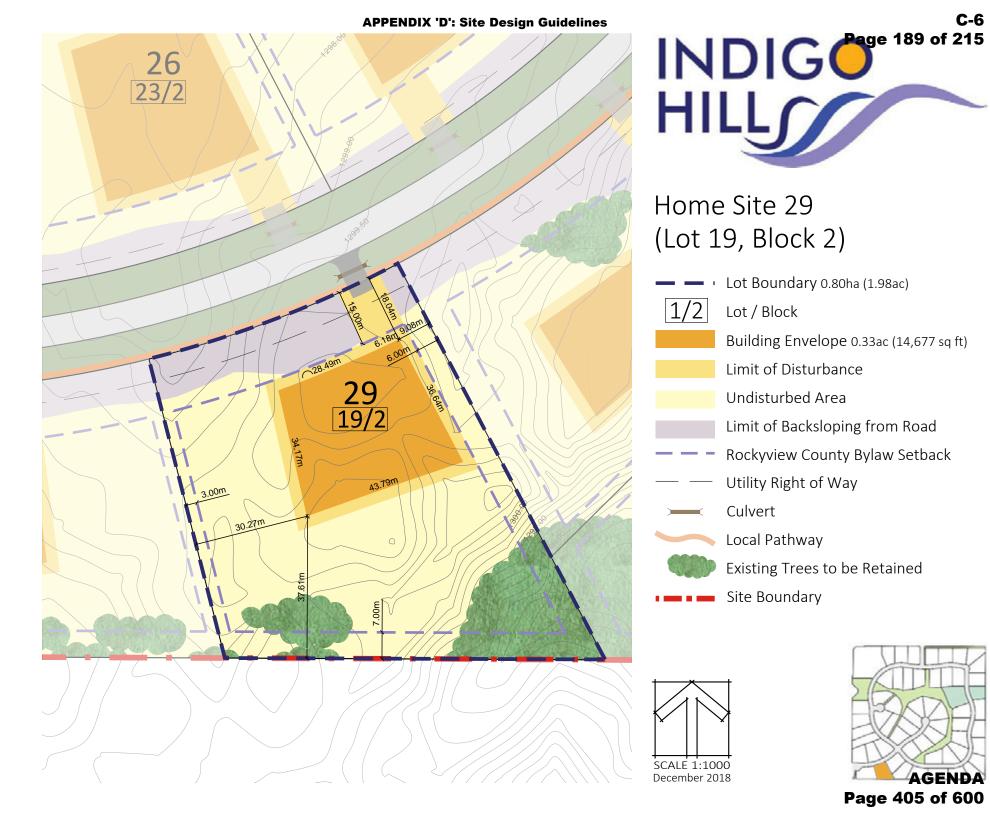


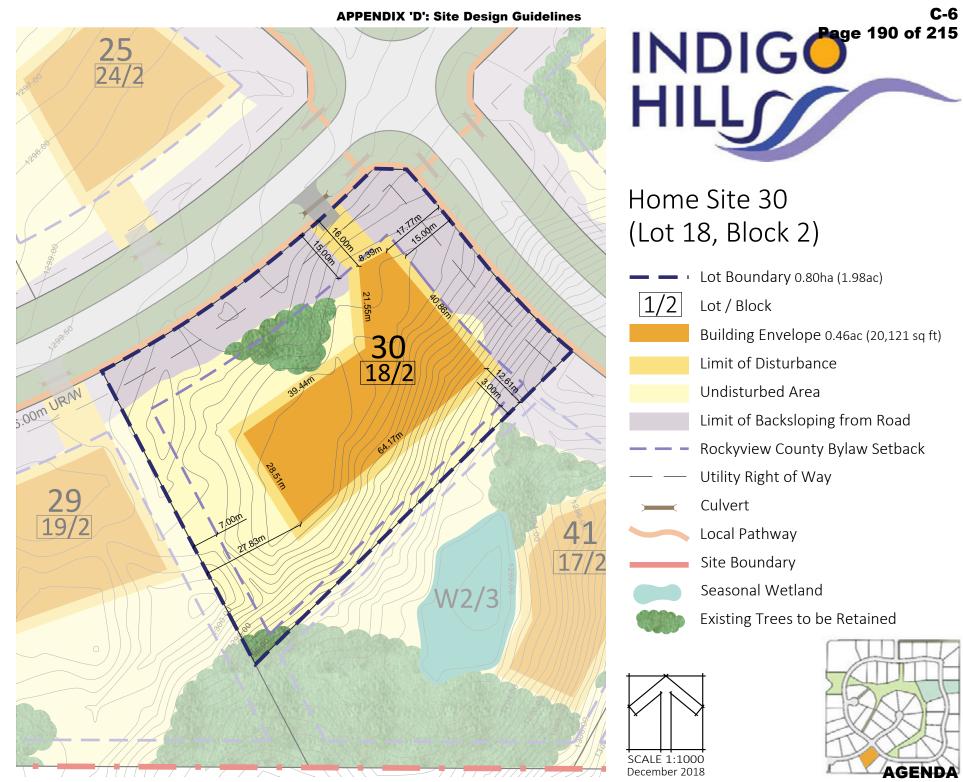
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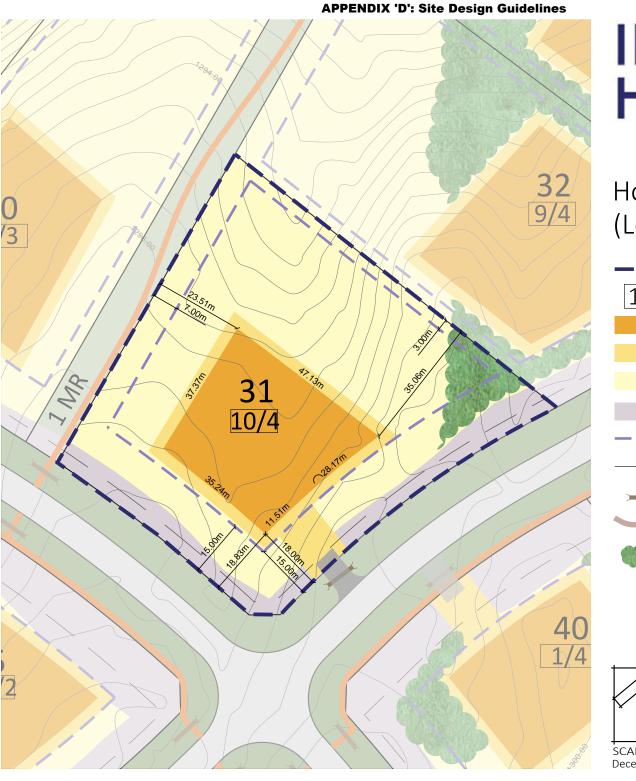
AGENDA







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Home Site 31 (Lot 10, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.38ac (16,569 sq ft)

Limit of Disturbance

Undisturbed Area

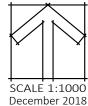
Limit of Backsloping from Road

Rockyview County Bylaw Setback

Utility Right of Way

Culvert

Local Pathway





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Home Site 32 (Lot 9, Block 4)

Lot Boundary 0.80ha (1.98ac)

|1/2| Lot / Block

Building Envelope 0.51ac (22,426 sq ft)

Limit of Disturbance

Limit of Backsloping from Road

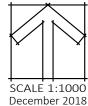
Undisturbed Area

— — — Rockyview County Bylaw Setback

— Utility Right of Way

Culvert

Local Pathway









Home Site 33 (Lot 8, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.53ac (20,056 sq ft)

Limit of Disturbance

Undisturbed Area

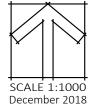
Limit of Backsloping from Road

Rockyview County Bylaw Setback

Utility Right of Way

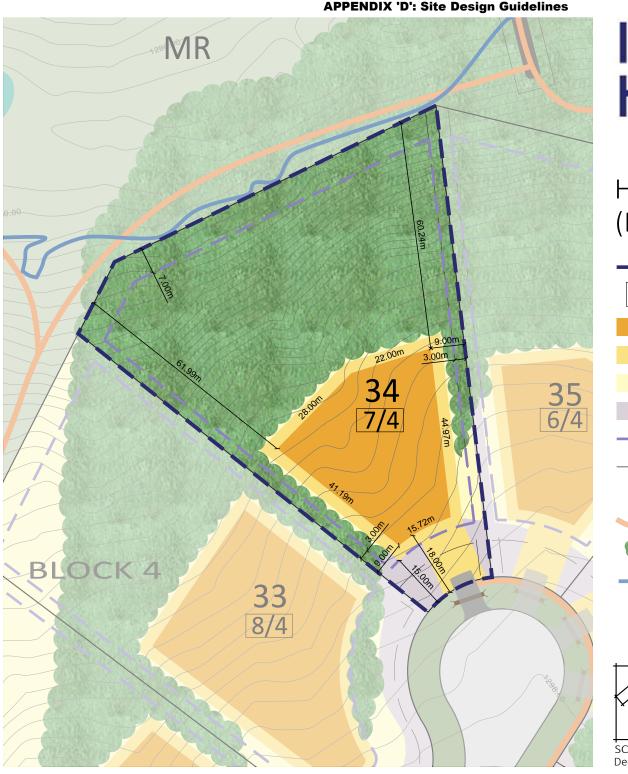
Culvert

Local Pathway





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Home Site 34 (Lot 7, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.35ac (15,209 sq ft)

Limit of Disturbance

Limit of Backsloping from Road

Undisturbed Area

Rockyview County Bylaw Setback

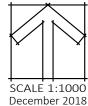
Utility Right of Way

Culvert

Local Pathway

Existing Trees to be Retained

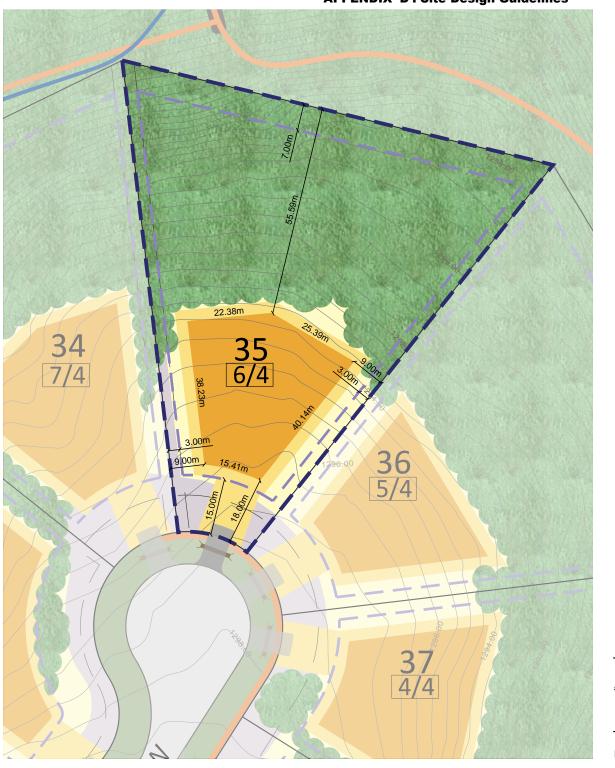
Dry Storm Pond - 1:100 Year Water Level





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APPENDIX 'D': Site Design Guidelines





Home Site 35 (Lot 6, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.31ac (13,553 sq ft)



Limit of Disturbance



Undisturbed Area



Limit of Backsloping from Road



Rockyview County Bylaw Setback



Utility Right of Way



Culvert



Local Pathway

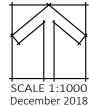


Existing Trees to be Retained





Dry Storm Pond - 1:100 Year Water Level





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APPENDIX 'D': Site Design Guidelines 1 MR 6/4 20 M



Home Site 36 (Lot 5, Block 4)

Lot Boundary 0.80ha (1.98ac)

|1/2| Lot / Block

Building Envelope 0.26ac (11,332 sq ft)

Limit of Disturbance

Limit of Backsloping from Road

Undisturbed Area

Public Utility Lot

— — Rockyview County Bylaw Setback

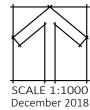
— Utility Right of Way

Culvert

Local Pathway

Existing Trees to be Retained

1:100 Year Water Level





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Home Site 37 (Lot 4, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.33ac (14,178 sq ft)

Limit of Disturbance

Undisturbed Area

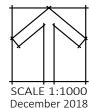
Limit of Backsloping from Road

Rockyview County Bylaw Setback

Utility Right of Way

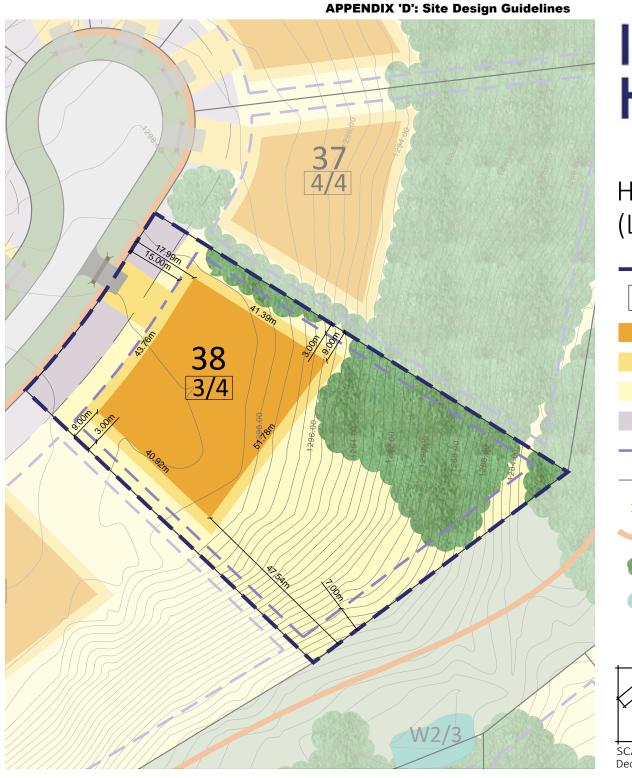
Culvert

Local Pathway





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Home Site 38 (Lot 3, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.48ac (20,731 sq ft)

Limit of Disturbance

Limit of Backsloping from Road

Undisturbed Area

Rockyview County Bylaw Setback

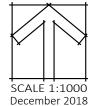
Utility Right of Way

Culvert

Local Pathway

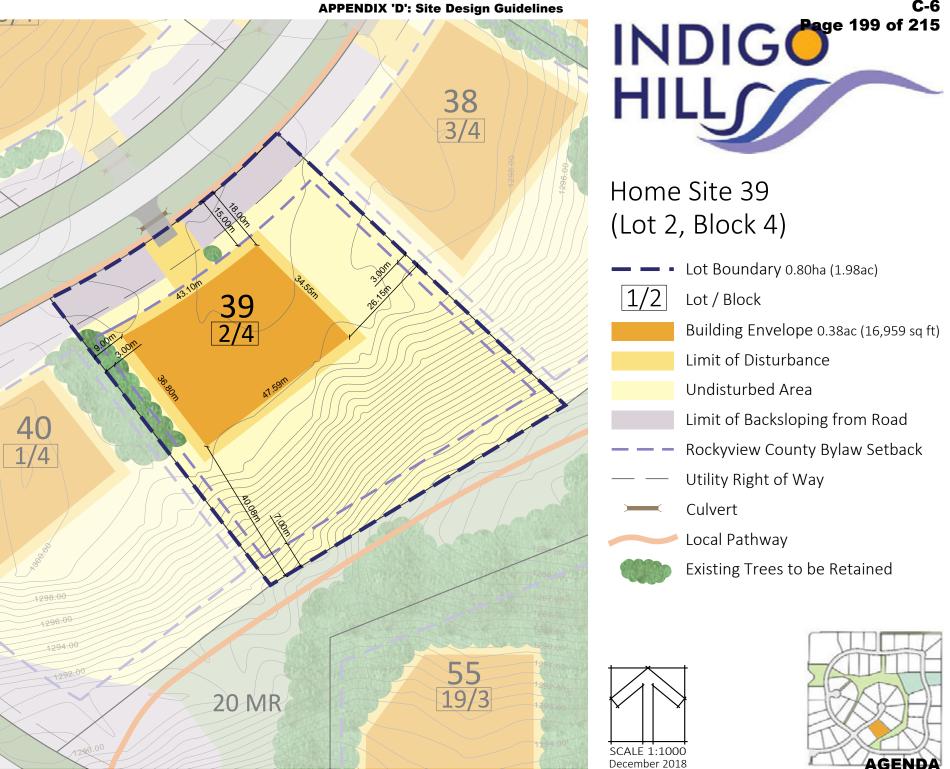
Existing Trees to be Retained

Seasonal Wetland





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Home Site 40 (Lot 1, Block 4)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.35ac (15,136 sq ft)

Limit of Disturbance

Undisturbed Area

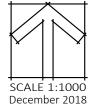
Limit of Backsloping from Road

Rockyview County Bylaw Setback

Utility Right of Way

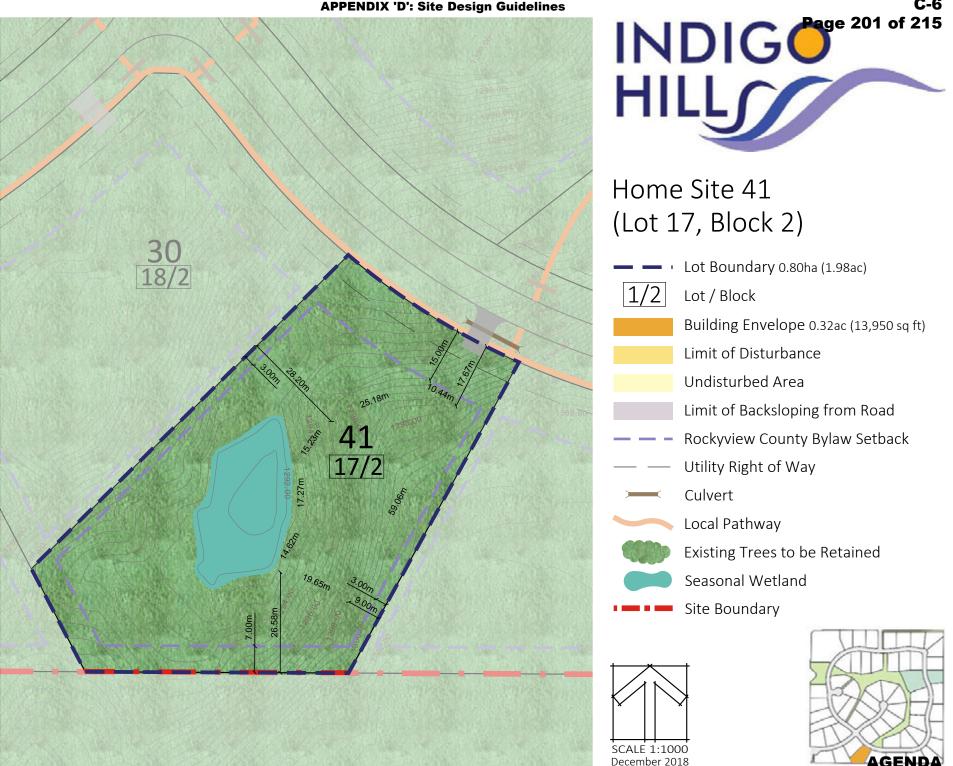
Culvert

Local Pathway



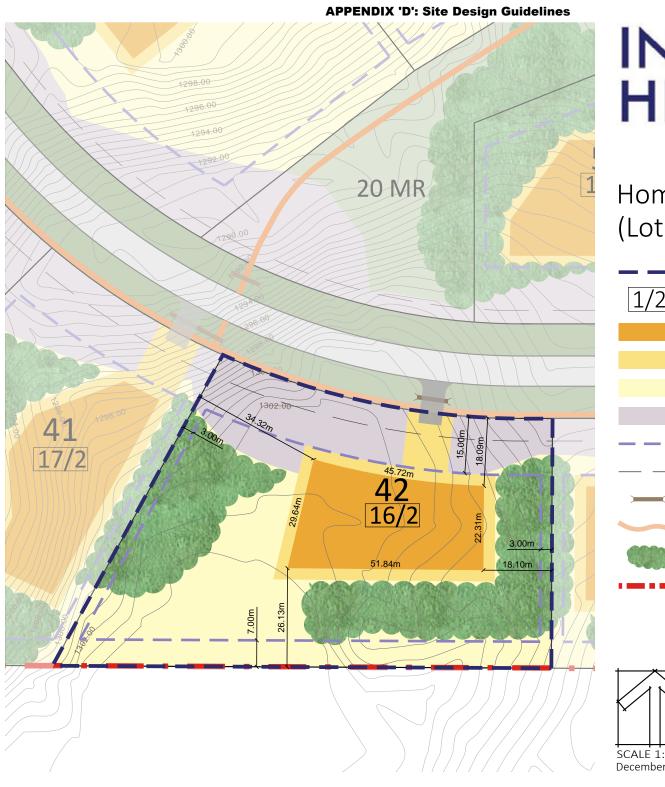


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Home Site 42 (Lot 16, Block 2)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.30ac (13,042sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

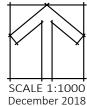
Rockyview County Bylaw Setback

Utility Right of Way

Culvert

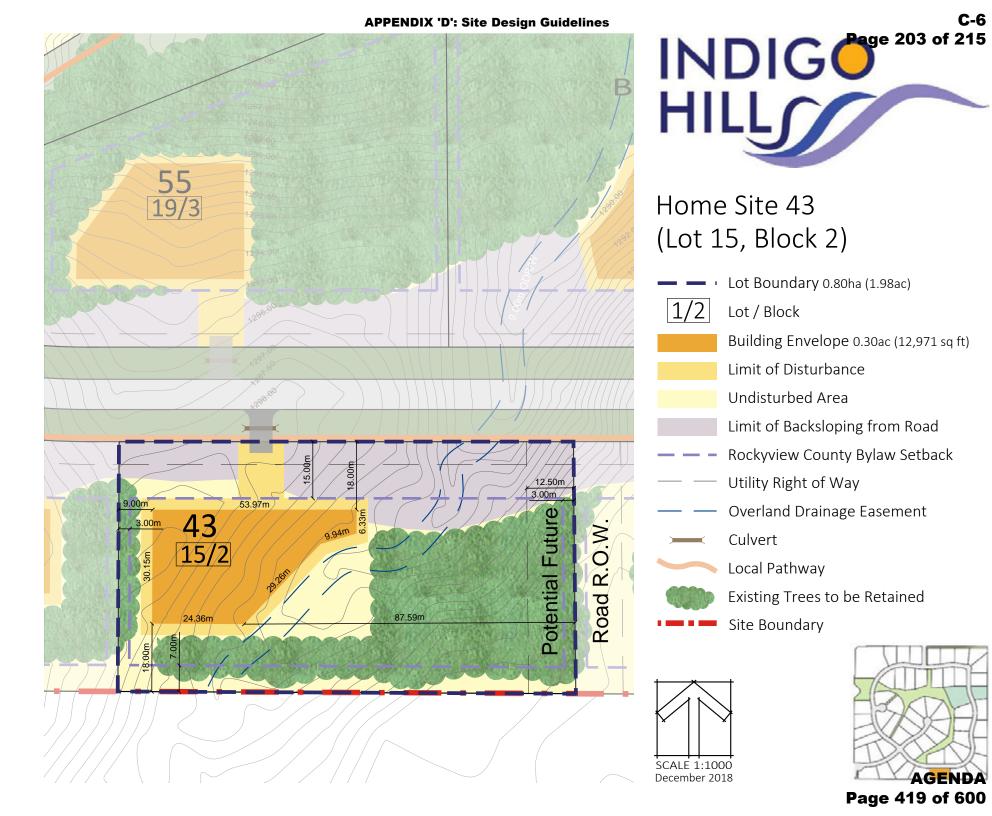
Local Pathway

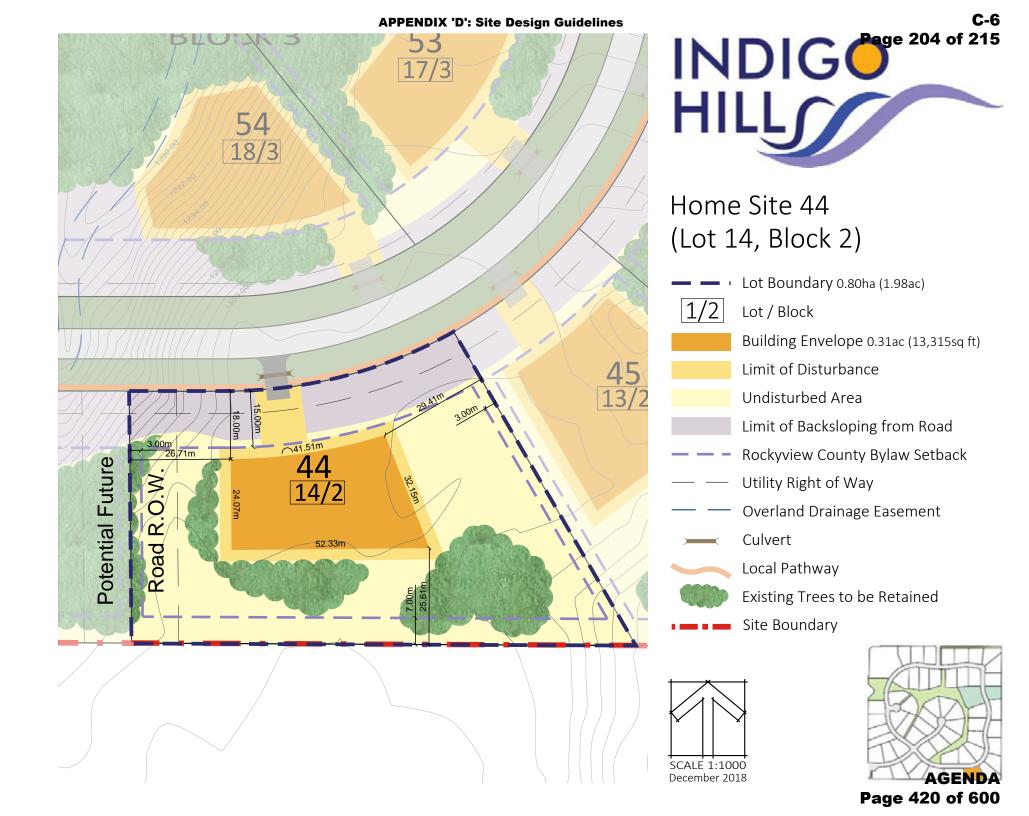
Existing Trees to be Retained

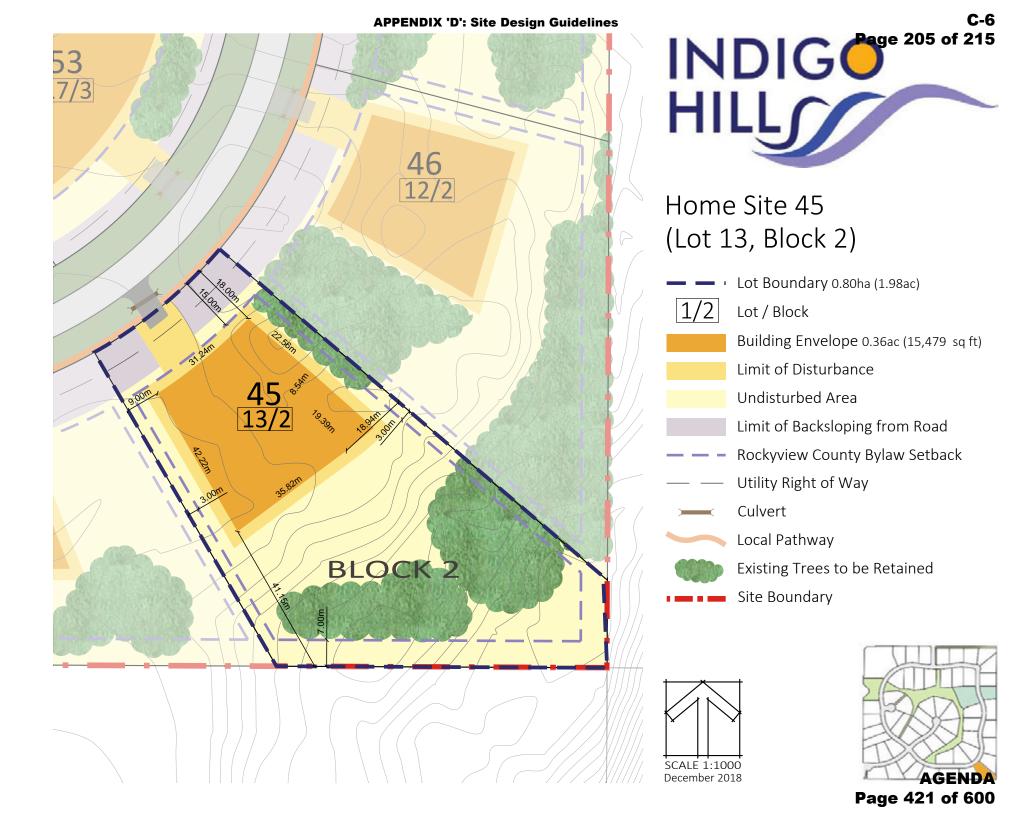


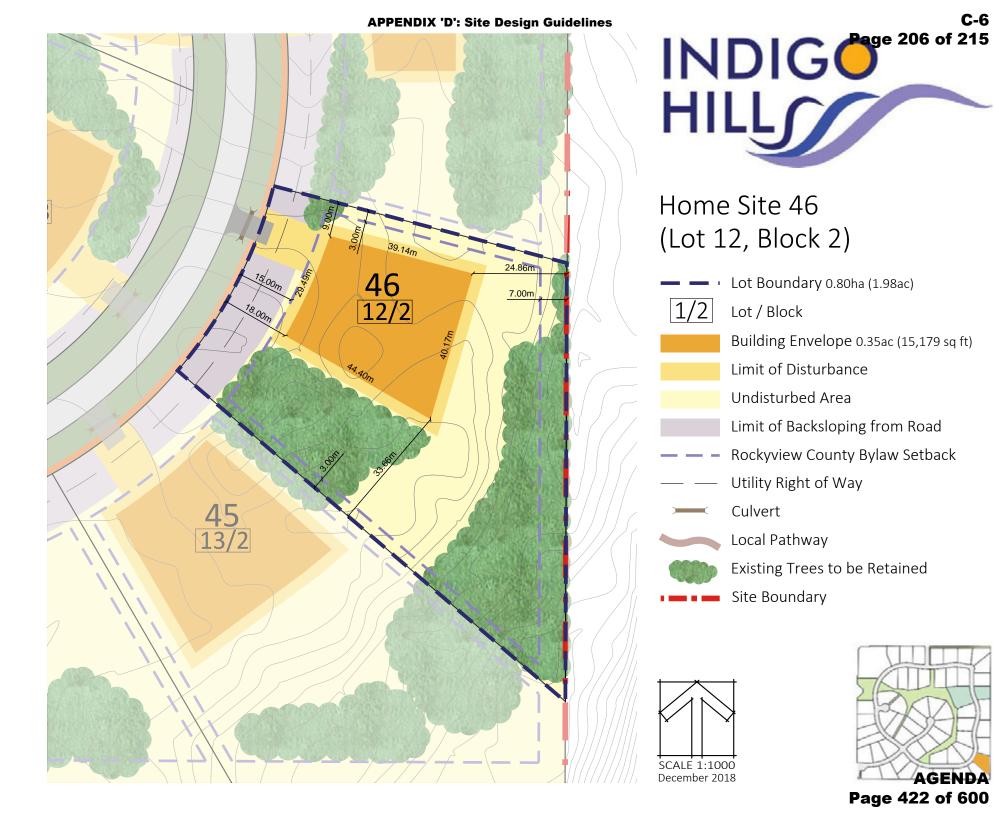


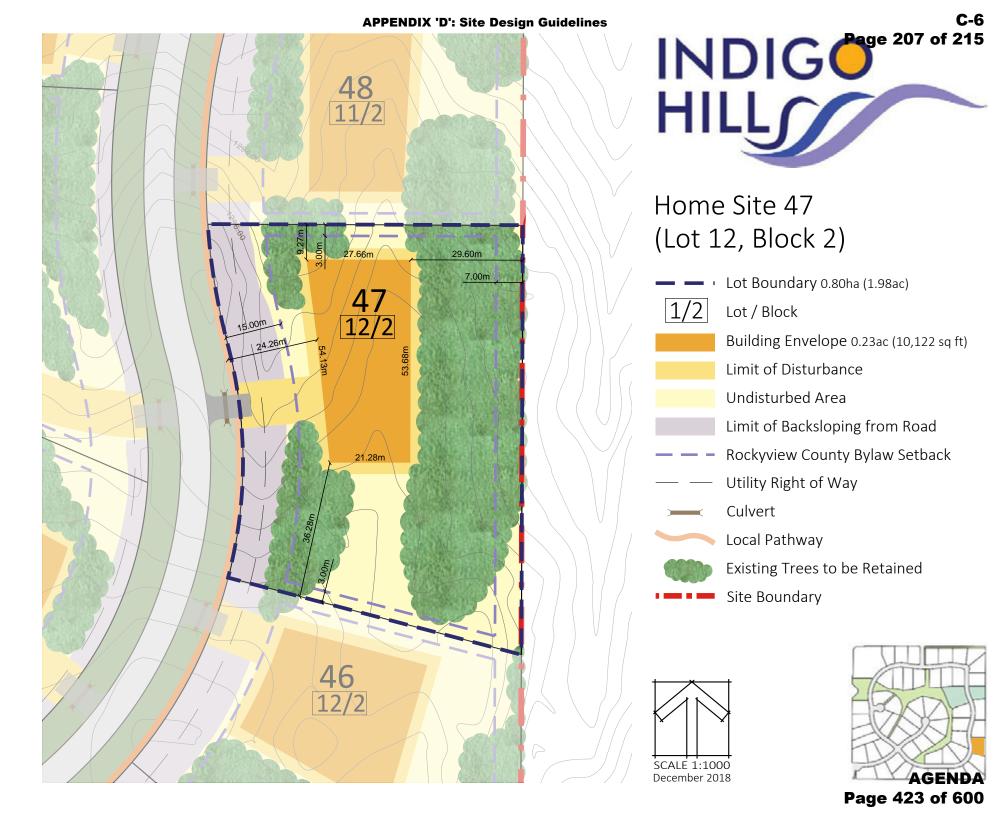
Page 418 of 600

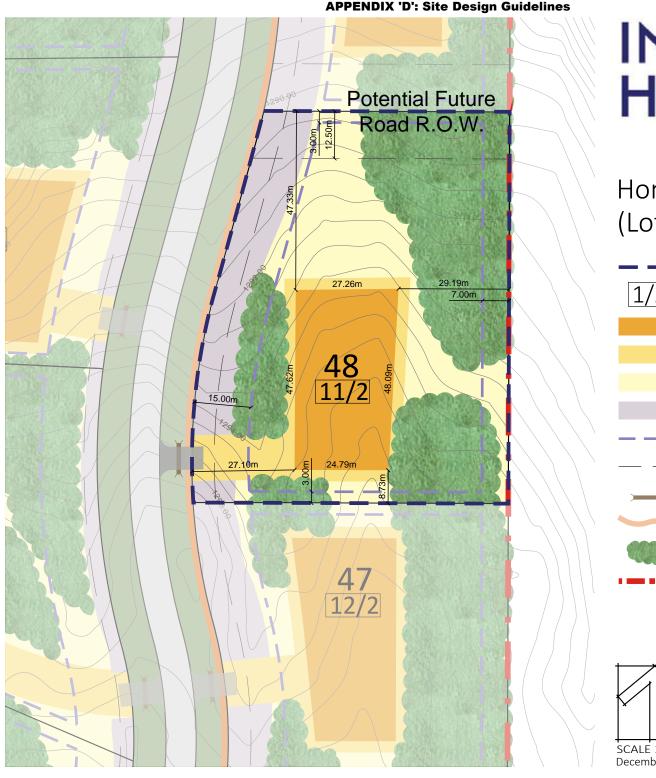














Home Site 48 (Lot 11, Block 2)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.31ac (13,409 sq ft)



Limit of Disturbance



Undisturbed Area



Limit of Backsloping from Road



Rockyview County Bylaw Setback

Utility Right of Way



Culvert

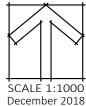


Local Pathway



Existing Trees to be Retained







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Home Site 49 (Lot 1, Block 2)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.26ac (11,498 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

Public Utility Lot

Rockyview County Bylaw Setback

Utility Right of Way

Culvert

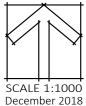
Local Pathway

Existing Trees to be Retained

Permanent Water for Fire Supression

Storm Pond Berm

Dry Storm Pond - 1:100 Year Water Level





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Home Site 50 (Lot 14, Block 3)

Lot Boundary 0.80ha (1.98ac)

1/2 Lot / Block

Building Envelope 0.40ac (17,292sq ft)

Limit of Disturbance

Limit of Backsloping from Road

Undisturbed Area

Public Utility Lot

Rockyview County Bylaw Setback

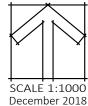
Utility Right of Way

Culvert

Local Pathway

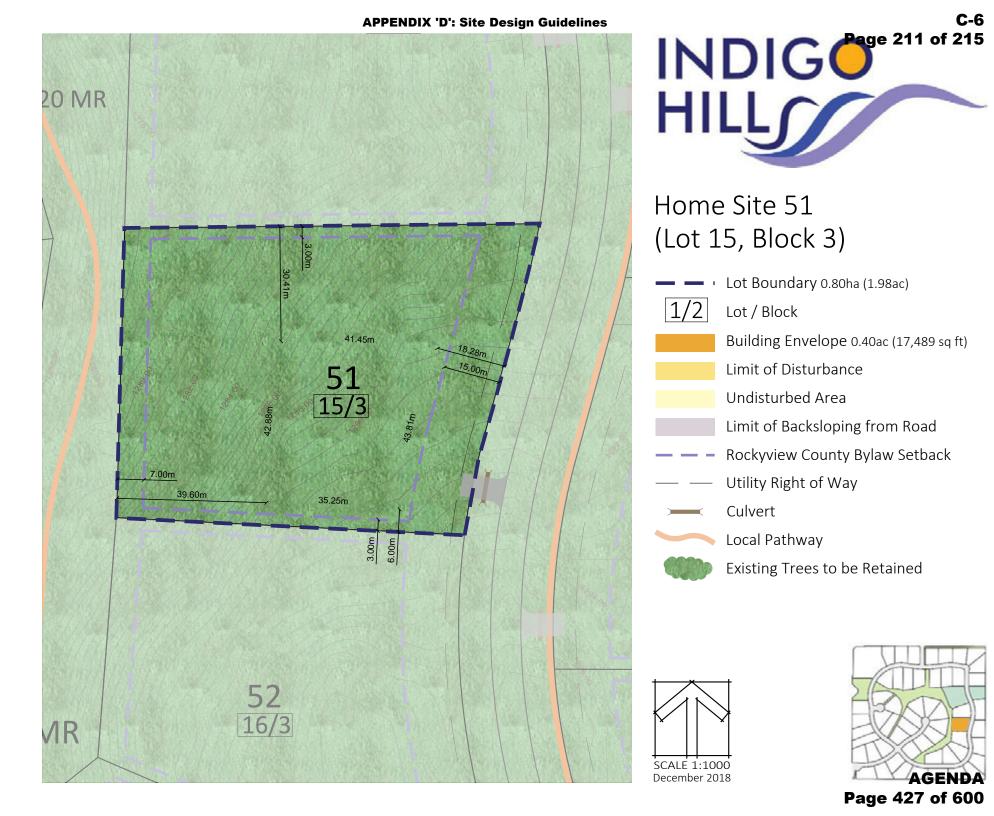
Existing Trees to be Retained

Dry Storm Pond - 1:100 Year Water Level





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APPENDIX 'D': Site Design Guidelines 51 15/3 BOULEVARD STIH ODIONI 24.55m 52 16/3

53



Home Site 52 (Lot 16, Block 3)

Lot

Lot Boundary 0.80ha (1.98ac)

1/2

Lot / Block

Building Envelope 0.29ac (12,580 sq ft)



Limit of Disturbance



Undisturbed Area



Limit of Backsloping from Road



Rockyview County Bylaw Setback



- Utility Right of Way



Overland Drainage Easement

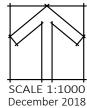


Culvert



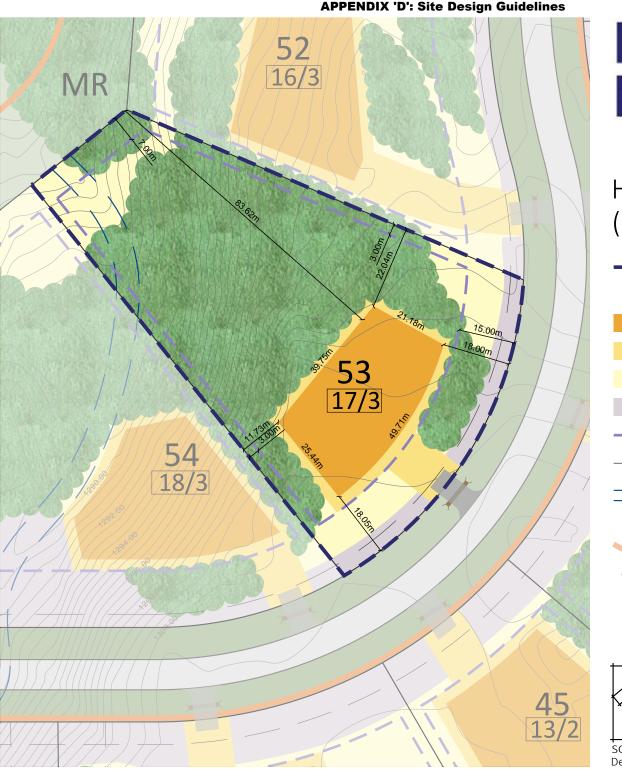
Local Pathway







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Home Site 53 (Lot 17, Block 3)

Lot Boundary 1.98ac (0.80ha)

 $\lfloor 1/2 \rfloor$ Lot / Block

Building Envelope 0.28ac (12,248 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

— — – Rockyview County Bylaw Setback

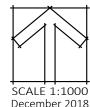
— Utility Right of Way

Overland Drainage Easement

— Culvert

Local Pathway

Trees to be Retained





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Home Site 54 (Lot 18, Block 3)

Lot Boundary 0.80ha (1.98ac)

Lot / Block

Building Envelope 0.38ac (16,591 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

Rockyview County Bylaw Setback

Utility Right of Way

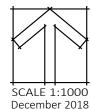
Overland Drainage Easement

Culvert

Local Pathway

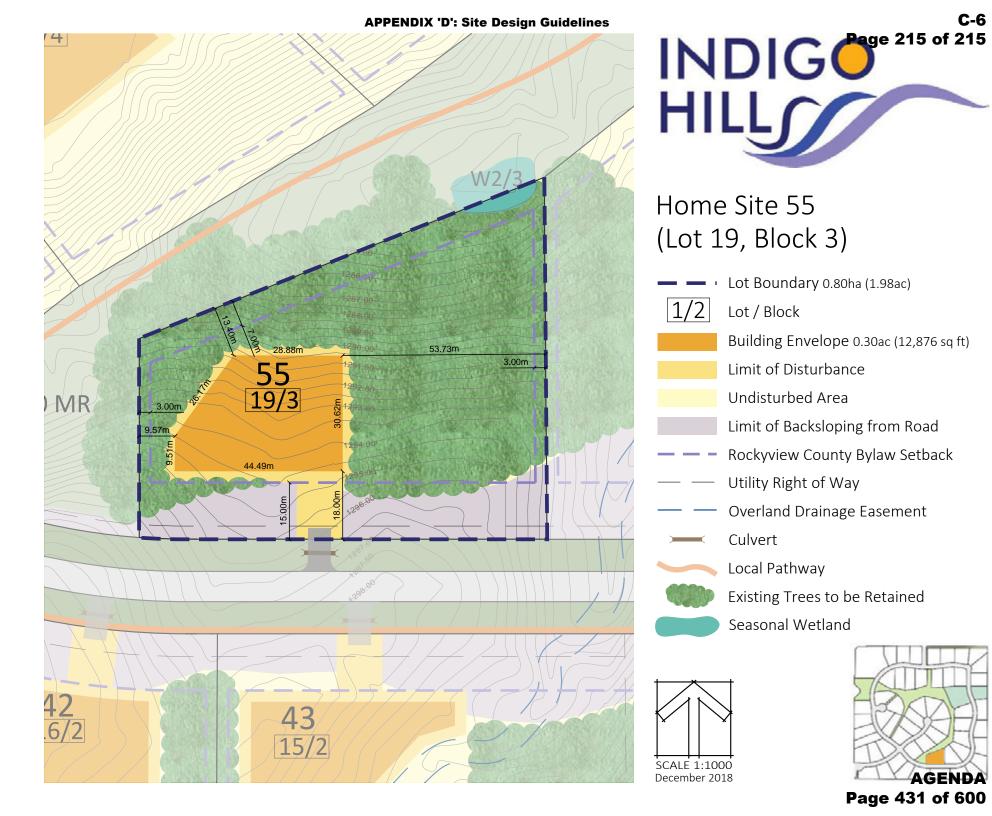
Existing Trees to be Retained

Seasonal Wetland





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PLANNING & DEVELOPMENT SERVICES

TO: Council

DATE: February 12, 2019 **DIVISION:** 8

TIME: Afternoon Appointment

FILE: 06711002/030 **APPLICATION**: PL20170035

SUBJECT: Redesignation Item – Ranch and Farm* District to Residential One District

Note: This application should be considered in conjunction with PL20170033/34: Indigo Hills Conceptual Scheme Application, and Bearspaw Area Structure Plan Amendment

Application

¹POLICY DIRECTION:

The application was evaluated with the policies of the County Plan and the Bearspaw Area Structure Plan (BASP), and was found to be compliant:

- The proposal is consistent with the policies of the County Plan;
- The proposal is consistent with both the overall intent and the Country Residential policies in section 8.0 of the BASP:
- The proposal is consistent with the phasing policy 8.1.8 of the BASP;
- The proposal meets the requirements for conceptual scheme submissions as outlined in policy 8.1.9 8.1.15 of the BASP;
- The proposal is consistent with the associated conceptual scheme application; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible; detailed design would be provided and implemented at the future subdivision stage.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm* District to Residential One District, in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than \pm 0.80 hectares (\pm 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing. The Indigo Hills Conceptual Scheme (PL20170033) was submitted in conjunction with this application, in accordance with the policies of the Bearspaw Area Structure Plan (BASP).

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

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: March 3, 2017 **DATE DEEMED COMPLETE:** October 16, 2018

PROPOSAL: To redesignate the subject lands from Ranch and Farm*

District to Residential One District, in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than \pm 0.80 hectares (\pm 1.98 acres) in size,

Paul Simon & Gurbir Nijjar, Planning & Development Services

¹ Administration Resources



three (3) Public Utility Lots, together with open space and

utility servicing within the NW-11-26-03-W05M.

LEGAL DESCRIPTION: NW-11-26-03-W05M

GENERAL LOCATION: Located at the southeast junction of Township Road 262

and Secondary Highway 766.

APPLICANT: IBI Group

OWNERS: 1986766 Alberta Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm* District **PROPOSED LAND USE DESIGNATION:** Residential One District

GROSS AREA: \pm 63.15 hectares (\pm 156.04 acres)

SOILS (C.L.I. from A.R.C.): 3C 4T 6T – Moderate to severe limitations due to climate

and adverse topography. Production not feasible due to

adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was originally circulated between March 22, 2017, and April 12, 2017, to 88 landowners in the area, from whom 12 letters in opposition and one (1) letter in support were received in response. Between June 20, 2018, and July 23, 2018, the application was re-circulated to 383 landowners in the area, as per Policy 327 (Effective January 1, 2018; see note below), and 20 letters in opposition and one (1) letter in support were received in response. For the Public Hearing notification, 21 letters in opposition were received, including two letters in opposition from the same address, and 13 of letters of opposition from residents who responded to the first two landowner circulations, resulting in duplicated or triplicated responses in some cases. All combined, 53 letters in opposition and two (2) letters in support from 42 addresses were received. All responses are attached to Appendix 'D' within this report.

 Note: There is a difference between the number of landowners circulated on the original circulation and the re-circulation due to Council adoption of Policy C-327, the Circulation and Notification Standards, which came into effect January 1, 2018.

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

HISTORY:

June 14, 2018 Application PL20170033/34/35 was revised: to adopt the Indigo Hills Conceptual

Scheme and redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R-1) in order to facilitate the creation of fifty-five (55) single-detached homes on lots no less than \pm 0.80 hectares (\pm 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.

March 3, 2017 Application PL20170033/34/35 was received: to adopt the Indigo Hills

Conceptual Scheme and redesignate the subject lands from Ranch and Farm District to Residential Conservation District in order to facilitate the creation of eighty (80) single-detached homes on lots ranging from \pm 0.416 hectares (\pm 1.03 acres) to \pm 0.623 hectares (\pm 1.54 acres) in size, including amendments to the Land Use Bylaw to allow for Accessory Dwelling Units as a listed use.

April 9, 2013 Planning application 2012-RV-087, to adopt the Lochend Corners Conceptual

Scheme to provide a policy framework to guide future redesignation, subdivision



and development proposals within the NW-11-26-3-W5M and the SW-14-26-3-W5M, was refused by Council.

 This application was to create 278-286 residential parcels ranging in size from 0.30 acres – 2.0 acres, with a commercial component on approximately ± 128.27 hectares (± 316.96 acres).

June 20, 2000

Plan 0011554 was registered, creating a \pm 16.08 ha (\pm 39.75 ac) with a \pm 47.06 ha (\pm 116.29 ac) remainder.

BACKGROUND:

The lands are currently undeveloped with no existing buildings or structures on site. The property fronts Township Road 262 to the north, and Highway 766 (Lochend Road) to the west. A new internal subdivision road would service the proposed 55 lots. The subject lands are located within an area of the county that is primarily country residential to the west, and agricultural to the north, east, and south. The Silverhorn Residential development is located immediately northeast of the subject lands.

This report focuses primarily on compatibility with the relevant statutory plans, while the associated conceptual scheme report focuses on the technical aspects of the proposal, including all development related considerations. As directed by the BASP, the conceptual scheme provides for a comprehensive overview of the proposed development, addressing matters such as transportation, servicing, storm water, reserves, and development on adjacent lands.

Potable water is proposed to be supplied to the new lots by Rocky View Water Co-op, and the Applicant has demonstrated that capacity is available for the lots. With respect to wastewater, the Applicant proposes to use a communal wastewater collection system to convey flows to an Orenco treatment system, which would dispose treated effluent to a treatment field. This is a similar system to the nearby Silverhorn development. The Applicant explored the option of tying in to this existing system, but determined that it would not be feasible, as the existing plant and treatment field is sized to service only the Silverhorn development. As the proposal is to create lots less than four acres in size and would exceed the density of 60 existing/proposed lots within a 600m radius of the subject lands, the use of a decentralized wastewater treatment facility would be consistent with the requirements of the County's Servicing Policy 449.

The Applicant also addressed storm water issues, submitting a Storm Water Management Plan, and committing to providing further storm water management details at the future subdivision stage. The concept consists of the use of four linear ponds near the north end of the site to accept and attenuate storm water flows from the proposed development. The ponds are intended to manage storm water through a combination of evaporation and infiltration, managing storm water on site for a 1:100 year rainfall event.

POLICY ANALYSIS:

County Plan (Bylaw C-7280-2013)

Policy 10.1 states that Development within Bearspaw shall conform to the relevant area structure plan. The subject lands are located within the BASP, which is identified on Map 1 of the County Plan as a Country Residential (Area Structure Plan) area. The BASP provides a detailed policy framework to guide land use.



Bearspaw Area Structure Plan (Bylaw C-4129-1993)

Section 8 of the BASP addresses County Residential Development and phasing:

8.1 COUNTRY RESIDENTIAL

General Land Use

- 8.1.1 Country residential land uses may be considered appropriate within the Plan Area subject to the provisions of this Plan.
 - The application contemplates a country residential land use, being the Residential One district.
- 8.1.2 Figure 7 identifies areas within the Plan Area generally considered appropriate for country residential land uses.
 - The subject lands are identified in Map 7 as appropriate for country residential land uses.
- 8.1.3 Applications for redesignation that propose country residential land uses should be considered pursuant to the provisions of Figure 7 and attendant Plan policies.
 - The proposal was assessed in accordance with Figure 7 and the attendant Plan policies.
- 8.1.6 Pursuant to Policy 8.1.5, when considering the appropriateness of a plan amendment, the Municipality may require the proponent to submit in support of the amendment, a Concept Plan and/or other studies deemed appropriate by the Municipality.
 - The Applicant submitted a Concept Plan to support the proposed land use amendment.
- 8.1.7 The Land Use By-law shall establish Land Use Districts that will accommodate the range of country residential land uses contemplated by this Plan; and should establish rules and regulations for each Land Use District including, but not limited to:
 - a) permitted and discretionary uses:
 - b) general rules and regulations for country residential development;
 - c) any other matter the Municipality deems necessary.
 - The proposed Residential One District establishes the permitted and discretionary uses and general rules and regulations for country residential development. The accompanying Conceptual Scheme also includes rules governing future land use planning for the subject lands.

Phasing

- 8.1.8 Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.
 - The lands are identified as Priority Area 3 in Map 8. Given the existing
 development context of the Bearspaw Community, in conjunction with the date
 that this phasing strategy was set, the lands are suitable for the proposed
 development in accordance with these priorities.



Concept Plans

- 8.1.9 Figure 3 identifies lands within the Plan Area where the preparation of Concept Plans is required prior to the redesignation of these lands for country residential land use.
 - Figure 3 identifies the lands as Development Priority areas 2 & 3, which require
 a concept plan. In support of this redesignation application, the Applicant
 prepared a Concept Plan (PL20170033) that would guide future subdivision and
 development.
- 8.1.14 Concept Plans contemplated by this Plan shall contain:
 - a) a description of all lands contained within the Concept Plan Area;
 - b) the proposed uses of lands within the Concept Plan Area;
 - c) proposed parcel size and density for the Concept Plan Area;
 - d) the proposed internal road hierarchy;
 - e) a servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;
 - f) any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area;
 - g) any other matters deemed appropriate by the Municipality.
 - The Conceptual Scheme submitted addresses the above noted matters. These are detailed in the corresponding staff report (PL20170033).
- 8.1.15 In addition to the requirements of Policy 8.1.14, and in support of any amendment to this plan, the Municipality may require the proponent of the Concept Plan to provide sufficient detail, verification of the suitability of the Concept Plan Area for the uses proposed including the following to the satisfaction of Council:
 - a) an evaluation of any on-site hazard(s);
 - b) an evaluation of on-site geotechnical features;
 - c) an evaluation on on-site environmental conditions;
 - d) an environmental audit of lands within the Concept Plan Area;
 - e) an evaluation of any on-site hydrological conditions;
 - f) an evaluation of proposed servicing;
 - g) a Traffic Impact Analysis;
 - h) any other matter deemed necessary by the Municipality.
 - The Applicant submitted a preliminary Geotechnical Evaluation, a Soil Infiltration Testing memo, Traffic Impact Assessment and memo, a preliminary Waste Water Feasibility Report, a Storm Water Management Report, a Phase I Environmental Site Assessment and memo, a Biophysical Impact Assessment and memo, as well as a Historic Resource Impact Assessment, in support of the application. At this time, Administration has not determined any other supporting documentation to be required in accordance with Policy 8.1.15.
- 8.1.20 Within the country residential areas identified in Figure 7, the minimum parcel size should not be less than four (4) acres.
- 8.1.21 Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan.



- The Applicant prepared a Concept Plan (PL20170033) to support the proposed 0.80 hectare (1.98 acre) parcel sizes.
- 8.1.24 Where a tentative plan of subdivision proposes a dead end cul-de-sac, the design and length of the cul-de-sac should sufficiently accommodate emergency vehicle access, or alternate provisions for emergency vehicle access shall be provided.
 - The proposed dead end cul-de-sac accommodates emergency vehicle access.

The proposed Conceptual Scheme meets the relevant policies of the BASP and is consistent with the intentions of the land use amendment. The Conceptual Scheme further addresses land use, utility servicing, access, environmental/biophysical considerations, and storm water management. The proposed redesignation meets the relevant objectives of the BASP for country residential development.

PROPOSED AMENDMENT TO BYLAW:

As per the Land Use Bylaw, the purpose and intent of the Residential One District is to provide for a residential use on a small parcel of land that does not accommodate agriculture, general. The Residential One District is the appropriate district for the intended parcel sizes and further development controls would be governed through the associated conceptual scheme.

CONCLUSION:

OPTIONS:

PS/rp

The lands are located within an area identified by the County Plan as suitable for Country Residential Development, that being the Bearspaw Area Structure Plan, and the application was evaluated in accordance with those plans. Administration determined that the proposal is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subsequent subdivision stage. Administration has determined that the application meets policy.

Option #1: Motion #1 THAT Bylaw C-7850-2018 be given first reading. Motion #2 THAT Bylaw C-7850-2018 be given second reading. Motion #3 THAT Bylaw C-7850-2018 be considered for third reading. Motion #4 THAT Bylaw C-7850-2018 be given third and final reading. Option #2: THAT application PL20170035 be refused. Respectfully submitted, Concurrence, "Sherry Baers" "Al Hoggan" **Executive Director** County Manager Community Development Services



APPENDICES:

APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7850-2018 and Schedule 'A'
APPENDIX 'C': Map Set

APPENDIX 'D': Landowner comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS	
School Authority		
Rocky View Schools	No objection to this circulation.	
Calgary Catholic School District	Please note that Calgary Catholic School District has no objection to the above noted circulation (PL20170033 34 35). It noted that Municipal Reserve is still outstanding as a portion of the parent parcel.	
Province of Alberta		
Alberta Environment	No comments received.	
Alberta Culture and Community Spirit (Historical Resources)	The Applicant must obtain Historical Resources Act approval prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca	
	For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development Historical Resources Act Compliance.	
Alberta Transportation	Thank-you for providing a copy of the above noted traffic impact assessment. Alberta Transportation has reviewed and accepted the conclusions presented within the TIA and recommends that prior to full build-out of the Indio Hills subdivision, that the following improvements be in place:	
	 Type III intersection treatment on Highway 766 at Township Road 262 Type II intersection treatment on Highway 766 as Badger Road (south site access) Signalization and full illumination at Highway 1A and Highway 766 intersection. 	
	Alberta Transportation has a construction project on Highway 766 presently scheduled for the 2018 construction season, wherein the two intersection upgrades on Highway 766 will be included within this construction. As such, the remaining improvement would be the intersection of Highway 1A and Highway 766, which is to be completed at no cost to Alberta Transportation as a condition of subdivision approval. It may be possible to stage the improvements to this intersection to reflect the anticipated phased approvals of the subdivision.	
Alberta Energy Regulator	No comments received.	



AGENCY	COMMENTS		
Alberta Health Services	 The application indicates that the Rocky View Water Co-op has been contacted to confirm that it has available capacity to provide potable water service to this development. AHS supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water systems wherever possible. AHS would appreciate being notified if Rocky View Water Co-op is not able to accommodate this proposal. According to the proposal, wastewater will be managed on site using a communal system that is approved and licensed by Alberta Environment and Parks. Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates, No person shall create, commit, or maintain a nuisance. A person who creates, commits or maintains and condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance. 		
Public Utility			
ATCO Gas	ATCO Gas has no objections to the proposed.		
ATCO Pipelines	ATCO PIPELINES has no objection.		
AltaLink Management	No comments received.		
FortisAlberta	No comments received.		
Telus Communications	No objections to the above noted.		
TransAlta Utilities Ltd.	No comments received.		
Rocky View Water Co-op	We have received notification from IBI group of a proposed development by 1986766 Alberta Ltd. of 80 country residential lots at NW-11-26-3-W5M and Block 1, Plan 0011554 in the form of the "Indigo Hills Conceptual Scheme."		
	After reviewing this high level-planning document, Rocky View Water Co-op Ltd. confirms that there are existing water mains adjacent to the property, and that we have the capacity to supply this development.		
	The developer will be required to secure the required capacity based on design specifications and projected demand, and will be responsible for all required infrastructure to service the		

development.



COMMENTS

Other External Agencies

EnCana Corporation

No comments received.

City of Calgary

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. It is important to note that while a portion of the Bearspaw Area Structure Plan is located within the IDP Policy Area the development site of the proposed Conceptual Scheme and land use redesignation is not. The City of Calgary Administration offers the following comments for your consideration.

Calgary Transportation is interested in the timing of site development in relation to construction of intersection improvements at Highway 1A & Lochend Road. The Conceptual Scheme states that "Off-site intersection and roadway improvements will be detailed at the subdivision stage in coordination with Rocky View County and Alberta Transportation". We request that copies of related designs and studies submitted in conjunction with subdivision applications for this site be circulated.

The proposed development site is located in the internal drainage areas/non-contributing areas of the Nose Creek Watershed Water Management Plan (NCWP, 2008). The NCWP has an internal drainage areas policy in the 2008 Plan and has also updated the policy as of 2015/2016. Though the updated policy has not been officially integrated into the updated Plan yet, each jurisdiction did approve the policy and RVC has stated that they are implementing it. Recommendations for either policy interpretation are as follows:

Recommendation if following the Nose Creek Watershed Water Management Plan, 2008:

- The proposed development site is situated within the 'non-contributing areas/internal drainage areas' as is identified in Figure 6.1, Nose Creek Watershed Water Management Plan (NCWWMP) (2008). Stormwater in internal drainage areas must be managed appropriately to prevent downstream flooding and drainage issues. The NCWWMP states that direct drainage to West Nose Creek should not be allowed except during extreme events (see below for policy)
 - 1) NCWWMP, 2008: Internal Drainage Areas
 - 1. 4 a. Due to the importance of internal drainage to the hydrological regime (i.e. groundwater recharge and evapotranspiration) in the western



COMMENTS

portion of West Nose Creek, and the eastern portion of Nose Creek, (Figure 6.1, page 5), direct drainage should not be permitted to West Nose Creek, Nose Creek or an associated tributary. These areas should remain isolated from the effective watershed area. Existing wetland policies should be considered during stormwater management planning.

2) 4 b. For extreme events, where precipitation exceeds local infiltration capacity, runoff may be directed toward the Creeks via conveyance methods designed to promote retention and infiltration, provided that the Runoff Volume Control Target has been achieved.

Recommendation if following the Updated Internal Drainage Areas Policy, 2015 (attached):

- The proposed development site is situated within the 'non-contributing areas/internal drainage areas' as is identified in Figure 6.1, Nose Creek Watershed Water Management Plan (NCWWMP) (2008). Stormwater in internal drainage areas must be managed appropriately to prevent downstream flooding and drainage issues. The Internal Drainage Areas Policy (IDAP) applies to areas that are undeveloped and not serviced by stormwater infrastructure.
- Based on the IDAP stormwater target implementation timelines, the average runoff volume control target for the proposed development should be 26 mm and the maximum allowable unit area release rate should be 0.99 L/s/ha. According to the IDAP, stormwater from this site is still required to
- Additional studies to be undertaken with the Master Drainage Plan include:
 - Lake/Wetland Management Plan is required to provide guidance on expected water levels and operations of the ponds and wetlands (see Section 4.3, Nose Creek Internal Drainage Areas report) (attached)
 - Geotechnical and hydrogeological investigations (see Section 4.5, Nose Creek Internal Drainage Areas report)
 - 3) Environmental Assessments (see Section 4.6, Nose Creek Internal Drainage Areas report)
 - 4) Water balance modeling (see Section 4.7, Nose Creek Internal Drainage Areas report)



COMMENTS

 Nose Creek Watershed Internal Drainage Areas Policy Statement

1) POLICY STATEMENT

This Internal Drainage Areas policy statement applies to undeveloped areas that are currently not serviced by stormwater infrastructure. The policy statement has been developed to clarify the required runoff volume control targets and maximum allowable unit area release rates in internal drainage areas at a time when development occurs. These requirements allow a discharge to Nose Creek and West Nose Creek during prolonged rainfall or snow melt events and thus minimize the need for evaporation ponds in these areas [...] Prior to commencing the preparation of Master Drainage Plans for proposed development within the internal drainage areas, a Lake or Wetland Management Plan shall be prepared to provide guidance on the expected water levels and operation of the ponds, lakes or wetlands that are the terminus of the drainage within internal drainage areas and from where excess runoff is directed to Nose Creek and West Nose Creek. The required content of these plans is summarized in Section 4.0 of the Nose Creek Internal Drainage Areas Study (MPE, 2013). In preparing Master Drainage Plans and any related Lake or Wetland Management Plans, consideration of provincial regulatory requirements needs to be made.

	Average Runoff Volume Control Target			Maximum Allowable Unit Area Release Rate (L/s/ha)
Date of Implementation	2015	2019	2023	2015
Nose Creek	16	11	6.1	1.257
West Nose Creek	26	17	9.6	0.99

Town of Cochrane

No comments received.

Rocky View County
Boards and Committees

ASB Farm Members and Agricultural Fieldman

No comments received.



AGENCY	COMMENTS			
Rocky View Recreation Board (All)	The Bearspaw Glendale Recreation District Board supports taking MR for this conceptual scheme.			
Internal Departments				
Recreation, Parks and Community Support	 Please note as the legend indicates "open space" which is assumed to be either MR, ER or a combination of the two; the following comments are based on the notion that "Open Space" means MR. Identification of specific MR/ER dedication is required on plan and in legend. Provision for formal pedestrian crossing facilities will be required at all cross walk locations. Internal cul-de-sac: pathway alignment may not be required- recommend consideration for on-road facilities to achieve pedestrian/cycling connectivity. In the RVC vernacular: Pathways are asphalt, trails are aggregate surfaced Proposed pathway crossing- north to Silverhorn. Formal crossing design and connection into Silverhorn will require further discussion with RVC Engineering and Road Operations. MR dedication fronting Lochend Road, north of SW entrance to ravine is not required. Pathway alignment and connectivity can be achieved through the community. 			
Development Authority	No comments received.			
Agricultural and Environment Services	The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural lands surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.			
GIS Services	No comments received.			
Building Services	No comments received.			
Fire Services	No comments received.			
Bylaw and Municipal Enforcement	No concerns.			
Planning & Development Services - Engineering	 General The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of 			



COMMENTS

the Municipal Government Act respecting provision of the following:

- Construction of a public internal road system (Country Residential - 400.4) complete with approaches to each lot, cul-de-sac bulbs and all associated infrastructure;
- Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County;
- Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
- Internal wastewater collection system;
- Fire servicing infrastructure to the satisfaction of the County;
- Construction of storm water facilities in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan;
- Implementation of the recommendations of the approved ESC and Construction Management Plans;
- o Installation of power, natural gas, and telephone lines;
- As a condition of subdivision, the Owner is required to enter into a Special Improvements Development Agreement pursuant to Section 655 of the Municipal Government Act for the construction of the Orenco Wastewater Treatment Plant and disposal field to be located in the NW corner of the subject lands;
- As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details;
- As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.

Geotechnical - Section 300.0 requirements:

 A Preliminary Geotechnical Investigation was prepared by Sabatini Earth Technologies dated April 2008, in support of a previous application within the subject lands which concludes that the soils within the subject lands are generally suitable to support the proposed development. The applicant further provided a memo prepared by WSP Canada Inc dated December 13, 2016 which concludes that



AGENCY COMMENTS

the recommendations and findings of the original Sabatini Earth Technologies report are still valid however, further geotechnical investigation will be required at the subdivision stage;

- The applicant also provided a soil infiltration testing memo, prepared by McIntosh Lalani Engineering dated November 14, 2017 which summarized the results of soil infiltrations testing in the proposed stormwater pond areas. The memo provides the recommended infiltration rate based on field measurement and the City of Calgary guidelines for use in the stormwater management design for the development;
- As a condition of future subdivision, the applicant will be required to conduct further geotechnical investigation and provide an updated geotechnical report, prepared by a qualified professional, providing recommendations for the detailed design of the infrastructure necessary to support the proposed development.

Transportation - Section 400.0 requirements:

- The applicant previously provided a Transportation Impact Assessment (TIA) prepared by Bunt & Associates Engineering (Alberta) Ltd dated May 25, 2012 in support of a previous application (Lochend Corners – 2008-RV-159) for the subject lands. Furthermore, the applicant provided a memo prepared by Bunt & Associates Ltd dated January 24, 2017 which concluded that the recommendations conducted within the original TIA are still valid for the current development proposal. As per the memo and original TIA, the following improvements are warranted to support the proposed development:
 - Site access from TWP RD 262:
 - Construction of a Type II intersection is required, based on the turning warrant analysis.
 - Access from HWY 766:
 - Access is to be a gated emergency access
 - HWY 766/HWY 1A:
 - Signalization
- At future subdivision stage the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. In accordance with the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is \$712,000 (Base = \$4,595/ac x 155 ac = \$712,000;
- TWP Road 262 adjacent to the subject lands has been identified as a Network "B" roadway and is currently an 8.0m wide paved road within a 30m road allowance. No further



COMMENTS

- dedications are required at this time:
- As a condition of future subdivision, the applicant will be required to obtain a Waiver or Roadside DP from AT as the lands are adjacent to HWY 766;
- The applicant has identified future road connections to the lands to the east of the subject lands. As a condition of future subdivision, the applicant will be required to enter into the appropriate Road Acquisition Agreements for the future acquisition of lands to allow for a future road allowance to be created facilitating a future road connection to the east. The location of the acquisition area shall be determined at time of subdivision;
- The applicant is proposing to locate the roadside pathways within the proposed road allowances. As a Home Owner's Association (HOA) is proposed to be established to operate and maintain all of the open spaces within the development, the responsibility to maintain the roadside pathways shall also be borne by the proposed HOA

Sanitary/Waste Water - Section 500.0 requirements:

- The applicant explored the option of utilizing the existing
 wastewater treatment system servicing the Silverhorn
 Development to the north however, it was determined to be
 unfeasible as the existing plant and treatment field has been
 sized to only service the full build out of the Silverhorn
 Development within limited space for expansion;
- The applicant is proposing to utilize a communal wastewater collection system to convey flows to an Orenco treatment system which shall dispose of the treated effluent to a treatment field similar to the Silverhorn Development to the north. The components of the communal sanitary system shall be located within individual residential lots, road Right-of-Ways and/or Public Utility Lots which is to be located at the NW corner of the subject lands. As a condition of future subdivision, the applicant will be required to obtain the necessary AEP licenses/approvals and enter into a Special Improvements Development Agreement with the County for the construction of the wastewater collection, treatment and disposal systems;
- The applicant provided a Preliminary Wastewater Feasibility report prepared by SD Consulting Group dated December 7, 2016 which concludes that the soils within the proposed PUL are suitable to accept the treated effluent from the Orenco System. Furthermore, the applicant provided an addendum memo to the Feasibility Report which took into consideration the findings from the recent geotechnical investigation undertaken within the proposed PUL area. The memo further concludes that the soil conditions together with the size of the proposed treatment field area is suitable to



COMMENTS

- support up to 80 single family homes (55 parcels are currently proposed);
- Given the proposal is to create lots less than four (4) acres in size and exceed the development density of 60 existing or approved lots within a 600m radius of the site, the used of a decentralized wastewater treatment facility is consistent with the requirements of Policy 449;
- At time of future subdivision, the County will be required to make application to AEP for a reduction of the setback from residential lots nearest to the proposed wastewater facility as lots are currently proposed within 300m of the proposed wastewater treatment plant;
- The applicant is to be aware that upon completion of the construction of the WWTP and treatment field, the ownership of the facilities are to transferred to the County however, the continued operation and maintenance of the facilities shall remain with the Developer until time of FAC or break-even as defined in the County Servicing Standards.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The proposed development will be serviced by a piped water supply from the Rocky View Water Co-op. The applicant provided a memo from Rocky View Water Co-Op dated March 14, 2017 which indicates that the existing reservoir and water mains adjacent to the property are capable to support the proposed development. As a condition of future subdivision, the applicant will be required to purchase the necessary capacity from the Rocky View Water Co-Op and enter into a Development Agreement with the County for the construction of the internal distribution network to support the proposed development;
- As a condition of future subdivision, the applicant is required to provide confirmation from the from Rocky View Water Co-Op stating that:
 - The applicant has completed all paperwork for water supply allocation
 - The applicant has paid all necessary fees for the purchase of required capacity units for subdivision
 - The utility has allocated and reserved the necessary capacity
 - The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to individual lots, etc.)
- As a condition of future subdivision, the applicant is required to address all fire suppression requirements for the



COMMENTS

proposed development in accordance with the requirements of the Alberta Building Code, NFPA, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012. As the Rocky View Water Co-op distribution system does not have the ability to provide adequate fire flows, the applicant has proposed the use of a drafting hydrant from the wet pond located along the eastern boundary of the site.

Storm Water Management – Section 700.0 requirements:

- The applicant provided an updated Stormwater Management Report prepared by the IBI Group dated May 16, 2018. The stormwater concept consists of the use of four linear ponds near the north end of the site to accept and attenuate stormwater flows from the proposed development. The lands are located within the West Nose Creek Watershed however, direct access to an overland conveyance route cannot be achieved. The ponds are proposed to manage stormwater through a combination of evaporation (wet) and infiltration (dry). To confirm the infiltration capacity of the soils, the applicant conducted soil infiltration testing for which the findings are summarized in a memo prepared by McIntosh Lalani Engineering dated November 14, 2017. The stormwater report demonstrates that the infiltration capacity of the native soils together with an engineered infiltration layer (coarse sand) with an applied factor of safety is sufficient to attenuate stormwater flows in the post development condition. Engineering has reviewed the concept and has no further concerns at this time;
- As a condition of future subdivision, the applicant will be required to submit a detailed stormwater management report, prepared by a qualified professional, providing the detailed designs of the stormwater management infrastructure necessary to support the proposed development;
- The stormwater management concept for the proposed development indicates that the during a 1:100 year stormwater event, the stormwater ponds may slightly encroach onto private lands. As a condition of future subdivision, the applicant will be required to register the appropriate overland drainage UROWs in accordance with the approved stormwater management plan
- The stormwater management report has also shown existing drainage courses which pass through a portion of the proposed parcels. As a condition of future subdivision, the applicant will be required to register the appropriate overland drainage easements across the existing drainage courses to ensure that the offsite drainage courses are protected and not blocked or impeded;
- As a condition of future subdivision, the applicant will be



COMMENTS

- required to provide an Erosion & Sedimentation Control Plan, prepared by a qualified professional, providing the ESC measures to be implemented during construction;
- As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the storm water infrastructure required as a result of the development and outlined in the final Storm water Management Plan including access from the internal road through the panhandle all in accordance with the County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision;
- As a condition of future subdivision, the Applicant will be required to obtaining all AEP approvals and licensing for the storm water management infrastructure.

Environmental – Section 900.0 requirements:

- The applicant provided a Phase I Environmental Site Assessment was prepared by Environmental Solutions Ltd (a predecessor of Technosol) dated September 24, 2007 in support of the previous application on the subject lands. The applicant also provided a memo prepared by Technosol Engineering Ltd dated November 14, 2016 which provided a review of the information and recommendations conducted within the original Phase I Environmental Site Assessment and conclude that the findings of the report are still valid. The memo also concludes that no search updates for caveats or covenants with regard to environmental impacts or wells have been found since the 2007 ESA report, and based on the site observations no further environmental assessment is required;
- The applicant provided a Historic Resource Impact Assessment was prepared by FMA Heritage Inc dated September 30, 2008 in support of a previous application within the subject parcel. The assessment concluded that a portion of the subject lands may contain a site of importance however this portion of the lands had been previously acquired by Alberta Transportation. As a condition of future subdivision, the applicant will be required to obtain clearance under the Alberta Culture & Tourism Act prior to entering into any Development Agreements with the County;
- The applicant provided a Biophysical Impact Assessment (BIA) was prepared by HAB-TECH Environmental Ltd dated April 2008 in support of a previous application within the subject parcel. The applicant also provided a memo prepared by ECOTONE Environmental Ltd dated October 17, 2016 to review if the information and recommendations conducted within the Environmental Solutions Ltd report are



AGENCY	COMMENTS	
	still valid and meet the County Standards. In addition to the recommendations of the 2008 BIA, the memo recommends the two seasonal and one seasonal to temporal wetland are required under the current Alberta wetland regulatory requirement and approval by Alberta Environment and Parks is required under the Water Act. At future subdivision, a Wetland Impact Assessment is required; • As a condition of future subdivision, the applicant will be required to obtain all necessary approvals from AEP for the disturbance to the onsite wetlands prior to entering into the Development Agreement with the County	
Transportation Services - Maintenance	Temporary bulbs will be required for internal phase 1 roads.	
Utility Services	Concerns with multiple decentralized wastewater treatment systems in the same geographical area creating operation inefficiencies. Should consider connectivity with the adjacent Silverhorn system.	
	 This option has been explored and was determined to be unfeasible. 	
Capital Project Management	No concerns.	
Transportation Services	No concerns.	
Agriculture and Environment Services - Solid Waste & Recycling	We would need an HOA.	

Circulation Period: June 20, 2018 to July 23, 2018



BYLAW C-7850-2018

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-7850-2018.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- **THAT** Part 5, Land Use Map No. 67 and No. 67-SE of Bylaw C-4841-97 be amended by redesignating NW-11-26-03-W05M from Ranch and Farm* District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** NW-11-26-03-W05M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

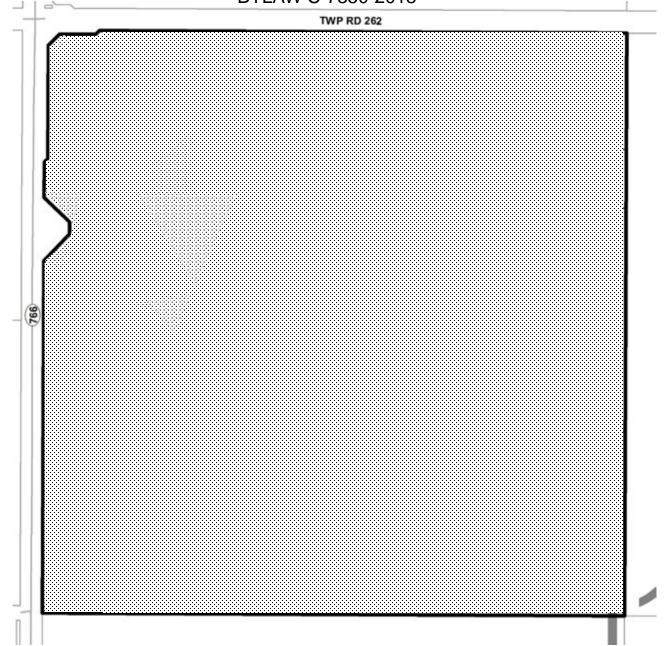
Bylaw C-7850-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

File: 06711002/030/ PL20170035 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2019 READ A FIRST TIME IN COUNCIL this day of , 2019 READ A SECOND TIME IN COUNCIL this day of . 2019 UNANIMOUS PERMISSION FOR THIRD READING day of , 2019 READ A THIRD TIME IN COUNCIL this day of , 2019 Reeve CAO or Designate Date Bylaw Signed

Division: 8

APPENDIX: BYLAW C-7850-2018

C-7 Page 22 of 133



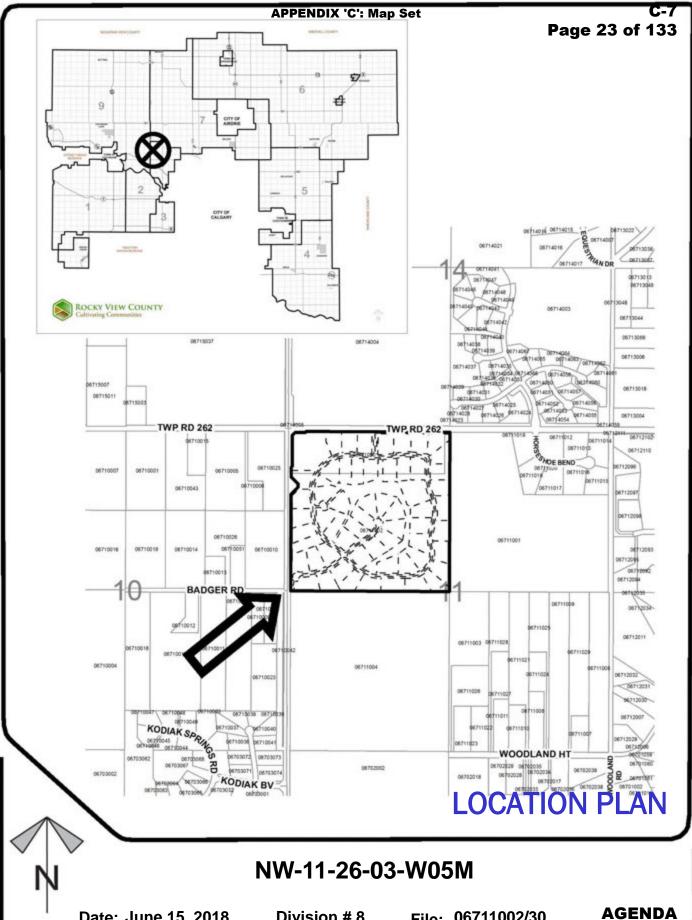
AMEND	DMENT			
FROM .	Ranch and Farm* District	TO_	Residential One District	
	Subject Land			

LEGAL DESCRIPTION: NW-11-26-03-W05M

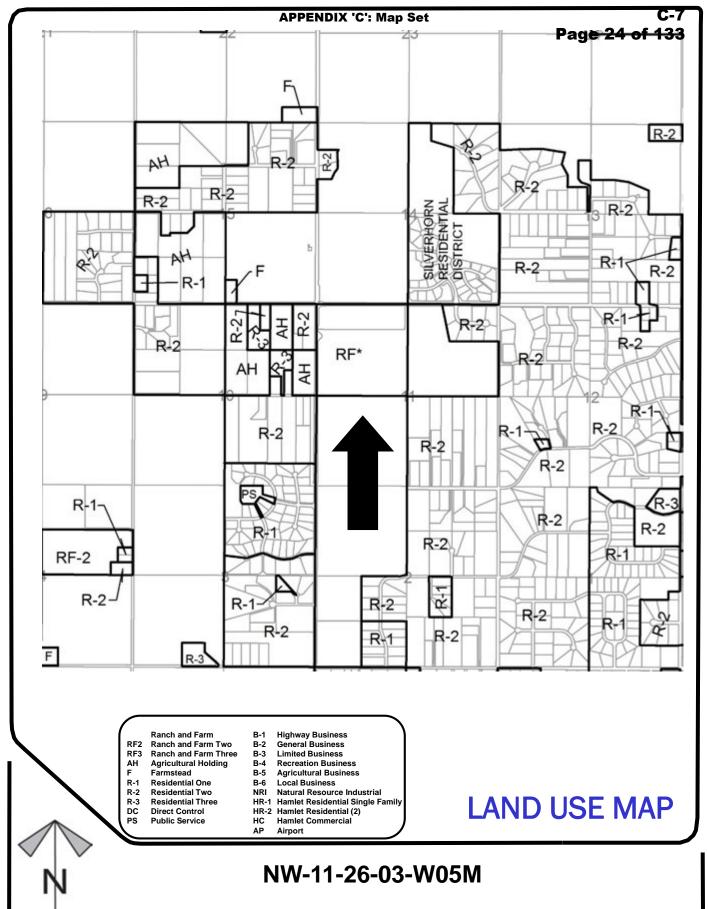
FILE: <u>06711002/030/PL201700</u>35

DIVISION: 8





Date: June 15, 2018 Division #8 File: 06711002/30 Page 454 of 600



Date: <u>June 15, 2018</u> Division # 8 File: <u>06711002/30</u>

0 AGENDA Page 455 of 600

APPENDIX 'C': Map Set Redesignation Proposal: To redesignate the subject lands from Ranch and Faipa et 25 of 133 (RF) to Residential One District (R-1) in order to facilitate the creation of fifty-five (55) singledetached homes on lots no less than ± 0.80 hectares (± 1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing. RF → R-1 ± 63.20 ha (± 156.18 ac)

DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

Division #8

File: 06711002/30

AGENDA

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

TOPOGRAPHY

Contour Interval 2 M

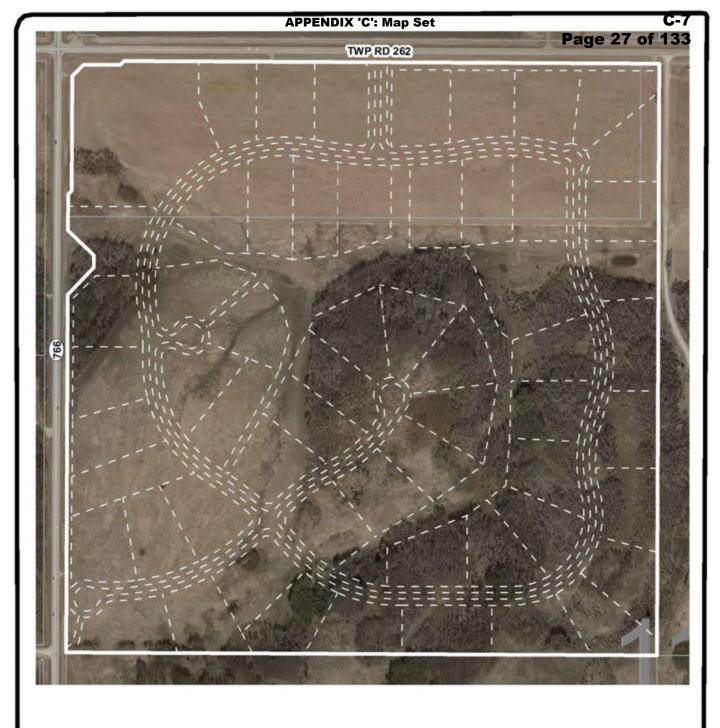
NW-11-26-03-W05M

Date: <u>June 15, 2018</u>

Division #8

File: 06711002/30

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

AIR PHOTO

Spring 2016

NW-11-26-03-W05M

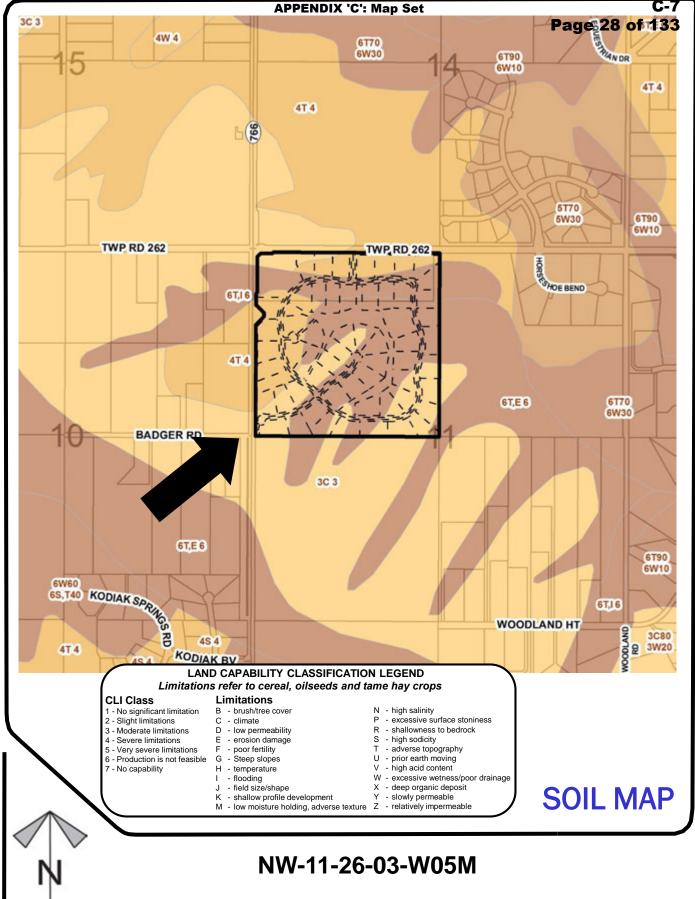
Date: <u>June 15, 2018</u>

Division #8

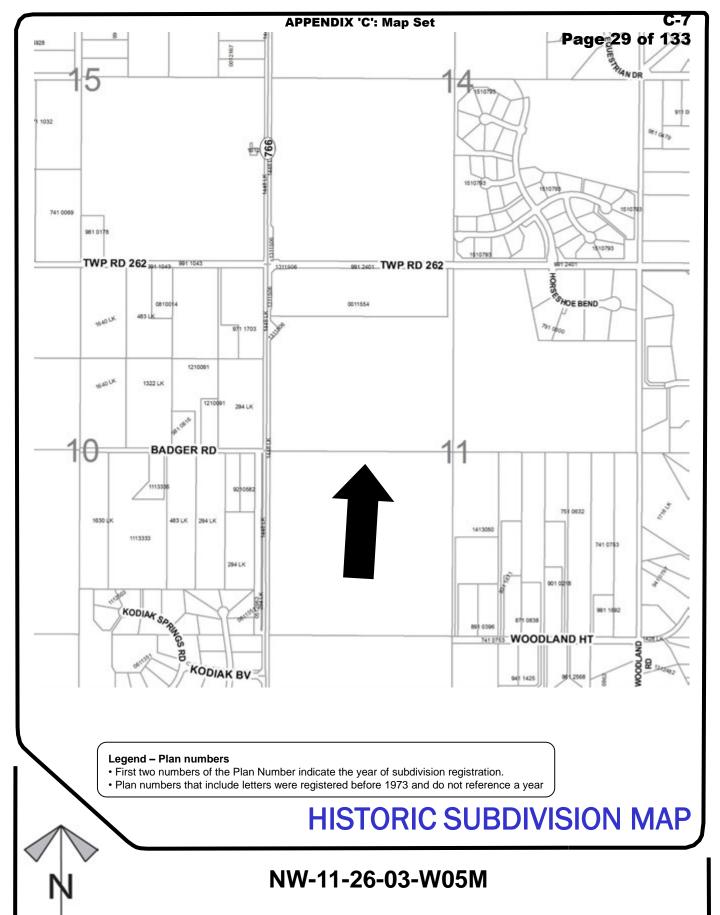
File: 06711002/30

AGENDA

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Date: <u>June 15, 2018</u> Division # 8 File: <u>06711002/30</u> **AGENDA**Page 459 of 600



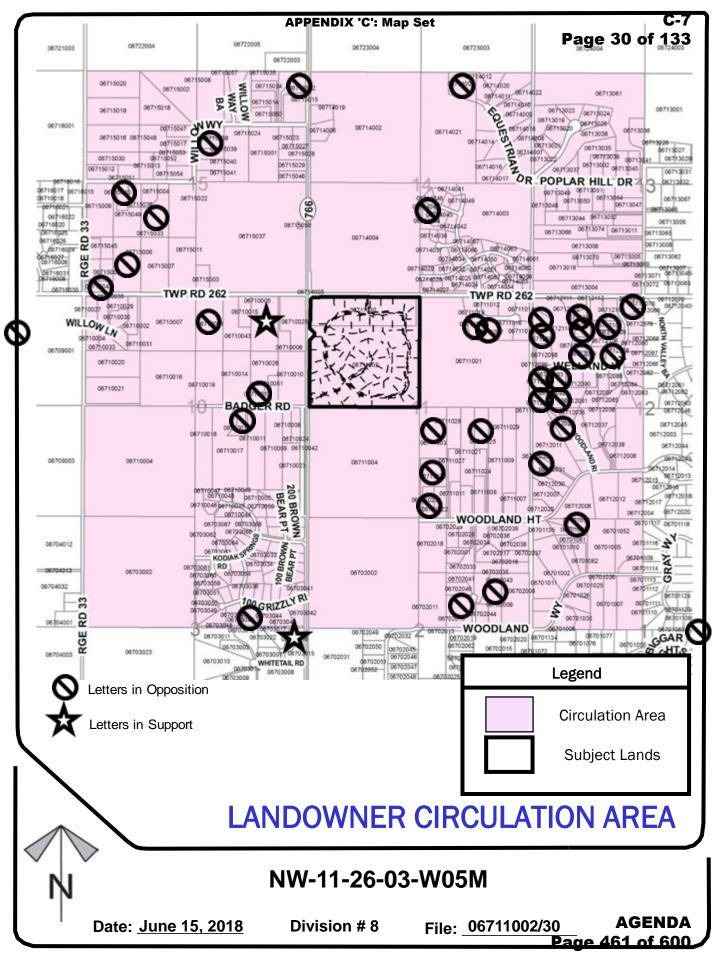
Date: June 15, 2018

Division #8

File: 06711002/30

AGENDA

Page 460 of 600



Paul ! non

From: Paul Durant

Sent: Friday, March 24, 2017 8:04 PM

To: Paul Simon

Cc: Maureen Durant

Subject: Comments on Application # PL20170033/34/35 (Indigo Hills)

Follow Up Flag: Follow up Flag Status: Flagged

I would like to provide my comments on the application details mailed to us this week. Our property is located on Badger Road, which is adjacent to the SW corner of this development.

I understand that consultation with existing residents was previously carried out, however we moved here last year, apparently following the conclusion of that process, so this will be the first time we are providing comments.

- 1. We are concerned that the density proposed in the application is significantly greater than other developments in the area, with many of the lots much smaller than almost all surrounding developments except for a small number of lots at Silverhorn. We don't understand why this level of density would be approved in this area when there is almost nothing else with density greater than R-1. The plan states that the new development is compatible with the context and character of the existing community. We disagree and suggest it be limited to a mix of R1 and R2.
- 2. We are also concerned about the increased traffic flow for Highway 766, which is a narrow highway with 100km/hr speed limits (traffic routinely moving at over 110 km/hr), almost no shoulders, frequent bicycle use, and an uncontrolled intersection at Highway 1A. I see from the proposal that it seems all previously proposed right turn lanes, tapers, and widening around the access locations have been removed (determined not to be required). In spite of whatever study was performed, our view is that this development would add too much traffic volume to the existing infrastructure and should not proceed before a controlled intersection is installed at Highway 1A, and widening of both Highway 766 and Rd 262 around the entire area of the development is completed.
- 3. The developer notes in section 4.4 that they intend to preserve areas that will maintain wildlife movement. However in section 3.4 it is noted that "no vertebrate species at risk were observed during field surveys", and "the presence of county residential development, agriculture and roads in the vicinity of the property impairs the value of the property as part of a regional movement corridor". In the short time we have lived here, we have witnessed regular and routine movements of wildlife including moose and deer, frequently crossing Highway 766 in the vicinity of Badger road and Rd 262 and understand that this might represent a movement corridor. We are aware of two moose that have been killed by vehicles on Highway 766 while we have lived here in spite of existing signage. We are concerned that the increased density and resulting / required road widenings will have a significant detrimental affect on local wildlife.
- 4. The previously agreed requirement to have only one site access location on Rd 262 has been changed to add another access on Highway 766. This access will obviously be used the most, resulting in traffic turning across the northbound lanes of 766 to reach Highway 1A, at a hilly location with limited visibility. I believe the previous plan with one access on Rd 262 should be retained for safety reasons. This road has a lower speed limit and a stop sign at both nearby intersections (at 766 and again at Bearspaw Road) which limits traffic speeds along that 262.

- The plan indicates that confirmation has not yet been received from Rocky View Water Co-Op that the expected ater volume can be serviced. This plan should not be permitted to proceed without this issue being fully addressed.
- 6. We are concerned that the proposed density will result in significant wastewater volumes leaching at the proposed dispersal field at the northwest corner. Surrounding residents on the lower density lots rely on well water for all of our needs (including drinking). We are concerned about possible saturation, groundwater contamination and foul odors.
- 7. The plan proposes a landscaped berm along Highway 766 and Road 262. There is no indication of the height for this berm (including trees) and the impact it might have on visibility for traffic attempting to cross or turn onto Highway 766 at the nearby intersections and approaches.

Paul and Maureen Durant

Proposed Indigo Hills Development Project

OBJECTION BY MARTHA AND SCOT COLLINS

31048 WOODLAND HEIGHTS NW

APRIL 2017

FILE NUMBER 06711002 AND 06711030

APPLICATION NUMBER: PL20170033/34/35

Objection to Indigo Hills Development Project - April 11, 2017

We, Martha and Scot Collins, object to the MD approving the proposed Indigo Hills Development Project on the basis of concerns expressed as follows:

Need and Necessity for High Density Development

The Indigo Development makes the bold statement that there exists a need for this higher density development.

The Silverhorn Development, located immediately offset to the proposed development, having been approved in 2009 with smaller 3 acre lots, has sold less than 10% of the available lots.

It is the developers responsibility to present a detailed business case to support the need and necessity for such a high density development in a rural area, especially since the density represents a dramatic departure from current MD approved housing density for the area.

With the majority of offset property's restricted by the MD to a minimum of four acres (R-1 and R-2), such a deviation from what is an area standard must be justified, otherwise applied to all area lands.

Noise Abatement during Construction

A development construction plan that responds to housing market fluctuations with no specific timeline, results in construction noise levels that lasts for years and years, as heavy equipment builds roads, digs basements, and levels native trees.

This ongoing construction noise precludes adjacent residents from enjoying the quiet rural environment we were hoping to enjoy by choosing to live in Bearspaw.

The Indigo Hills plan is silent on noise abatement during the construction phase.

Further, there are no specifics for the construction of each phase of development.

A development approval without time limitations means, in a weak housing market like today, the construction noise will exist for years to come.

Fire Protection

A number of devastating house fires in the Bearspaw area has resulted in the MD of Rocky view constructing a fire station for the area. A cistern at the station provides the fire station with a reliable water source.

The Rocky view Water Co-op is designed to supply low volume treated water for domestic consumption and lacks the volume capability for area fire hydrants.

Providing a local cistern to supply low pressure high volume water for fire protection is an option to improve local fire protection.

The current Indigo plan lacks any discussion on how to improve fire protection for a high density development.

Pathways and Trails Proposal

Who is responsible for long term maintenance of these proposed trail systems? With no maintenance, these trail systems simply revert back to nature and become un-usable.

Who pays for the trail system maintenance?

Surficial Topography of Indigo Hills

Surficial deposits at Indigo Hills are direct result of glaciation, where the Laurentide and Rocky Mountain Ice masses met, creating 'knob and kettle' topography.

In this topography there are no natural creeks, as storm water is contained within individual kettles (sloughs).

Annual rainfall amounts vary significantly from year to year. In dry years the localized kettles / sloughs dry up, whereas in significant rain events, like June 2005 where in excess of 50 mm of rain fell in three days and again in 2013, flooding will occur as the water levels rise dramatically.

The responsibility for a sound storm water mitigation plan is the responsibility of the individual landowners and not the MD.

Storm Water Mitigation Plan

The 'proposed storm water mitigation plan' for Indigo Hills is, frankly, a disaster and flawed on many levels.

It is each landowners responsibility to deal with storm water and design the drainage system which can accommodate storm water runoff.

To propose the dumping of excess storm water into neighboring lands is unacceptable, irresponsible and subjects the MD to the potential for lawsuits and the cost to dispose of excess water.

For the developer to usurp its responsibility for a sound storm water mitigation plan and make it a problem for the MD, and thus the taxpayer must be rejected.

Subsurface Conditions

A review of offset area water wells confirms the presence of a thick layer of glacial till (course gravel and silt). The presence of glacial till is consistent with the knob and kettle surface topography of the area.

The proposed higher density results in a significantly higher sewage volume being spread at the crestal point of the proposed development and regional area (1302 meters).

The impact of a high rate of sewage effluent from such high density and the presence of glacial till puts existing groundwater water wells of offset landowners at risk of contamination.

As evidenced by the creosote spill by the Bow River in Calgary, with time, contaminants can travel significant distances in these coarse gravels.

Sewage Treatment

The Indigo Hills development proposes the MD should assume responsibility for the long term maintenance and repairs of the Indigo Hills sewage treatment plant.

As the MD has no responsibility for maintenance and repairs of our septic tanks and fields, why should the MD (aka taxpayers) pay for the upkeep of the Indigo Hills sewage system.

Indigo Hills has significant terrain, with the ravine app 30 meters deep, so the operation of a consolidated sewage system will be complex and expensive. It is noted the proposed septic field is located at the crest of the property. What happens during a power outage or pump failure?

There are no details of groundwater monitoring to ensure the sewage from this high density development does not pose a threat to the groundwater, the only source of potable water for adjacent residents. Sewage volumes with this high density development will be four to ten times greater than offset lands.

It should be noted that the City of Calgary does not allow septic systems in high density development rather charges \$1.25/m3 to operate and manage an integrated sewer/treatment system.

Cumulative Environmental Effects

The Indigo Hills Conceptual Scheme fails to address the cumulative effects of the proposed development on the local environment and native animals.

A wide range of native plants and animals call the Bearspaw area home.

There have been a number of housing developments recently approved in Bearspaw which have dramatically and irrevocably reduced the habitat (>80%) for native animals, especially moose.

Continued residential development of the Bearspaw area, like Silverhorn and Westminster Glen will serve to increase conflict between animals and residents. As the moose habitat continues to shrink, it forces the moose population to travel further to locate suitable food or starve.

Last fall we had a large male moose die on our neighbors land having been gut shot by an unknown bow hunter. These conflicts will only increase as the native shrubs and trees are cleared for high density housing. The higher the density, the greater the potential for conflict.



Unique Biodiversity of Area

The unique topography of the Bearspaw area has created a very broad range of plants and animals to thrive in the area.

Knob and Kettle topography is prime habitat and breeding grounds for a number of species, especially moose.

Moose populations in North America are declining at an alarming rate, according to a number of recent study's, attributed in part to destruction of habitat.

Indigo Hills high density will essentially remove all but a few native trees to allow the residents to landscape their homes.

These native trees are the primary food source for moose.

Offset Developments

Offset lands are limited by the MD to a minimum of 4 acres

Exceptions are the recently approved Silverhorn and Westminster Developments with lot sizes in the order of 3 acres.

The Indigo Hills development represents a significant departure from historical housing density for the area and is in conflict with these MD approved developments.

Advertisement for Silverhorn Development (www.silverhorn.ca):

From nearby amenities to miles of trails and stunning natural landscape, Silverhorn will surpass your expectations. By combining the cosmopolitan lifestyle with country living, the area allows you to live everyday to the fullest. Our commitment to the conservation of our natural habitat serves to highlight that life's most precious resources are at the heart of what matters most. Located in one of Bearspaw's most prestigious neighborhoods, Silverhorn boasts the largest lots and provides endless options for creating the home you've always imagined.

Existing Conceptual Scheme Application Requirements

The current application, in my opinion, lacks sufficient detail to allow our councilors to make an informed decision on the merits of the proposed development and as such should be rejected.

It is not the responsibility of local residents to identify the deficiency's of a proposed development application, rather the MD.

The proposed conceptual scheme lacks any justification for higher density, is in conflict with existing density regulations specified by the MD with no timeline for development.

The potential to contaminate groundwater with sewage from this high density development given the unique subsurface conditions has not been addressed.

The need for another development in Bearspaw, given Alberta's current economic conditions, is questionable at best.

Approval of existing Indigo Hills Conceptual Scheme

In the event the council elects to approve the existing high density development proposal, and in the absence of any evidence to address our valid concerns, we will have no option but to hold the existing council personally responsible and litigate should our, or area residents domestic water wells become contaminated by waste water from the high density developments approved by Council.

Addressing Council

I would be pleased to address council should you require further clarification on any issue presented above.

Contact information:

Martha and Scot Collins



Calgary, AB

T3R 1C8

Wednesday April 12, 2017

TO: Paul Simon, County Contact (via email), Planning Services Department

RE: File Number 06711002 &06711030

Application Number: PL20170033/34/35

Please accept this letter as comment on the proposed development of property in the immediate vicinity of our property on Horse Shoe Bend. This land is currently designated RF and is used for agricultural pursuits. We will be adversely affected by said development in many ways including an increase in traffic and noise and potentially water drainage. The parcel sizes outlined in the proposal are not compatible with the parcel sizes in the surrounding area, and not in keeping with the minimum parcel size outlined in the Bearspaw Area Structure Plan section 8.1.20 "(Within the country residential areas identified in Figure 7, the minimum parcel size should be not less than (4) acres.)"

We are first in disagreement to amend section 49 of Land Use Bylaw C -4841-97 to change the name of the Silverhorn Residential District to Residential Conservation District. Firstly the parcel that is to be named Indigo Hills is outside of the original boundaries of the Silverhorn Residential District, although it is in proximity. One of the original arguments for changing the designation of the Silverhorn property was its inappropriateness for agricultural use given the nature of the terrain. The parcel that is requesting redesignation is used for agricultural purposes and as such fits its current Ranch and Farm designation. This would restrict future parcel sizes to 20 acres which would be in keeping with the designation of the property and put us in disagreement with the second request which is to redesignate the lands to Residential Conservation District from Ranch and Farm.

We believe that these lands are part of the Bearspaw Area structure plan and as such could be developed at an acceptable rate of R-2 zoning and 3.95 acres per parcel. The applicant is first asking to change the name of the Silverhorn Residential District to Residential Conservation District (R-C) First of all this name change has not been requested by the Silverhorn developer directly and seeks only to create advantage for the proposed development. If an area is named a conservation district, then it should have land areas set aside to preserve the character and nature of the area. Silverhorn has attempted to do this by creating a large number of green spaces surrounding the homes and maintaining small building envelopes on the minimum lot sizes. If the lot sizes are reduced, as the

proposed applicant is requesting to smaller parcels, then there will not be room on these parcels to retain the natural character of the land. We have been subject to an increase of water on our property as a result of the development of Silverhorn, even though it seems as though the developer has taken many precautions to avert such water transfer. We believe that further development of this parcel directly to the west of our property will cause even more water issues, especially given the density of the parcels that the developer is requesting. There is no room in this proposal for storm water management given the proximity of these less than one acre parcels to each other.

A conservation area should also take wildlife into consideration. The parcel in the proposal is home to a herd of elk intermittently, and is frequented by moose, deer, coyotes and all the other natural inhabitants of this type of natural space. While we can certainly appreciate that people want to move to the country and lands need to be developed to accommodate these new residents, it seems that building so many residences so close together will remove and restrict the wildlife that is part of the appeal of the country lifestyle. Dwellings built on four acre parcels as outlined in the Bearspaw Area Structure plan allow for wildlife to move through the area by maintaining space between all the building envelopes. The proposal for Indigo Hills does not allow for such open spaces.

We hope that Rocky View considers maintaining the current development guidelines in the Bearspaw Area Structure Plan in respect to this parcel. We also hope that the location of this parcel is taken into consideration, as it is not bordering any densely populated developments but really is in the middle of a rural area. Such a development would be more in keeping with lands directly bordering city of Calgary neighbourhoods or along a busy corridor such as Highway 1A and not surrounded predominantly by farm and ranch land and by larger acreages and holdings.

Thank you for your consideration.

Sincerely,

Dan and Jayne Meyer

Paul Simon

From:

Stephen Bennett

Sent:

Wednesday, April 12, 2017 5:02 PM

To: Subject: Paul Simon Indigo Hills

Follow Up Flag:

Follow up

Flag Status:

Flagged

To whom it may concern,

Please be aware that to the SW of this proposed development there are acreages that are not on the Rockview co-op water system. These acreages depend on clean water from their wells. Hopefully the engineering calculations done on the septic system proposed for this development show that there is no contamination risk to the acreage wells in the nearby area.

Regards,

Stephen Bennett

Paul Simon

From:

Lynn Chambers

Sent:

Wednesday, April 12, 2017 6:31 PM

To:

Paul Simon

Subject:

Indigo Hills - Files number 06711002 & 06711030 - Application PL20170033/34/35

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Mr. Simon,

I'm not sure why this application is even being considered in view of the fact that they have been refused planning permission at least 3 times already. The Bearspaw Structure plan requires a minimum of 4 acre lots or an average of 4 acres if large green areas are included; this development has neither. Apart from that, Bearspaw has lots of problems with flooding and I doubt if Lochend Road could handle the increase in traffic, nor do we see any plans for a shared septic tank or other ways to remove the sewage.

Apologies for the late reply but we have been travelling & only just saw your letter.

Warm regards,

Evelyn & Clive Chambers

APPENDIX 'D': Landowner comments

SILVERHORN Discovered Naturally



April 2, 2017

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

Attention: Paul Simon PSimon@rockyview.ca

Re: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir;

We are writing this letter to bring forth issues for your consideration relating to the proposed **Indigo Hills Conceptual Scheme** located at the corner of Lochend Road and Township Road 262 which is near our Silverhorn development.

We realize that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later time by the County as part of the development process but we would like to go on record at this time in relation to certain concerns.

We are opposed to the adoption of the proposed Indigo Hills Conceptual Scheme in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

After reviewing the conceptual scheme proposal, we have concerns in the following areas:

Additional country residential units are not required at this time; the proposed quarter is composed mainly of prime farm land and should not be removed from a productive use. The area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated the County felt there were 5,117 potential new dwellings, adequate for the next 95 years.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates **21% open space** whereas Silverhorn has over 50%. It appears that the planned green space is not consistent with a conservation community but is designed for maximum people and minimum nature.

New and proposed subdivisions in the Bearspaw/Glendale areas will be more than adequate to supply any current and future needs:

- A Silverhorn approved lots 56 lots in 160 acres.
- B Willow Creek approved lots 52 in 160 acres.
- C Glenbow Ranch Area Structure plan currently under County consideration has 1.6 units per acre with a land mass of 4,300 acres and will produce an almost unlimited supply of dwelling lots.
- Density the proposed density of 80 units for 160 acres is clearly outside the current standard set by the County and does not integrate well with the neighboring developments:
 - A Silverhorn 56 units in 160 acres
 - B Horseshoe Bend 4 acre lots
 - C Westminster Glen 33 four acre units in 160 acres
 - D Equestrian Estates lots as large as 7 acres

The population projection of an average of 2.5 persons per unit used from the national average number of persons per private household as per the 2011 Statistics Canada Census is obviously 6 years out of date. Alberta Environment and Parks currently requires wastewater treatment facilities to be designed on the basis of 5.3 persons per unit.

- 3 Traffic - Given the number of proposed dwellings, the increased traffic is a major concern for all residents in the area. The proposed access to Township 262 will create congestion close to the Lochend Road (766) intersection and may require traffic control at that intersection as well as at the 766 and Highway 1A intersection. In the Silverhorn approval process both the County and Alberta Transportation (AT) pressed the need for any new development to fund either the signalization of the 1A/766 intersection or the construction of an around-about at that location. AT indicated to the County in a letter of August 2015 that the intersection has needed an upgrade based on existing traffic volumes since 2014, and this was the position adopted by the County. This requirement must be placed on this proposal to ensure consistent treatment of developers by both the County and AT. The traffic generated by the 2.5 persons per unit being used by the developer results in a grossly understated idea of what the actual daily traffic flow into and out of this site would be as it does not take into account the current actual size of a household, the number of cars owned by a household and the number of trips each driving household member would make on a daily basis, nor does it take into account bus, postal, service, maintenance or visitor traffic into and out of the proposed area.
- Wastewater Looking at the conceptual scheme planning area, it is not evident how the wastewater facility could be expanded to accommodate requirements at full build out if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn

- development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- Stormwater The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become needed. Off-site downstream issues are not addressed in the proposal and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners. Will the County require this development to obtain easements on existing downstream titles to allow the County access to deal with any future stormwater issues? In the Silverhorn development, it was a requirement imposed by the County to construct significant retention ponds to safeguard downstream landowners as well to obtain post title easements to allow County access and this should also be a requirement of any approvals for concept schemes or developments being currently considered by the County.

This layout of this proposal is basically the same proposal for the Lochend South proposal from the Spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Yours truly,

Mark Kwasnicki

Paul ? on

From:

Russell Cumberland

Sent:

Monday, April 10, 2017 1:08 PM

To:

Paul Simon

Subject:

Indigo Hills Conceptual Scheme Objection

Attachments:

Indigo_Hills_Objection.docx

Follow Up Flag:

Follow up

Flag Status:

Flagged

Hi Paul, please find attached an objection letter regarding the proposed Indigo Hills Conceptual Scheme for residential development.

Thanks,

Russell Cumberland, P.Eng. VP Exploitation Teine Energy Ltd 2300, 520 - 3rd Avenue SW Calgary, AB T2P 0R3

Calgary, Ab 12F 0K3

This communication, which may contain confidential, proprietary and/or privileged material, is intended only for the addressee. If you are not the intended recipient please be advised that any review, copy, distribution or disclosure is prohibited; in such a case you are asked to contact the sender immediately then delete or destroy this communication. Thank you.

April 10, 2017

Rocky View County Planning Services 911-32 Ave NE Calgary, AB T2E 6X6 Russell Cumberland 21 Silverhorn Vale Rockyview County, AB T3R 0X3

Attention: Paul Simon PSimon@rockyview.ca

Re: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir;

I am writing this letter to object to the Indigo Hills Conceptual Scheme located at the corner of Lochend Road and Township Road 262. I am a resident of the new Silverhorn development adjacent to the proposal. My family resides at 21 Silverhorn Vale, Rockyview County, AB T3ROX3.

I am shocked to see the proposed density in this rural setting. These roads are currently extremely taxed with traffic and are not designed for the congestion. With the wildlife, residents and the popularity of all the city road bikers, this area is an accident waiting to happen. Further development to this scale will just guarantee it. Not only will a development such as this increase the resident area load it will also bring in heavy equipment on these rural roads for years to come.

I have a new driver in my family and two more coming up so this issue really resonates with me regarding the safety of my family. I realize the need for tax revenue at the county level but at what cost? What risk profile do you carry on these rural roads – does the fatality risk on an intersection such as TWP 262 and Lochend increase by 5% or 10% (or is it higher) with the additional residents? What is the acceptable risk tolerance for the county to achieve the higher tax revenue? Is 1 net fatality resulting from overloading the rural road infrastructure worth the revenue? I have no idea but I'm sure you have development models with the data. If this gets approved and moves forward I hope the risk calculations work out for everyone's sake.

The TWP 262 and Lochend intersection is blind for traffic crossing on TWP 262 for the Northbound traffic on Lochend due to a low draw in the land. The intersection is dangerous to begin with - the last thing this area needs is an order of magnitude increase in traffic volume.

I moved from Cochrane to get away from this type of density – I'm sure there are lots of proposed developments closer to the urban center's that can safely accommodate the residential growth proposed at Indigo Hills. I am asking the county to please reject the proposed Indigo Hills Conceptual Scheme.

Yours truly,

Russell Cumberland

Paul ? on

From:

Joel Seibert

Sent:

Monday, April 10, 2017 12:44 PM

To:

Paul Simon Indigo Hills

Subject: Attachments:

20170410133200_001.pdf

Follow Up Flag:

Follow up

Flag Status:

Flagged

Paul,

Please accept this Letter on behalf of P2 Homes as an objection to the current conceptual scheme for the proposed Indigo Hills Development. Please confirm receipt of this email.

Sincerely,

Joel Seibert

P2 Homes LTD

From: FromBrotherDevice@brother.com <FromBrotherDevice@brother.com>

Sent: Monday, April 10, 2017 12:29 PM

To: Joel Seibert

Subject: From_BrotherDevice

Image data has been attached.

This email was sent from a send-only address.

Please do not reply to this email.

April 10, 2017

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

Attention: Paul Simon PSimon@rockyview.ca

RE: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir.

We are writing this letter today to voice our concerns relating to the proposed Indigo Hills Conceptual Scheme, located at the corner of Lochend Road and Township Road 262, which is near to Silverhorn.

On behalf of P2 Homes, we chose the Silverhorn development to build in due to its:

- Conservationist approach to sub-division
- Large public access spaces
- Low Home Site density
- Connection with nature

We are under the impression that Indigo Hills has a proposed density of 80 units per 160 acres. This is a dramatic increase over that of some of its neighboring communities.

- Westminster Glen- 33 Lots/ 160 acres
- Willow Creek- 52 Lots/ 160 acres
- Silverhorn- 56 lots/ 160 acres

As a builder in a neighboring community to the proposed Indigo Hills Development, we ask that you please reject the proposed Indigo Hills Conceptual Scheme in its current form. We are not opposed to a new development in the proposed location, but simply ask that the proposed development be held to the same strict guidelines as those in other neighboring communities.

Regards.

Joel Seibert, Co-President, P2 Homes

Dustin Borbandy, Co-President, P2 Homes

Paul! on

From:

Rob Ohlson

Sent:

Sunday, April 09, 2017 2:17 PM

To:

Paul Simon

Cc:

Katharine O'Brian Indigo Hills Letter of Objection

Subject: Attachments:

IHCS Letter of Objection April 9 2017.pdf

Follow Up Flag:

Follow up

Flag Status:

Flagged

Good morning Paul,

Please find attached a letter voicing our concerns on the new Indigo Hills Conceptual Scheme.

Feel free to contact me if any additional clarification is needed.

Kindly confirm receipt of this email.

Sincerely,



Rob Ohlson, B. Sc. Eng. President, Maillot Homes Inc.

100 Commercial Drive SW, Calgary, AB T3Z 2A7

Celebrating 60 Years!















April 9, 2017

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

Attention: Mr. Paul Simon PSimon@rockyview.ca

Re: File numbers 06711002 & 06711030

Application number PL20170033/34/35

Dear Mr. Simon,

We are writing this letter to discuss various issues of concern for consideration in regards to the proposed **Indigo Hills Conceptual Scheme** which is located near our Silverhorn development.

Understanding that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later date but we would like to go on record at this time that we have concerns on numerous components of the Conceptual Scheme.

We are opposed to the Indigo Hills Conceptual Scheme in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

With respect to the conceptual scheme proposal, we have the following concerns:

1 Additional country residential units are not necessary at this time; the proposed quarter is composed primarily of farm land and should not be removed from productive use. This area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated that there were 5,117 potential new dwellings. A capacity that would supply 95 years of growth in the area.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates 21% open

space whereas **Silverhorn has over 50%**. It appears that the planned green space is not consistent with a conservation community but is designed for maximum people and minimum nature.

New and proposed subdivisions in the Bearspaw/Glendale areas will be more than adequate to supply any current and future needs:

- Silverhorn approved lots 56 lots in 160 acres.
- Willow Creek approved lots 52 in 160 acres.
- Glenbow Ranch Area Structure plan currently under County consideration has 1.6 units per acre with a land mass of 4,300 acres and will produce an almost unlimited supply of dwelling lots.
- Density the proposed density of 80 units for 160 acres is clearly outside the current standard set by the County and does not integrate well with the neighboring developments:
 - Silverhorn 56 units in 160 acres
 - b. Horseshoe Bend 4 acre lots
 - Westminster Glen 33 four acre units in 160 acres
 - d. Equestrian Estates lots as large as 7 acres

The population projection of an average of 2.5 persons per unit used from the national average number of persons per private household as per the 2011 Statistics Canada Census is obviously 6 years out of date. Alberta Environment and Parks currently requires wastewater treatment facilities to be designed on the basis of 5.3 persons per unit.

3 Traffic - Given the number of proposed dwellings, the increased traffic is a major concern for all residents in the area. The proposed access to Township Road 262 will create congestion close to the Lochend Road (766) intersection and may require traffic control at that intersection as well as at the 766 and Highway 1A intersection. In the Silverhorn approval process both the County and Alberta Transportation (AT) pressed the need for any new development to fund either the signalization of the 1A/ 766 intersection or the construction of an around-about at that location. AT indicated to the County in a letter of August 2015 that the intersection has needed an upgrade based on existing traffic volumes since 2014, and this was the position adopted by the County. This requirement must be placed on this proposal to ensure consistent treatment of developers by both the County and AT. The traffic generated by the 2.5 persons per unit being used by the developer results in a grossly understated idea of what the actual daily traffic flow into and out of this site would be as it does not take into account the current actual size of a household, the number of cars owned by a household and the number of trips each driving

household member would make on a daily basis, nor does it take into account bus, postal, service, maintenance or visitor traffic into and out of the proposed area.

- Wastewater Looking at the conceptual scheme planning area, it is not clear how the wastewater facility could be expanded to accommodate requirements at full build out if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- 5 Stormwater – The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become needed. Off-site downstream issues are not addressed in the proposal and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners. Will the County require this development to obtain easements on existing downstream titles to allow the County access to deal with any future stormwater issues? In the Silverhorn development, it was a requirement imposed by the County to construct significant retention ponds to safeguard downstream landowners as well to obtain post title easements to allow County access and this should also be a requirement of any approvals for concept schemes or developments being currently considered by the County.

This layout of this proposal is essentially the same proposal for the Lochend South proposal from the spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

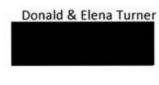
Yours truly,

SIGNED

Rob Ohlson

1381034 Alberta Ltd.

C-7 Page 65 of 133





4 April 2017

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

Attention: Paul Simon PSimon@rockyview.ca

Re: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir;

We are writing this letter to bring forth issues for your consideration relating to the proposed **Indigo Hills Conceptual Scheme** located at the corner of Lochend Road and Township Road 262 which is near our Silverhorn development.

We realize that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later time by the County as part of the development process but we would like to go on record at this time in relation to certain concerns.

We are opposed to the adoption of the proposed Indigo Hills Conceptual Scheme in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

After reviewing the conceptual scheme proposal, we have concerns in the following areas:

Additional country residential units are not required at this time; the proposed quarter is composed mainly of prime farm land and should not be removed from a productive use. The area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated the County felt there were 5,117 potential new dwellings, adequate for the next 95 years.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates **21% open space** whereas Silverhorn has over 50%. It appears that the planned green space is not consistent with a conservation community but is designed for maximum people and minimum nature.

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The population projection of an average of 2.5 persons per unit used from the national average number of persons per private household as per the 2011 Statistics Canada Census is obviously 6 years out of date. Alberta Environment and Parks currently requires wastewater treatment facilities to be designed on the basis of 5.3 persons per unit.

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- Wastewater Looking at the conceptual scheme planning area, it is not evident how the wastewater facility could be expanded to accommodate requirements at full build out if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn

- development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- Stormwater The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become needed. Off-site downstream issues are not addressed in the proposal and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners. Will the County require this development to obtain easements on existing downstream titles to allow the County access to deal with any future stormwater issues? In the Silverhorn development, it was a requirement imposed by the County to construct significant retention ponds to safeguard downstream landowners as well to obtain post title easements to allow County access and this should also be a requirement of any approvals for concept schemes or developments being currently considered by the County.

This layout of this proposal is basically the same proposal for the Lochend South proposal from the Spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Yours truly,

Donald Turner

Elena Turner

Dard + Suns. Elent. Tu

APPENDIX 'D': Landowner comments

Paul Simon

From:

Eileen Easton

Sent:

Monday, April 10, 2017 9:50 PM

To:

Paul Simon

Subject:

Development Proposal - NW-11-26-03WO5M

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Sir,

We are writing regarding the proposed development on the corner of Lochend Road and Township Road 262.

We are very concerned about the large number of homes that are proposed to be built on this large piece of ground. Eighty homes seems excessive – the density is too high for the country. We suggest nothing smaller than two and a half acres to 5 acres would be more suitable.

The amount of traffic this high density development will bring will be great. Lochend Road is already very busy, and a large number of deer and moose are killed on that road far too often. The impact on the wildlife in the area will be far too dangerous.

Therefore, we are not in favor of this big development. The country is becoming too built up. There is no need for another huge development in this area.

Thank you. Yours faithfully, Dr. Brian Easton Mrs. Eileen Easton R.R. # 2, Cochrane T4C 1A2

Paul Simon

From:

Ben Ohler

Sent:

Tuesday, April 11, 2017 11:01 AM

To:

Paul Simon

Subject:

RE: Application # PL20170033/34/35 Indigo Hills

Follow Up Flag:

Follow up

Flag Status:

Completed

Good day Paul,

Thanks for your time on the phone last week and taking a moment to go over my concerns about the proposed development by the IBI Group. I wanted to take the time to make a formal note on those concerns.

The concerns are as follows:

 The proposed density is extremely high, the closest area with this kind of density is Watermark which is located directly next to the City of Calgary, this is 15minutes drive further out and there is nothing within 15km with this kind of density.

The obvious concerns over this type of density is noise, traffic volume, well usage and water table issues as well as septic and waste water disposal. Fencing to neighboring properties and of course the precedent this sets for an area this far out in Bearspaw for future land development to be this type of high density. The areas neighboring in all directions, north, east, south, and west from the proposed site currently have a land use designation of 4 acres minimum and west even higher land use. This also continues for some time towards the denser Calgary Areas to the east and south of the proposed location at which become then 2 acre sites.

The proposal of 1 acre and even smaller sites does not remotely meet with current land use designation in the area, as well as meet current home owner and land owner needs.

- The proposed layout has home sites bordering all the adjacent lands. At this density it creates enormous problems for current land owners fending off, children, pets and even home owners from wondering onto the larger adjacent lots as human nature is drawn to open spaces.
 - As individuals, pets etc. are drawn to these spaces current homeowners including myself are exposed to law suits and trespassing issues to try and keep their lands safe from the would be wanderers. Regardless of damage, theft or other issues that may arise pushing a high density next to an extremely low density. My pond is of particular concern as it currently sits less than 100m from 5-7 of the current proposed homesites. Will the would be developer be willing to sign off any law suits from a child drowning in my pond or a tree falling on them while trespassing? Do I need to fence this area off on my own property? The concerns only mount from here.
- 3. The developer has tried to put through this type of density many times before and with no success. Now they are trying on the backs of the Silverhorn Development. I am sure the differences are obvious between the 2 proposals but I will list them here regardless. Silverhorn is a beautiful community and a wonderful example of how a quarter section can be done tastefully and respectfully out this far in Bearspaw. The total number of properties is half on the Silverhorn site as what the IBI group is proposing on the same size of land and they have left an enormous public green space for homeowners to use between existing home and land owners and the new development.

4. We are in construction and appreciate development very much and would even look to work at this site or want to work with this developer. However this current proposal is not tasteful or respectful. And as it is the 4th time or so this proposal has been put through the message does not seem clear to Mr. Alatorre. If Mr. Alatorre could take a page from Jeff Neustader with the Willow Creek development (also much closer to Calgary) or McKinley Master and the Silverhorn development and take some property owners concerns in effect, reduce the density to an acceptable level and leave a green space between existing home owners. We would even be in favor for such a development. However with the current proposal we will be quite vehemently against what is being planned.

Thank you very much for your time and open book to propose our concerns. Have a wonderful day.

Best Regards,

Ben Ohler



Paul Simon

From:

Raj Sanghera

Sent:

Wednesday, April 12, 2017 1:55 PM

To:

Paul Simon

Cc:

Subject:

Indigo Hills

Follow Up Flag:

Follow up

Flag Status:

Completed

Hi Paul,

I wanted to take a moment out to write you regarding the proposed development on Lochend Road and TWP 262 (Indigo Hills).

My wife and I and our two young children live on a 20 acre parcel neighboring the proposed development. I took the time to read thru the entire conceptual scheme that was linked to in the letter you sent out. We not only **agree** with the development but are enthused and encouraged by it and I will list out the reasons why:

- Indigo hills took the time to mitigate all of the major issues that Lochend corners had.
 - This by itself had our household switch from anti Lochend corners to pro Indigo.
- More bike and walk paths are exactly what this area needs. We live out in the beautiful country but I need to
 drive my two young kids into town so they have a place to ride their bikes.
- The abundant open areas will maintain the open country feel.
- Create a sense of community.
 - Bearspaw Country estates & Silverhorn gives a feel of a community; Indigo will continue that.
- We need more young families in the area. They are the future of Bearspaw.

The Indigo project is giving my family second thoughts about moving to our property in Hillhurst, Calgary. At the very least projects like this will have us moving back to our Bearspaw property sooner rather than later.

I hope this project is approved as this type of development is exactly what the area needs. Please feel free to contact me for comments, questions or concerns.

Thanks,

Raj Sanghera

This communication, including any attached documentation, is intended only for the person or entity to which it is addressed, and may contain confidential, personal and/or privileged information. Any unauthorized disclosure, copying, or taking action on the contents is strictly prohibited. If you have received this message in error, please contact us immediately so we may correct our records. Please then delete or destroy the original transmission and any subsequent reply.

Paul non

From:

Raymundo Wah

Sent:

Friday, June 22, 2018 10:11 AM

To:

Paul Simon

Subject:

Indigo Hills Conceptual Scheme. (NW-11-26-03-W05M).

Follow Up Flag:

Follow up

Flag Status:

Flagged

Calgary, AB

Jun 21, 2018.

Attn: Mr. Paul Simon.

Planning Services Department Rocky View County.

Rocky View County, 911-32 Avenue NE

Calgary, AB T2E 6X6

RE: Letter of Comment on Indigo Hills Conceptual Scheme.

Application Number: PL20170033/34/35

File Number: 06711002 & 06711030 Division 8.

Planner Name: Mr. Paul Simon.

Author of Letter Comments: Mr. Raymundo Wah

Municipal Address:

Dear Mr. Simon,

After I reviewed the Indigo Hills Conceptual Scheme by IBI Group (Samuel Alatorre - 1986766 Alberta Ltd.), I am submitting this letter of comments regarding this application.

I oppose this development application PL20170033/34/35.

With all due respect, I am supportive of rural land development that contributes to the livelihood of farmers and residents of the Rocky View County, however, in this particular case, land development should maintain or enhance local property values, protect the environment and be compatible with our rural neighbourhood, which includes homes and farms.

I am concerned that the style and characteristics of the proposed development is not compatible to this area and somehow will affect us all.

Thank you for your time and consideration regarding this matter.

Yours kindly

Raymundo Wah



Paul ""on

From:

Philip Lavallee

Sent:

Friday, June 22, 2018 11:43 AM

To:

Paul Simon

Subject:

Re. File 06711002 & 06711030; Application PL20170033/34/35 (Indigo Hills)

We are against the current proposal outlined as the Indigo Hills plan sent to us by Rocky View County Planning Services for the following reasons:

- The plan does not conform to Bearspaw ASP guidelines of minimum 4 acre properties as the standard for country residential lots. The lots in our neighbourhood, which is kitty corner to the proposal, I believe are all minimum 4 acre lots. The value of our neighbourhood is its remote setting, which is largely created by lots not smaller than 4 acres.
- It appears that this proposal seeks to expedite development in an area that was listed in the Bearspaw
 ASP as being 3rd in development priority. We moved to Bearspaw because of its rural feel and its plan
 to largely stay that way as outlined in its ASP. Developments such as this that are seeking to
 circumvent the Bearspaw ASP, and compromise the country residential quality of life of current
 Bearspaw residents, should not be allowed.

I am unclear on why contraventions to the 4 acre minimum lot size were occasionally allowed in the past. I do not believe a majority of Bearspaw residents want this and I feel it is time to push back on future development proposals that call for lot sizes smaller than 4 acres. Please turn down this application and discourage developers in the future from their attempts to bypass the guidelines provided in the Bearspaw ASP.

Thank you,

Philip Lavallee

APPENDIX 'D': Landowner comments

Paul on

From: Sent:

Monday, June 25, 2018 8:56 AM

To:

Paul Simon

Subject:

RE: File nrs 06711002 & 06711030

Hi Paul

Our address is

Thank you for the link to the full conceptual scheme. Have a great week too,

Lynn

From: PSimon@rockyview.ca <PSimon@rockyview.ca>

Sent: Monday, June 25, 2018 7:28 AM

To

Subject: RE: File nrs 06711002 & 06711030

Hi Lynn,

Thank-you for submitting your letter I confirm it has been received. Would you mind confirming your address for me? We plot those in support/opposition on a mapset for Council at the public hearing.

The conceptual scheme is available to view at the following link:

https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedCS/Proposed-CS-Indigo-Hills.pdf

If you have any questions please do not hesitate to contact me.

Have a great week,

PAUL SIMON, MSc (Planning)
Municipal Planner | Planning Services

ROCKY VIEW COUNTY

911 - 32 Avenue NE | Calgary | AB | T2E 6X6 Phone: 403-520-6285 | Fax: 403-277-3066 psimon@rockyview.ca | www.rockyview.ca

This email, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From:

Sent: Friday, June 22, 2018 6:25 PM

To: Paul Simon

Cc: Samanntha Wright

Subje File nrs 06711002 & 06711030

Hi Paul,

It is not very clear from the development proposal which areas are open spacing & public utility lots, however, by dividing 156 acres by 55 homes I can tell that the average lot size is around 2 acres. The Bearspaw conceptual plan stipulated minimum 4 acre lots, which, with the current requirement for clustering, is obviously not very practical. However, at least the average, including green spaces, should be close, not half of that. In view of:

- a. the scarcity of water in some Bearspaw areas,
- b. the fact that the Bearspaw area floods on a regular basis and all these roofs and roads will drastically reduce the area where the run-off can go,
- c. no apparent plan for a pond for the said run-off
- d. the lack of anywhere for the grey & black water to go
- e. the fact that Lochend road is only one lane in each direction, & could very likely not handle the extra traffic, especially in view of the gravel trucks that are going to be running up & down it

we feel that this concept (and any other similar ones on Lochend Road) is extremely impractical & possibly foolhardy. A serious study of the above questions should be done & halving the number of homes on this area before considering building any sort of density.

Warm regards,

Lynn & Clive Chambers

Paul on

From:

Trent Yahoo

Sent:

Monday, June 25, 2018 9:00 AM

To:

Paul Simon

Subject:

Re: Application PL201700033/34/35

Hi Paul

Thank you for the acknowledgement.

I live at development is located.

down the road of where this application's proposed

Have a great day!

Trent

Sent from my iPhone

On Jun 25, 2018, at 8:27 AM, <<u>PSimon@rockyview.ca</u>> <<u>PSimon@rockyview.ca</u>> wrote:

Hi Trent,

Thank-you I confirm I have received the letter.

Can you please confirm your address for me? We plot those in support/opposition on a mapset for Council.

Thanks in advance and let me know if I can assist further,

PAUL SIMON, MSc (PLANNING)

Municipal Planner | Planning Services

ROCKY VIEW COUNTY

911 - 32 Avenue NE | Calgary | AB | T2E 6X6 Phone: 403-520-6285 | Fax: 403-277-3066 psimon@rockyview.ca | www.rockyview.ca

This email, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Trent Sanregret

Sent: Sunday, June 24, 2018 9:13 AM

To: Paul Simon

Subject: Application PL201700033/34/35

Good morning Paul,

I received notice of this file/application and wanted to indicate my dissent to it being approved.

ave concerns over such a large development with the proposed density of homes being built in the cation noted in the application. I have never responded to one of these notices before as they are typically requests, at least in our area, that don't impact others living here in any drastic way. I feel approving this application would impair peoples enjoyment of living in this rural area.

Additionally, the traffic in the area, during construction and after will greatly increase and I don't feel the roads are ready for it. The large trucks needed for construction will deteriorate the roads and result in higher maintenance costs and safety concerns. Once completed, the volume of traffic will increase dramatically between Lochend Road and HW 262 with no lights currently at the intersection of Lochend and the 1A. This along with the sheer number of cyclists in the area will exacerbate the current safety of cyclists and those who are heading to Calgary on the 1A off Lochend Road. The preceding is true during and after construction should it actually proceed, which I am hoping will not be the case.

If you have any questions, please feel free to reach out.

Thanks you for your time.

Trent.

Paul non

From:

AURORA FLORES

Sent:

Monday, June 25, 2018 11:12 AM

To:

Paul Simon

Subject:

Fw: Indigo Hills Conceptual Scheme. (NW-11-26-03-W05M).

Follow Up Flag:

Flag Status:

Follow up Flagged

Calgary, AB

Jun 25, 2018.

Attn: Mr. Paul Simon.

Planning Services Department Rocky View County.

Rocky View County, 911-32 Avenue NE

Calgary, AB T2E 6X6

RE: Letter of Comment on Indigo Hills Conceptual Scheme.

Application Number: PL20170033/34/35

File Number: 06711002 & 06711030 Division 8.

Planner Name: Mr. Paul Simon.

Author of Letter Comments: Maria Aurora Flores de Wah

Municipal Address:

Dear Mr. Simon,

After I reviewed the Indigo Hills Conceptual Scheme by IBI Group (Samuel Alatorre - 1986766 Alberta Ltd.), I am submitting this letter of comments regarding this application.

I oppose this development application PL20170033/34/35.

With all due respect, I am supportive of rural land development that contributes to the livelihood of factors and residents of the Rocky View County, however, in this particular case, land development should maintain or enhance local property values, protect the environment and be compatible with our rural neighbourhood, which includes homes and farms.

I am concerned that the style and characteristics of the proposed development is not compatible to this area and somehow will affect us all.

Thank you for your time and consideration regarding this matter.

Yours kindly

Maria Aurora Flores de Wah



Diane Sura and Kelly Nurcombe

June 26, 2018

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

Attention: Paul Simon PSimon@rockyview.ca

Re: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir;

We are writing this letter to bring forth issues for your consideration relating to the proposed **Indigo**Hills Conceptual Scheme located at the corner of Lochend Road and Township Road 262.

We realize that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later time by the County as part of the development process but we would like to go on record at this time in relation to certain concerns.

We are opposed to the adoption of the proposed Indigo Hills Conceptual Scheme in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

After reviewing the conceptual scheme proposal, we have concerns in the following areas:

Additional country residential units are not required at this time; the proposed quarter is composed mainly of prime farm land and should not be removed from a productive use. The area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated the County felt there were 5,117 potential new dwellings, adequate for the next 95 years.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates **21% open space** whereas Silverhorn has over 50%. It appears that the planned green space is not consistent with a conservation community but is designed for maximum people and minimum nature.

New and proposed subdivisions in the Bearspaw/Glendale areas will be more than adequate to supply any current and future needs:

- A Silverhorn approved lots 56 lots in 160 acres.
- B Willow Creek approved lots 52 in 160 acres.

Diane Sura and Kelly Nurcombe

- C Glenbow Ranch Area Structure plan currently under County consideration has 1.6 units per acre with a land mass of 4,300 acres and will produce an almost unlimited supply of dwelling lots.
- 2 Traffic - Given the number of proposed dwellings, the increased traffic is a major concern for all residents in the area. The proposed access to Township 262 will create congestion close to the Lochend Road (766) intersection and may require traffic control at that intersection as well as at the 766 and Highway 1A intersection. In the Silverhorn approval process both the County and Alberta Transportation (AT) pressed the need for any new development to fund either the signalization of the 1A/766 intersection or the construction of an around-about at that location. AT indicated to the County in a letter of August 2015 that the intersection has needed an upgrade based on existing traffic volumes since 2014, and this was the position adopted by the County. This requirement must be placed on this proposal to ensure consistent treatment of developers by both the County and AT. The traffic generated by the 2.5 persons per unit being used by the developer results in a grossly understated idea of what the actual daily traffic flow into and out of this site would be as it does not take into account the current actual size of a household, the number of cars owned by a household and the number of trips each driving household member would make on a daily basis, nor does it take into account bus, postal, service, maintenance or visitor traffic into and out of the proposed area.
- Wastewater Looking at the conceptual scheme planning area, it is not evident how the wastewater facility could be expanded to accommodate requirements at full build out if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- Stormwater The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become needed. Off-site downstream issues are not addressed in the proposal and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners. Will the County require this development to obtain?

easements on existing downstream titles to allow the County access to deal with any future stormwater issues? As a resident of Westminster glen, we deal with storm water it has nowhere to go. Measures where not required or put in place by Rocky view. The developer says they will "deal" with the water issues later but how?

Our daughter attends Bearspaw School. The school over recent years has seen an increase in the attendance with new developments such as Watermark and willow creek. Many parents are concerned with the number of students and future class sizes with no plan in site that we are aware of, of what will happen to the school once over capacity? Parents of the school have discussed and think any new development should have to put money towards a new school or to expand the existing one to accommodate for the new students that will most definitely move to the area with new developments. We all pay taxes for schools but it is not enough for an immediate problem that is most definitely taking place.

This layout of this proposal is basically the same proposal for the Lochend South proposal from the Spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Kelly Nurcombe

Yours truly,

Diane Sura

Page | 3

June 28, 2018

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

Attention: Paul Simon PSimon@rockyview.ca

Re: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir;

We are writing this letter to bring forth issues for your consideration relating to the proposed **Indigo Hills Conceptual Scheme** located at the corner of Lochend Road and Township Road 262.

We realize that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later time by the County as part of the development process but we would like to go on record at this time in relation to certain concerns.

We are opposed to the adoption of the proposed Indigo Hills Conceptual Scheme in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

After reviewing the conceptual scheme proposal, we have concerns in the following areas:

Additional country residential units are not required at this time; the proposed quarter is composed mainly of prime farm land and should not be removed from a productive use. The area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated the County felt there were 5,117 potential new dwellings, adequate for the next 95 years.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates **21% open space** whereas Silverhorn has over 50%. It appears that the planned green space is not consistent with a conservation community but is designed for maximum people and minimum nature.

New and proposed subdivisions in the Bearspaw/Glendale areas will be more than adequate to supply any current and future needs:

- A Silverhorn approved lots 56 lots in 160 acres.
- B Willow Creek approved lots 52 in 160 acres.

- C Glenbow Ranch Area Structure plan currently under County consideration has 1.6 units per acre with a land mass of 4,300 acres and will produce an almost unlimited supply of dwelling lots.
- 2 Traffic - Given the number of proposed dwellings, the increased traffic is a major concern for all residents in the area. The proposed access to Township 262 will create congestion close to the Lochend Road (766) intersection and may require traffic control at that intersection as well as at the 766 and Highway 1A intersection. In the Silverhorn approval process both the County and Alberta Transportation (AT) pressed the need for any new development to fund either the signalization of the 1A/766 intersection or the construction of an around-about at that location. AT indicated to the County in a letter of August 2015 that the intersection has needed an upgrade based on existing traffic volumes since 2014, and this was the position adopted by the County. This requirement must be placed on this proposal to ensure consistent treatment of developers by both the County and AT. The traffic generated by the 2.5 persons per unit being used by the developer results in a grossly understated idea of what the actual daily traffic flow into and out of this site would be as it does not take into account the current actual size of a household, the number of cars owned by a household and the number of trips each driving household member would make on a daily basis, nor does it take into account bus, postal, service, maintenance or visitor traffic into and out of the proposed area.
- Wastewater Looking at the conceptual scheme planning area, it is not evident how the wastewater facility could be expanded to accommodate requirements at full build out if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- Stormwater The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become needed. Off-site downstream issues are not addressed in the proposal and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners. Will the County require this development to obtain easements on existing downstream titles to allow the County access to deal with any future stormwater issues? As a resident of Westminster glen, we deal with storm water it has nowhere to go. Measures where not required or put in place by Rocky view. The developer says they will "deal" with the water issues later but how?

This layout of this proposal is basically the same proposal for the Lochend South proposal from the Spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Yours truly,

Rob and Lori Hatch

Westminster Glen Subdivision



Paul on

From:

Roy White

Sent:

Friday, June 29, 2018 2:53 PM

To: Subject: Paul Simon Indigo Hills

Follow Up Flag:

Flag Status:

Follow up

Flagged

I oppose the application.

Roy White

July 03, 2018

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

Attention: Paul Simon PSimon@rockystow Ch

Re: file number 06711002 & 06711030 Application number PL20170033/34/35

Dear Sir;

We are writing this letter to bring forth issues for your consideration relating to the proposed **Indigo Hills Conceptual Scheme** located at the corner of Lochend Road and Township Road 262.

We realize that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later time by the County as part of the development process but we would like to go on record at this time in relation to certain concerns.

We are opposed to the adoption of the proposed Indigo Hills Conceptual Scheme in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

After reviewing the conceptual scheme proposal, we have concerns in the following areas:

Additional country residential units are not required at this time; the proposed quarter is composed mainly of prime farm land and should not be removed from a productive use. The area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated the County felt there were 5,117 potential new dwellings, adequate for the next 95 years.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates 21% open space whereas Silverhorn has over 50%. It appears that the planned green space is not consistent with a conservation community but is designed for maximum people and minimum nature.

New and proposed subdivisions in the Bearspaw/Glendale areas will be more than adequate to supply any current and future needs:

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- C Glenbow Ranch Area Structure plan currently under County consideration has 1.6 units per acre with a land mass of 4,300 acres and will produce an almost unlimited supply of dwelling lots.
- Traffic Given the number of proposed dwellings, the increased traffic is a major 2 concern for all residents in the area. The proposed access to Township 262 will create congestion close to the Lochend Road (766) intersection and may require traffic control at that intersection as well as at the 766 and Highway 1A intersection. In the Silverhorn approval process both the County and Alberta Transportation (AT) pressed the need for any new development to fund either the signalization of the 1A/766 intersection or the construction of an around-about at that location. AT indicated to the County in a letter of August 2015 that the intersection has needed an upgrade based on existing traffic volumes since 2014, and this was the position adopted by the County. This requirement must be placed on this proposal to ensure consistent treatment of developers by both the County and AT. The traffic generated by the 2.5 persons per unit being used by the developer results in a grossly understated idea of what the actual daily traffic flow into and out of this site would be as it does not take into account the current actual size of a household, the number of cars owned by a household and the number of trips each driving household member would make on a daily basis, nor does it take into account bus, postal, service, maintenance or visitor traffic into and out of the proposed area.
- Wastewater Looking at the conceptual scheme planning area, it is not evident how the wastewater facility could be expanded to accommodate requirements at full build out if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- 4 Stormwater The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become needed. Off-site downstream issues are not addressed in the proposal and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners, which it should not, to begin with.. Will the County require this development to obtain easements on existing downstream titles to allow the County access to deal with any future stormwater issues? As a resident of Westminster Glen, we deal with storm water, and it has nowhere to go. Furthermore, it appears that Westminster Glen is thought of as the final destination for any stormwater coming from

this development. As the County certainly is aware of the fact, that Westminster Glen already has a number of problems with stormwater issues, I strongly suggest, not to permit any further water deriving from other properties, to be diverted to Westminster Glen. Measures where not required or put in place by Rocky view. The developer says they will "deal" with the water issues later but how?

This layout of this proposal is basically the same proposal for the Lochend South proposal from the Spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Yours truly,

Detlef Ostermann

Jitka Ostermann

FILE NUMBER 06711002 \$ 06711030 APPLICATION NUMBER PL 20170037/34/35 DIVISION B

TO PLANNING DEPT.

I TAKE 155UE WITH THE PROPOSED SUBDIVISION AS BEING TO CROWDED AND DEFERS VERY LITTLE TO MAKE IT A DESIREABLE NEIGHBORHOOD. E.G. NO PUBLIC SPACES - VERY LITTLE BREEN SPACES AND SMALL LOT SIZE!

HAM DARSED TO INCREASED TRAFFIC THAT THIS PEAN WOOLD BENERATE, (55 LOTS X AVERAGE 2 CARS / FAMILY - 220 CARS)
THE INTERSECTION AT # 202 of LOCHEND ROAD IS GETTING VERY BUSY AND THIS SUBDIVISION WILL HUST ADD MORE CONGESTION THE PLAN SHOWS A NEW INTERSECTION AT 5. W. CORNER OF DEVELOPMENT (NEAR BADGER ROAD) WHICH WILL ONLY COMPOUND TRAFFIC ENTRAICE AND EXIT TO LOCHEND RD.

AT THE N.W. CORNER OF SURDIVISION THE PLAN SHOWS

A VERY LARGE LOT. I WOULD BE OPPOSED TO THE PLAN IF

THIS WERE TO BE A COMMERCIAL OR UTILITY SITE (SENAGE PLANT)

I AM OPPOSED TO THE IZAN BECAUSE THERE IS NO

MENTION OF WATER & SENIAGE DETAILS THIS IS A MAJOR

CONCERN FOR OUR COMMUNITY.



Sherry D. Vonden Brink

JULY 11 2018 262012 RANGE R 33

FILE NUMBER 06711002 \$ 06711030 APPLICATION NUMBER PL 20170033/34/35 DIVISION 8

KEITH & JACQUELINE TAGG PHONE 403 9327403 TO PLANNING DEPT.

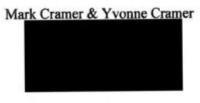
WE TAKE ISSUE WITH THE PROPOSED SUBDIVISION AS BEING 160 CROWDED AND OFFERS VERY LITTLE TO MAKE IT A DESIREABLE NEIGHBORHOOD. E.G. NO PUBLIC SPACES - VERY LITTLE BREEN SPACES AND SMALL LOT SIZE.

WE ARE OPPOSED TO INCREASED TRAFFIC THAT THIS PLAN WOULD GENERATE, (55 LOTS X AVERAGE 2 CARS / FAMILY - 20 CARS) THE INTERSECTION AT # 202 & LOCHEND ROAD IS GETTING VERY BUSY AND THIS SUBDIVISION WILL YUST ADD MORE CONGESTION -THE PLAN SHOWS A NEW INTERSECTION AT S.W. CORNER OF DEVELOPMENT (NEAR BADGER ROAD) WHICH WILL ONLY COMPOUND TRAFFIC ENTRANCE AND EXIT TO LOCHEND RD.

AT THE N.W. CORNER OF SUBDIVISION THE PLAN SHOWS A VERY LARGE LOT. WE WOULD BE OPPOSED TO THE PLAN IF THIS WERE TO BE A COMMERCIAL OR UTILITY SITE (SENAGE PLANT) WE ARE OPPOSED TO THE PLAN BELAUSE THERE IS NO MENTION OF WATER & SEWAGE DETAILS. THIS IS A MAJOR CONCERN FOR OUR COMMUNITY.

SIGNED . Keith R Jagg

· Jacqueline Jagg



Rocky View County Planning Services Department 911 – 32nd Ave N.E. Calgary, Alberta T2E 6X6 July 9, 2018

Attention: Paul Simon

Re: File No. 06711002 & 06711030, Application No. PL20170033/34/35 - Indigo Hills Conceptual Scheme.

Hi, I received a notice of referenced application. In highlighted in red on the letter it states "This is a recirculation notice of a file previously sent March 22, 2017. I do not believe we received a notice of the March 22, 2017 application.

I object to the subject application for the following reasons:

- The R-1 zoning is not keeping with the zoning of the surrounding land which is mostly
 agricultural on the immediate east side of Lockend road. On the immediate west side of the
 Lockend road the zoning is R-2, AH (Agricultural Holding District). The R-1 zoning adds a
 higher density of residential use. It takes away from the large degree of agriculture use
 currently existing along Lockend road and the country scenery which we have become
 accustom to seeing.
- Higher population density negatively impacts the road infrastructure with more traffic and a busy partially blind intersection at 262 and Lockend road.
- Allowing R-1 zoning this close to our property will help justify rezoning of other properties to R-1 with subdivision of larger R-2 holding and further populations density increases.
- Higher density development will put pressure on additional road infrastructure expansion with negative effects on our property boundaries or future property boundaries as well as additional noise, traffic and safety concerns.
- Negative Environmental impact with increased sewage disposal, water run off control, lighting pollution is not welcome.
- 6. By the current Bearspaw Area Structure Plan this property has a rather low priority for development, priority with a value of three. There seems to be many available lots for sale in existing developments which do not require rezoning. Silverhorn which per the "INDIGO HILLS CONCEPTUAL SCHEME" was approved in 2010 is only partially developed with many sites available for construction.

Grane Gramer

Mark & Yvonne Cramer

July 10, 2018

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

Attention: Paul Simon PSimon@rockyview.ca

Re: re-circulation notice dated June 28, 2018 of file number 06711002 & 06711030 and application number PL20170033/34/35 previously sent March 22, 2017.

Dear Sir;

The Indigo Hills proposal does not adequately address the issue of the handling of stormwater - the proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density does not leave room for the creation of any additional emergency stormwater ponds should they become needed. As this land has no natural outlet or drainage for stormwater, it would create the same situation as in next door in Westminister Glenn; where in flood situations the County or Alberta Environment has to pump out water. How is the County going to deal with this if there is only retention for 1:100 floods with these new home, roads etc?

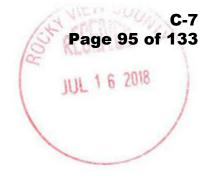
This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Yours truly,

Mark Kwasnicki

APPENDIX 'D': Landowner comments





July 9, 2018

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

Attention: Paul Simon PSimon@rockyview.ca

Re: re-circulation notice dated June 28, 2018 of file number 06711002 & 06711030 and application number PL20170033/34/35 previously sent March 22, 2017.

Dear Sir;

The current application does not address the concerns expressed in our letter of opposition dated April 2, 2017 to their previous proposal, the current application only deleting the requested redesignation to amend Section 49 of the Land Use Bylaw C-4842-97 and the creation of fewer lots of greater size.

All of the issues raised in our previous letter still exist, the most significant being the handling of stormwater - the proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposal with the new housing and roads does not leave room for the creation of any additional emergency stormwater ponds, should they become needed. As this land has no natural outlet or drainage for stormwater, it would create a situation similar to that in next door Westminister Glenn where in flood situations the County or Alberta Environment has to pump the out water. How is the County going to deal with this if the proposed design is not adequate for retention for 1:100 year events?

In our subdivision, the County has required that we provide for 1:100 year events, should Indigo Hills not be required to do likewise?

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme in its current form.

Yours truly,

Terry Hiner

J LAines

Rocky View County

911 - 32nd Av NE

Calgary Alberta

T2E 6X6

Re: Objection to re-designation as part of Indigo Hills Conceptual Scheme 06711002 06711030 PL20170033/34/35 division 8

July 10th, 2018

Dear Sir/Madam:

I wrote to file my objection to allowing the Indigo proposal to proceed, on the following basis:

1. Water Problem in Rocky View

With the increasingly dense development of Rocky View more and more residences draw water from the RockyView Coop and put the water out on their lawns through septic systems. I believe this is why the water levels throughout the area have risen so much compared to a decade or two ago. The ability of the soil to absorb septic run-off water is very limited due to the layer of clay present in most of our area. This problem is increasing. I recognize the current and last year have been dry and the water level problem is not overly apparent, but we all know of areas where trees have died from excessive water exposure in the years prior to that. Further development compounds this, especially higher density development. I believe the impact on water run-offs must be studied before any approvals are given.

2. Proposed lot sizes are too small

Bearspaw is a rural acreage community. On the periphery of the city it may make sense to have 2 acre lots, but not in the proposed location. It violates the country character of the area, not just in the location itself, but in increased traffic in the wider area.

Yours truly,

Daco Vroegindewey

APPENDIX 'D': Landowner comments

Paul Thon

From:

Christine Hagerman

Sent:

Wednesday, July 11, 2018 12:46 PM

To:

Paul Simon

Subject:

Re: Development 262 and 766

Hello,

My municipal address is

Thanks,

Christine

From: PSimon@rockyview.ca < PSimon@rockyview.ca>

Sent: July 11, 2018 12:21 PM

To:

Subject: RE: Development 262 and 766

Hi Christine,

Can you please confirm your address as we map those in support/opposition for council. Your letter will be included in the public hearing package.

Regards,

PAUL SIMON, MSc (PLANNING)
Municipal Planner | Planning Services

ROCKY VIEW COUNTY

911 - 32 Avenue NE | Calgary | AB | T2E 6X6 Phone: 403-520-6285 | Fax: 403-277-3066 psimon@rockyview.ca | www.rockyview.ca

This email, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Christine Hagerman

Sent: Wednesday, July 11, 2018 10:58 AM

To: Paul Simon

Subject: Development 262 and 766

Hi Paul,

I just wanted to comment that I would be against the redesignation (application # PL20170033/34/35). I reside in the $\dot{\epsilon}$ mediate vicinity and do not want increased people or traffic in this area.

Thanks, Christine Jayne and Dan Meyer

July 13, 2018

To: Paul Simon

Re: Indigo Hills Conceptual Scheme

File No. 06711002 and 06711030 Application No. PL 20170033/34/35

Thank you for the opportunity to comment on the Indigo Hills Conceptual Scheme for a second time. We have attended the developer's open house and have seen up close their plans for this parcel. We still have some concerns with their proposal.

One of our primary concerns is regarding the management of water on this parcel. The plans at the open house showed that the water drainage following development would be substantially lower than current levels and would be mitigated by a drainage pond on property that the developers currently do not own or have access to. Our property is located directly next to this drainage area and we have very legitimate concerns about the increase in water onto our neighbours land, onto our land, and to a preserved wetland area between us and this neighbour. Our questions about this drainage could not be answered at the open house and we felt dismissed. At the very least we would hope that the county could assign non-partial experts to review this drainage plan and show all concerned area residents how an increase in water usage on this property could possibly result in a reduced outflow. We do not believe this is the case as we are down hill from this proposed development area and it would only make sense to expect additional drainage onto our property. Furthermore we recognize that although the development is projected to tie in to the current rocky view water co op and have a self contained septic management area it is directly overtop of the aquifer from which we draw our well water so any substantial construction on this land is ultimately a concern in regards to the quality of water that we currently have access to.

Our second concern regarding the Indigo Hills Conceptual Scheme concerns traffic management. We heard at the open house that the developers were falsely claiming that Alberta Transportation has upcoming plans to add traffic lights to the corner of Lockend Road and Township Road 262. Our review of Alberta Transportation's proposed intersection enhancement shows future traffic lights at the intersection of Highway 1A and Lockend Road and just a turning lane addition at Township Road 262. The additional 55 residential lots plus all the construction traffic will adversely affect our safety on Township Road 262, especially with the addition of so many new gravel trucks at this intersection due to the approval of recent nearby gravel extraction areas. We do not believe that the developers have adequately addressed traffic management issues.

We do commend the developer for reducing the number of lots available in this parcel to more closely align with area structure plan that was approved for the nearby Silverhorn development. We do hope that this is a stipulation for the developers to maintain this lot size and not a way to merely get a plan approved, only to shrink the lot size once approval is gained. We also do not approve of having accessory dwellings approved for this development, which will only result in increased density. We could not get our questions regarding accessory dwellings answered at the developers open house.

Finally we believe that until the entire Bearspaw area structural plan is amended to lower parcel sizes below 2 acres, that this proposal should be in keeping with that area structure plan and the lot sizes should be in accordance with that plan.

Thank you for the opportunity to submit comments on this proposal. We are so fortunate to live in Rocky View and enjoy our rural lifestyle. We welcome others to join us in this country setting but not at the expense of our continued enjoyment of our property.

Please contact us if you would like any clarification on any of the above points.

Yours truly,

Dan and Jayne Meyer

Cc: Samanntha Wright, Division 8

Paul mon

From: Ben Ohler

Sent: Thursday, July 19, 2018 2:19 PM

To: Paul Simon

Subject: Indigo hills Development

Follow Up Flag: Follow up Flag Status: Flagged

Good day Paul,

This is a letter of opposition to the Indigo Hills Development. We are the 20 acre parcel directly SE of the proposed Development.

With this extraordinarily high density going in next door this far outside of Calgary we would ask that new fencing (to keep pets, children and even teens) from wandering onto the adjacent properties would be exceptionally important. There is a lot of open land next to this development and human nature is to wander into open spaces. We have had a lot of issues with random pets in our yard as it is. We do not look forward to this increasing with higher density next door. A solid pet and child proof fence around the property would go a long way to deterring trespassing and vagrant animals.

Should the developer be open to putting in fencing for 100m west and 100m north from the S.E. corner of the proposed development the owners to the S.E. of the property would change their position from opposition to support for the proposed development. Thank you for your time and consideration.

Best Regards,

Ben Ohler

July 12, 2018

Re. Indigo Hills Conceptual Scheme, File Number: 06711002 & 06711030, Application Number: PL20170033/34/35

Dear Mr. Simon and other members of the Rockyview Planning Services Department,

Thank you for the notification regarding the proposal to adopt the Indigo Hills Conceptual Scheme and the invitation to provide comments and concerns. As members of the immediate community, we have a number of concerns to bring forward regarding this proposed development.

The development proposal indicates that 55 homes are planned to occupy the quarter section in question, with the redesignation from RF to R-1. We feel that a designation to R-2, with half the proposed residences, would be more appropriate considering the current services available and the surrounding population density. Traffic is already hazardous on Lochend Road, which is heavily travelled by commercial vehicles at a speed of 100 km/h. To add substantially more vehicles on a daily basis is dangerous. Fire, police and ambulance services are already stretched thin in Bearspaw—for safety, we feel growth should be accomplished at a more controlled rate.

The Environmental Considerations listed in the Indigo Hills Conceptual Scheme (Section 3.4) state that "No vertebrate species at risk were observed during field surveys." This is a completely invalid way to determine the presence of any wild species and should not be accepted as a viable result to any serious study. The sign warning motorists of frequent moose on the highway erected by the provincial government contradicts this conclusion. Development here will disrupt and displace moose, deer, coyotes and many other species that live here. Fewer houses will allow more animal habitats to remain and would indicate a true concern for the environment on the part of developers and county planners.

The Conceptual Scheme states that one of the Development Goals and Objectives (Section 4.2) is to "Value and respect local resident interests." Local residents do not want tiny cities built in their community. Properties with less than 1.98 acres spaced closely together are already available in Calgary, Cochrane and Airdrie. Rocky View County has as a guiding principle for county development to, "Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character" and to "Direct new multi-lot residential development to existing area structure plan areas, as described in the County Plan," and "Directs high density residential development to adjacent urban municipalities". The type of development described in the Indigo Hills Conceptual Scheme does not fit in with the Rocky View County directive for growth and should be modified to better reflect existing County guidelines (ie. fewer residences).

Another concern is the question of enforcement of many of the intentions put forth in the Indigo Hills Scheme. The "Construction Envelope" is stated as the area in which all construction and construction traffic must be contained to preserve the natural area and vegetation of the site. It is doubtful whether this will be adhered to by the multiple companies involved in construction and the proposal does not address how this will be enforced or by whom. In Section 4.5.1, the proposal refers to Exhibit 8.0, which illustrates, "open space and existing trees to be preserved, where possible, within the Planning Area." Who is responsible for determining whether this proposed preservation is possible? It is our concern that in the end, this goodwill towards the environment will be abandoned as soon as the development is approved and underway.

Overall, we respect the right of the land owners to develop their property, however we are saddened and deeply disappointed by their decision. This development will disrupt the habitats of hundreds of native species and will stress local services and utilities. We feel the R-1 community is incompatible with existing land use in the immediate community, in spite of the presence of nearby R-1 designations. In Section 4.1.5 of the Indigo Hills Scheme, developers state that "Indigo Hills represents the type of growth that is needed to sustain the unique nature and culture of Bearspaw." We disagree and request that the County consider amending the Indigo Hills Conceptual Scheme to a redesignation to R-2 to better reflect the interests of local residents and the practical workings of the community in question.

Sincerely,

Heather John

Evan Neilsen

From:

Sent: Sunday, July 29, 2018 8:03 PM

To:

PAA_ Development

Cc:

Division 1, Mark Kamachi; Division 2, Kim McKylor; Kevin.Hanson@rockview.ca; Division

4, Al Schule; Division 5, Jerry Gautreau; Division 6, Greg Boehlke; Division 7, Daniel

Henn; Division 8, Samanntha Wright; Division 9, Crystal Kissel

Subject:

proposed Indigo Hills development; Application:

Categories:

Completed

Kierzek, Veronika and Ted,



Planning Services 911 32 Avenue NE Calgary, AB T2C 6X6

Dear Sir/Madame

Re: Application/File Number: PL170033/34/35

We are writing to you to express our concerns regarding the proposed re-designation of the above named lands from Farm and Ranch to Residential. My husband and I have lived in the Bearspaw/Glendale Heights area for 19 years. We live within 1.5 kms of the intersection of Lochend Road/Highway766 and Township Road 262. I travel, by car, through that intersection at least once a day, if not more frequently. I know the area well. During the time we have lived here, this is the third attempt at having it re-designated. Each attempt has been rejected, for many of the same core reasons. It is also the second time a development has been proposed that we have not received any notification other than word of mouth, from other interested area resident. Yesterday, we did notice a very, very small sign, along the fence line, half way down the quarter on 262 and the other broken in half, and folded over on Lochend Road/ Secondary 766.

We are in opposition to this re- development application. It does not conform to the Bearspaw Area Structure Plan. The development plan for Indigo Hills calls for 55-1 acre and a bit sized lots, located on a lovely native grass and aspen covered quarter section. The area is the habitat of Moose, Deer, Fox, Coyote, Redtail Hawks ,Bald Eagles as well as smaller species. There are two developments nearby, Bearspaw Acres across Lochend Road that already has similar density and plenty of lots left to develop. It looks out of place with the larger acreages surrounding it. Silver Horn is the other development. It is just east on TWSP 262 and also offers smaller lots for sale. There has been little interest by consumers to purchase, numerous foreclosures by builders, and again, it just seems out of place. When people move to the country they are looking for the country life, not the city in the country. The subject land is on the furthest point away from both Calgary and Cochrane. Even though I know that the developer has addressed storm and wastewater management, and many of the county's other requirements. These are assumptions, no rights have been given to them by surrounding landowners. We, as a tax payers are not interested in funding shortfalls that occur in the future due to overland flooding, failed septic systems and berms that are holding back the natural run off on that land.

The second of many issues is TRAFFIC. Lochend Road/secondary highway 766 is a busy road. It connects the traffic coming from Airdrie on Highway 567 and Crowchild Trail or Highway 1A, cutting Cochrane out of the driving picture for many. It services the gravel trucks that run 24/7 on Glendale Road as well. Add to that the hundreds of recreational bikes and local traffic that intersection is busy. Making a bigger intersection is not going to make it less

busy. Adding at least 100 more cars a day will. Add to that, all the people, including us, that don't turn off on Lochend Road to get to the 1A, but rather continue on to Bearspaw Road, so we have a light to cross the highway. Crossing the 1A to head to Calgary, is dangerous! Rarely can you make it across without having to sit on the middle of the road. We have been in an accident there as another driver who pulled up beside me felt, he could go first. Unfortunately we all went at the same time. We have seen upwards of 4 cars out there, waiting for space in the relentless traffic coming from Cochrane. Cochrane has tripled its population since we moved here and that equates to a large increase in the amount of traffic that is on that highway. Yes, the developer has said that lights will be install by the provincial government in the "near future", but I'm not holding my breath. There has been a new large Church, as well as a new firehall and that has changed nothing since the last time we opposed an application for re-designation. The intersection is a nightmare. None of these roads needs more traffic at this time.

Thank you for your attention. If you need further feedback regarding this re development application ,my husband and I would be happy to address them before council.

Paul Simon

From:

Bob Reynolds

Sent:

Monday, July 02, 2018 10:59 PM

To:

Paul Simon

Subject:

Emailing: SCAN0658

Attachments:

SCAN0658.jpg

Follow Up Flag:

Follow up

Flag Status:

Flagged

Paul,

This development should have two access roads, but none so close to the corner of Badger, in my opinion.

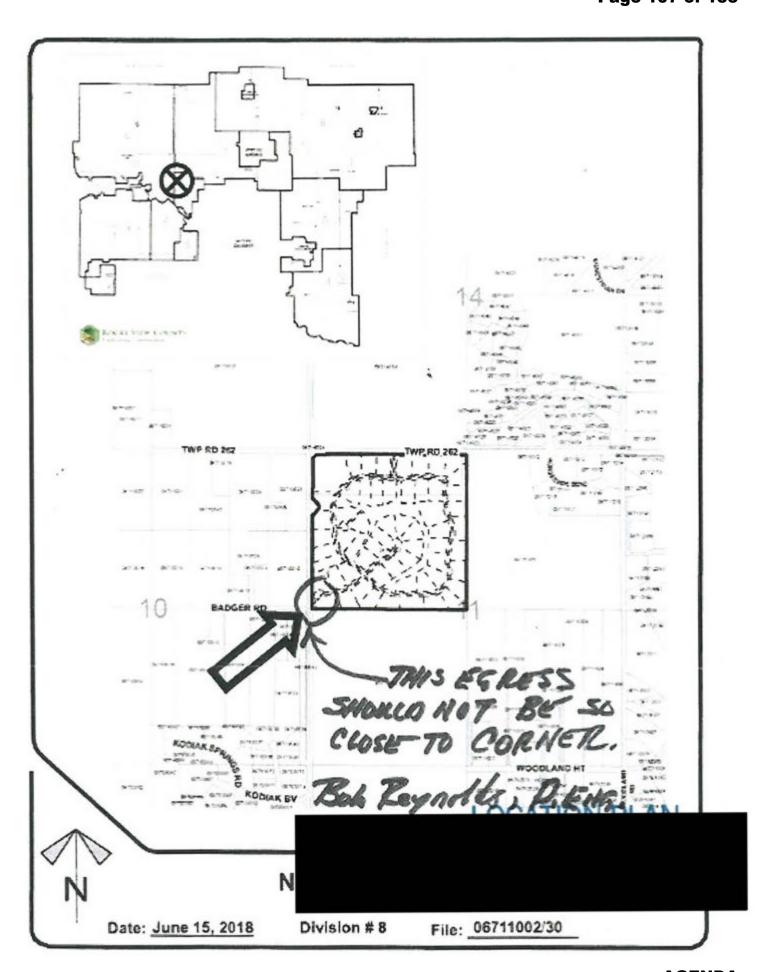
Regards, Bob reynolds, P.Eng.

Your message is ready to be sent with the following file or link

attachments:

SCAN0658

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



From:

To:

PAA LegislativeServices

Cc: Subject:

Bylaw C-7850-2018: Concerns with Stormwater Management Plan

Date: Tuesday, January 29, 2019 11:18:49 AM

January 29, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Earl Hickok and Susan Burrows

APPENDIX 'D': Landowner comments

From: Dean Milner

Sent: Thursday, January 24, 2019 3:52 PM

To: PAA LegislativeServices

Subject: Bylaw C-7849-2018 Appl: PL20170033/34 (06711002/030)

Dear Rocky View County

I am writing to OPPOSE the application to develop those lands with a new subdivision.

My reasons are as follows:

1. House Values - house and property values in our area have been dropping steadily over the past 4 years and no end is in sight. Numerous homes in our development have been marketed in the

past several years, mostly with no suitable outcome. Extra lots and homes available for sale will only

put more downward pressure on values.

- 2. Build Out in Bearspaw Country Estates we have at least 13 vacant lots in our development. Increased competition for lot buyers will only put more downward pressure on lots and continue this 14 year wait to complete build out.
- New Development Build Out with the ongoing soft local economy and large existing inventory, there is a large possibility that this new project will stall out leaving many people/contractors in a distressed position. A partly finished, or abandoned development can only further depress our local real estate values.
- Traffic Concerns this new development will add considerably to our local traffic issues. There is already quite a bit of traffic on Highway 766, especially when the gravel truck season is in effect. This increased traffic should probably require traffic control lights at 766/1A, and possibly require the addition of a paved shoulder for safety reasons too.
- 5. Wild Animal Spaces thought needs to be given to the requirement of natural or agricultural land for our original animal inhabitants. This includes areas of brush/tree cover as well as low lying water bodies for waterfowl.
- 6. County Obligations the County of Rocky View already provides existing measures (fire mitigation, flood control, etc) to protect the value of existing land and home owners. Another way the County can do this is through ensuring that new subdivisions only come on stream when there is an obvious shortfall of supply. This is the situation in today's economy.

Thank you for your attention to my concerns.

Yours truly,

Dean Milner

January 28, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property; being the two quarter sections with one being my own, West Minster Glen. The Water has nowhere to go but to fill up in that low-lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

With other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Cody Gosling

January 28, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Mark and Janine Kefford

From:

To:

PAA LegislativeService

Cc: Subject:

Fwd: Bylaw C-7850-2018

Date: Wednesday, January 16, 2019 7:29:15 PM

Sent from my iPhone

Begin forwarded message:

From: "Dr. James Stewart"

Date: January 16, 2019 at 7:23:25 PM MST **To:** "legislative" < services@rockyview.ca>

Cc:

Subject: Bylaw C-7850-2018

RE: Bylaw C-7850-2018

I OPPOSE the application.

Reasons:

There are far too many available acreage lots on existing developments, so we don't need any more developments for a long time, if ever.

The land in question is one of the more productive agricultural quarters in our neighborhood, and agricultural use should be prioritized.

Developments are artificially elevating the price of agricultural land creating hardship for bona fide farmers and ranchers.

There would be too much traffic.

The development would disrupt community life and negatively impact the character of the community.

James I Stewart



January 28, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme, we have concerns with the design of their Stormwater Control and Pond Spillway system, outlined under 5.3.3 and 5.3.4.

The applicant indicates that their design aims to achieve zero release from the subject site for "up to a 1:100-year event", with a berm being constructed along the east boundary of the property to increase the overflow elevation, containing such events. They indicate that there will be zero discharge from the development site post-development, yet do not provide any emergency stormwater drainage plans, other than indicating that stormwater facilities would overflow into an existing low area east of the subject property, being two quarter sections (one of which is Westminster Glen, where we live). Water will fill up in that low-lying area, which has already been subject to flooding and flood mitigation work by RVC due to inundation from existing water sources, without addition of further excess stormwater. Further to previous discussions and studies, we've been told it has been identified that there needs to be an outlet to Nose Creek from any additional developments to make stormwater management work effectively and ensure no further impact on existing developments.

In other developments in the area and the MD, it was a requirement imposed by RVC to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream watershed landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County. As such, we would like to note an objection to the current applications.

Yours truly,

Keith & Sally Thomson

Diane Sura & Kelly Nurcombe

January 29, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Diane Sura & Kelly Nurcombe



January 29, 2019

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

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Sirs;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

In the Silverhorn development, it was a requirement imposed by the County to construct significant retention ponds and an emergency stormwater drainage system to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Terry Hiner

IL Hones

SILVERHORN Inc. 8544 - 47 Avenue N.W. Calgary, Alberta, Canada T3B 1Z9 Phone: 403-452-6571 Email: info@silverhorn.ca www.silverhorn.ca January 29, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Marie & Zak Houk



January 30, 2019

Rocky View County Planning Services 262075 Rocky View Point Rocky View County, Alberta T4A 0X2

Attention: Municipal Clerk

Email: legislativeservices@rockyview.ca

RE: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being Westminister Glen. The Water has nowhere to go but to fill up in that low-lying area. There needs to be an outlet to Nose Creek to make this work. To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them. Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners. Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Furthermore, we are concerned that the concentration of this development with smaller lots and a lack of nature preserve is inconsistent with surrounding developments and will have a negative impact on wildlife and significantly increase traffic in the area.

Sincerely,

Kenneth & Lenora Hashman

January 28, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Robert and Lori Hatch



Joost Krijnen, Richard Lee

January 28, 2019

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

Att: Municipal clerk

RE: Bylaw C-7849-2018 / File: PL20170033/34

Dear Council,

After reviewing the proposed Indigo Hills conceptual scheme, we have the following concerns.

The proposal includes insufficient elements to protect the natural environment and not impose on wildlife habitats. The area is known for having an abundance in wildlife and the relatively high density of dwellings in this proposal will inevitably have a negative impact on wildlife conversation and habitat.

The proposal aims to respect its natural environment through protecting a portion of each parcel, and leave app. 21% of the total area as open space – this includes roads. Rather than incorporating this development in its environment, it plans to allow for wildlife 'corridors'. In the plans, none of these 'corridors' connect to the wider area. This is in strong contrast with existing developments in the area that promote a free roaming environment.

Furthermore, it is proposed to move bird nests during construction, effectively removing animals from their breeding grounds. In fact, the proposal mentions that current development levels have already taken their toll on the habitat fragmentation. This will be further deteriorated by the increased traffic and the proposed upgrades to intersections. It is therefore unlikely that this high density development will not further impact this fragmentation.

Finally, at this time, there is no need for further development in this area. Besides several other developments in Bearspaw, the majority of lots in Silverhorn are still available. Without all future development lots being available to this date, this seems to support the notion that there is currently no further demand for an additional residential project in such close proximity.

We do not support the Indigo Hills development plan.

Sincerely,

Joost Krijnen, Richard Lee

Tara & Donovan Kreutzer



January 30, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly,

Tara & Donovan Kreutzer

Paul Simon

From: Philip Lavallee

Sent: Wednesday, January 30, 2019 11:02 AM

To: PAA_ LegislativeServices; Division 8, Samanntha Wright

Subject: Re: Bylaw C-7849-2018: OPPOSED to Indigo Hills Conceptual Plan

We are strongly opposed to the Indigo Hills Conceptual plan. The reason is that this proposed area for development in the Bearspaw ASP was either designated as country residential or agricultural. The Bearspaw ASP states that any agriculturally designated land should not become country residential and the Bearspaw ASP defines the standard for Bearspaw country residential as 4 acre or larger lots (section 8.1.20). It is this vision that encouraged us to move to Bearspaw 10 years ago yet various developers, such as IBI with Indigo Hills, in a hope to maximize their profits, come to Rocky View with plans that go against the vision for Bearspaw and compromise the standard of living for existing residents. This in our view is unacceptable. We bought into the concept of Bearspaw as it is when we moved here and expect any future residents and residential proposals to do the same. We do not believe any of the past developments the allowed for lots less than 4 acres in size should have been allowed and we do not believe that any future developments that propose lots less than 4 acre should be allowed. These proposals simply ruin the concept of country residential for existing residents who have respected that vision outlined in the Bearspaw ASP. Proposals such as these only benefit developers who could care less about the vision of Bearspaw and its residents and who only truly care about maximizing their profit.

Residential in this area of Bearspaw is country residential, the country residential standard is 4 acre or larger lots, this has been clearly laid out in the Bearspaw ASP, please keep it that way.

Thank you.

Philip Lavallee & Sandra Venneman

APPENDIX 'D': Landowner comments

From: To:

PAA LegislativeServices

Subject:

Bylaw C-7850-2018 - A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Date: Wednesday, January 30, 2019 12:23:20 PM

Calgary, AB

Jan 30, 2019.

Attn: Municipal Clerk Ms. Charlotte Satink.

262075 Rocky View Point, Rocky View County, AB

T4A 0X2

RE: Land use re designation application by IBI Group on behalf of 1986766 Alberta Ltd.

Application Number: Application PL20170035 (06711002/030).

Planner Name: Ms. Charlotte Satink.

Author of Letter Comments: Mr. Raymundo Wah

Municipal Address:

Dear Ms. Satink.

After I reviewed the land use re designation application from the IBI Group on behalf of 1986766 Alberta Ltd., I am submitting this letter of comments regarding this application.

I oppose this land use re designation.

With all due respect, I am supportive of rural land development that contributes to the livelihood of farmers and residents of the Rocky View County, however, in this particular case, land use re designation should maintain or enhance local property values, protect the environment and be compatible with our rural neighborhood, which includes homes and farms.

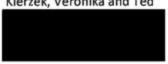
I am concerned that the style and characteristics of the proposed land use re designation is **not compatible** to this area and somehow will affect us all.

Thank you for your time and consideration regarding this matter.

Yours kindly

Raymundo Wah

January 30, 2019 Kierzek, Veronika and Ted



Municipal Clerk 262075 Rocky View Point Rocky View County, Alberta T4A 0X2

Dear Sir/Madame

Re: Application/File Number: PL170033/34/35 (06711002/030)

We are writing to you to express our concerns regarding the proposed re-designation of the above-named lands from Farm and Ranch to Residential. My husband and I have lived in the Bearspaw/Glendale Heights area for 19 years. We live within 1.5 kms of the intersection of Lochend Road/Highway766 and Township Road 262. I travel, by car, through that intersection at least once a day, if not more frequently. I know the area well. During the time we have lived here, this is the third attempt at having it re-designated. Each attempt has been rejected, for many of the same core reasons, high density (less than 4 acres), traffic, lack of infrastructure, decreasing wildlife habitat and general unhappiness of surrounding residents who move to the country for a rural lifestyle.

We are in **opposition** to this re-development application. It does not conform to the Bearspaw Area Structure Plan. The development plan for Indigo Hills calls for 55-1 acre and a bit sized lots, located on a lovely native grass and aspen covered quarter section. The area is the habitat of Moose, Deer, Fox, Coyote, Redtail Hawks, Bald Eagles as well as smaller species. There are two developments nearby, Bearspaw Acres across Lochend Road that already has similar density and plenty of lots left to develop. It looks out of place with the larger acreages surrounding it. Silver Horn is the other development. It is just east on TWSP 262 and offers smaller lots for sale. There has been little interest by consumers to purchase, numerous foreclosures by builders, and again, it just seems out of place. This subdivision was approved by Council of Rocky View **without any notification or public hearing** to surrounding land owners. When people move to the country, they are looking for the country life, not the city in the country. The subject land is on the furthest point away from both Calgary and Cochrane. Even though I know that the developer has addressed storm and wastewater management, and many of the county's other requirements. These are assumptions, no rights have been given to them by surrounding landowners. We, as taxpayers are not interested in funding shortfalls that occur in the future due to overland flooding, failed septic systems and berms that are holding back the natural run off on that land.

The second of many issues is TRAFFIC. Lochend Road/secondary highway 766 is a busy road. It connects the traffic coming from Airdrie on Highway 567 and Crowchild Trail or Highway 1A, cutting Cochrane out of the driving picture for many. It services the gravel trucks that run 24/7 from the Glendale Road gravel pit, as well. There is a small hill just prior to the turn off (labelled as a Hidden Intersection) on the 262 that further complicates the safety situation. Add to that the hundreds of recreational bikes and local traffic, that intersection is busy. Making a bigger intersection is not going to make it less busy. Adding additional subdivision traffic only cause further issues. Add to that, all the cars, including us, that routinely don't turn off on Lochend Road to get to the 1A, but rather continue travelling to Bearspaw Road. That route provides a safer more efficient way to cross the highway because it is traffic light controlled. Crossing the 1A to head to Calgary, is dangerous! Rarely, can you

make it across the Lochend/ IA intersection without having to sit in the median. We have seen upwards of 4 cars out there, waiting for space in the relentless traffic coming from Cochrane. Cochrane has tripled its population since we moved here and that equates to a large increase in the amount of traffic that is on that highway. Yes, the developer has said that lights will be install by the provincial government in the "near future", but I'm not holding my breath. In these tough economic times I don't see this intersection as a pressing need, just because a developer wants to profit from a high-density project, like the Indigo Hills proposal. There has been a new large Church, as well as a new firehall built and that has changed nothing since the last time we opposed an application for re-designation. The intersection is a nightmare. None of these roads needs more traffic until proper infrastructure has been addressed.

I could address so many more issues, but I'm sure others will in their letters and presentations to council. The bottom line here is that this type of subdivision is not wanted, needed or compliant with the Bearspaw Area Structure plan.

Thank you for your attention. If you need further feedback regarding this re development application, my husband and I would be happy to address them before council.

Veronika K	ierzek	
Ted Kierzel	ζ	

From:

PAA LegislativeServices

To: Subject:

Indigo Hills Conceptual Plan

Date:

Wednesday, January 30, 2019 1:27:00 PM

Dear Sir or Madam:

As residents living on Township Road 262, we have reviewed the conceptual plan for this new development. We are concerned with this plan for two reasons. The first is that it will tremendously increase traffic in a rural setting which is not equipped for the same. The second is that the entire area nearby is very nature friendly and such a development would negatively impact both the animal population and the natural vegetation.

Our overall opinion is that this is not an appropriate site for such a development.

Thank you for considering our position.

James and Marilyn Smith

January 30, 2019

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

Attention: Municipal Clerk

Re: Bylaw C-7849-2018 and File: PL20170033/34

Dear Council;

After a review of the proposed Indigo Hills Conceptual Scheme we have concerns with the design of their Stormwater Control and Pond Spillway system outlined under 5.3.3 and 5.3.4. They indicate that their design is to achieve zero release from the entire site for up to a 1:100-year event with a berm being constructed along the east boundary of the property to increase the overflow elevation so as to contain such events. They indicate that post-development there will be zero discharge from the development site and yet do not provide any emergency stormwater drainage plans other than indicating that the stormwater facilities would overflow into an existing low area east of the property being the two quarter sections, one being West Minister Glen. The Water has nowhere to go but to fill up in that low lying area. There needs to be an outlet to Nose Creek to make this work.

To us this would indicate that they have no concern about the impact of their Stormwater Management on property owners to the east of them.

Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

Such requirements should also be contained in any concept schemes or development proposals being currently approved by the County.

Yours truly

Dr Dennis and Nevada Springhetti

January 30, 2019

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



Legal: 0310708:1:17

Fax: 403-520-1659

Attention: To whom it may concern legislativeservices@rockyview.ca

Attention: Paul Simon PSimon@rockyview.ca

Objection to Application No.: PL20170033/34 (06711002/030) Bylaw C-7849-2018

Objection to Application No: PL20170035 (06711002/030) Bylaw C-7850-2018

We are writing this letter to bring forth issues for your consideration relating to the proposed **Indigo Hills Conceptual Scheme and Land Re-designation,** located at the corner of Lochend Road and

Township Road 262.

We realize that this is only an application to create a conceptual scheme and the re-designation to amend a current bylaw and that many issues that are likely to be raised in relation to this application will be dealt with at a later time by the County as part of the development process. However, we would like to go on record at this time in relation to certain concerns.

We are opposed to the adoption of the proposed Indigo Hills Conceptual Scheme and Land Redesignation in its present form whereby future re-designation, subdivision and development proposals could accommodate smaller parcel sizes on lands that are outside the County's current standard and allow Accessory Dwelling Units as a discretionary use which could conceivably double the number of housing units.

After reviewing the conceptual scheme proposal, we have concerns in the following areas:

Additional country residential units are not required at this time; the proposed quarter is composed mainly of prime farm land and should not be removed from a productive use. The area is known for having an abundance of wildlife and any development would need to integrate with the maintenance of wildlife and its habitat. The Bearspaw ASP, land inventory and residential development capacity, September 5, 2012 indicated the County felt there were 5,117 potential new dwellings, adequate for the next 95 years.

If this plan moves ahead, it should either be of similar ecological conservation style as Silverhorn, or traditional country residential with fewer units per quarter and with more open public spaces. The concept scheme indicates 21% open space whereas Silverhorn has over 50%.

It appears that the planned green space is not consistent with a conservation community, but is designed for maximum people and minimum nature.

New and proposed subdivisions in the Bearspaw/Glendale areas will be more than adequate to supply any current and future needs:

- A Silverhorn approved lots 56 lots in 160 acres.
- B Willow Creek approved lots 52 in 160 acres.
- C Glenbow Ranch Area Structure plan currently under County consideration has 1.6 units per acre with a land mass of 4,300 acres and will produce an almost unlimited supply of dwelling lots.
- 2 Traffic - Given the number of proposed dwellings, the increased traffic is a major concern for all residents in the area. The proposed access to Township 262 will create congestion close to the Lochend Road (766) intersection and may require traffic control at that intersection as well as at the 766 and Highway 1A intersection. In the Silverhorn approval process both, the County and Alberta Transportation (AT) pressed the need for any new development to fund either the signalization of the 1A/766 intersection or the construction of an around-about at that location. AT indicated to the County in a letter of August 2015 that the intersection has needed an upgrade based on existing traffic volumes since 2014, and this was the position adopted by the County. This requirement must be placed on this proposal to ensure consistent treatment of developers by both the County and AT. The traffic generated by the 2.5 persons per unit being used by the developer results in a grossly understated idea of what the actual daily traffic flow into and out of this site would be as it does not take into account the current actual size of a household, the number of cars owned by a household and the number of trips each driving household member would make on a daily basis, nor does it take into account bus, postal, service, maintenance or visitor traffic into and out of the proposed area.
- Wastewater Looking at the conceptual scheme planning area, it is not evident how the wastewater facility could be expanded to accommodate requirements at full build out, if the designated area proves to be inadequate. Alberta Environment and Parks requires a design capacity of 5.3 people/home and Silverhorn was required to expand the design of its facility and increase the land base for the wastewater treatment drainage field needed to accommodate those numbers. Does this proposal have the ability expand the land base if needed and has it been taken into account in this proposal? Will the same standards that were applied by the County to the Silverhorn development also be consistently applied to this proposal and will the County also own this facility as is the case with Silverhorn?
- Stormwater The proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events, which are expected to occur more frequently. The proposed density of this proposal does not leave room for the creation of any additional emergency stormwater ponds should they become

needed. Off-site downstream issues are not addressed in the proposal, and it does not seem in this proposal that the stormwater is being allowed to follow its natural drainage path. There is no indication of how the stormwater from this acreage will affect downstream land owners, which it should not to begin with. Will the County require this development to obtain easements on existing downstream titles to allow the County access to deal with any future stormwater issues? As a resident of Westminster Glen, we deal with storm water, and it has nowhere to go. Furthermore, it appears that Westminster Glen is thought of as the final destination for any stormwater coming from this development, and others, as outlined in proposed conceptual scheme (5.3.3/5.3.4). Measures where not required or put in place by Rocky view. The developer says they will "deal" with the water issues later, but how?

5 Environmental Consideration (3.4 of the Conceptual scheme proposal)

The attached map under 3.4 (Arial Photos & Grades, is highly misleading, as all access water, including water from other areas, outside the proposed conceptual scheme area, see 5.3.2 Route 1, is gathered and directed via a ditch and culvert system, to Westminster Glen. Which as previously advised, has its own problems with access water, as it is well known to the Rocky View County.

6 Community Input

The Developer has **failed**, at least in our case, to provide any meaningful public Consultation, or Community Input. Aside from Rocky View County notifications to affected Landowners, there has been no attempt **at all**, to consult with us. I personally have attempted to contact the developer, and we also have filed an objection with Rocky View County on July 03, 2018. Despite all of this, no attempt was made from the Developer side, to discuss any of the issues brought forward.

This in itself, is in complete contradiction to the concept and widely legislated understanding, of meaningful public consultation, or meaningful Community Input. Therefore, and for that reason alone, this application, should be denied.

If required, I will provide Rocky View County, with ample Provincial and Federal decisions, whereby failed Public Consultation, lead to denial of applications, or made decisions where overturned at a later time, simply for that reason.

This layout of this proposal is basically the same proposal for the Lochend South proposal from the Spring of 2012 at which time the owners proposed between 110 and 117 units per 160 acres and is almost identical to the lot layout of January 2013. Although this proposal has removed the condominium lots on the north end, it appears to be a rehash of what was been rejected by the County on previous occasions.

This project needs further research, revisions and consideration prior to any County approvals being given, please reject the proposed Indigo Hills Conceptual Scheme and Land Re-Designation in its current form.

Yours truly,

Detlef Ostermann

Jitka Ostermann



Wednesday January 30, 2019

TO: Municipal Clerk, Rocky View County

RE: Bylaw C -7850-2018

Application Number: PL20170035

Please accept this letter as a statement of opposition to the proposed change in land designation from Farm and Ranch to Residential One on the parcel noted in the application.

This property is in the immediate vicinity of our home on Horse Shoe Bend. This land is currently designated RF and is not only well suited for, but is currently used for agricultural pursuits. We will be adversely affected by development on this land parcel in many ways including an increase in traffic and noise and most importantly with water drainage issues. The parcel sizes outlined in the proposal are not compatible with the parcel sizes in the surrounding area, and not in keeping with the minimum parcel size outlined in the Bearspaw Area Structure Plan section 8.1.20 "(Within the country residential areas identified in Figure 7, the minimum parcel size should be not less than (4) acres.)"

This applicant has already tried to have this parcel re-designated for residential use, and since the last time it was before council we don't believe that any of the residents' concerns regarding storm water management have been adequately addressed. Our property is at a lower elevation than this neighbouring one and we therefore strongly believe that we will be the unwelcome recipient of the storm water run-off that there currently seems to be no plan to adequately manage within the parcel.

We hope that Rocky View considers maintaining the current development guidelines in the Bearspaw Area Structure Plan in respect to this parcel. We also hope that the location of this parcel is taken into consideration, as it is not bordering any densely populated developments but really is in the middle of a rural area. Such a development would be more in keeping with lands directly bordering city of Calgary neighbourhoods or along a busy corridor such as Highway 1A and not surrounded predominantly by farm and ranch land and by larger acreages and holdings.

We would also hope that council considers the considerable amount of time that neighbouring residents have to spend sending in submissions against the redevelopment of this parcel, and request that until the applicant makes some considerable changes to their drainage plans, and keeps the parcel sizes in

APPENDIX 'D': Landowner comments

compliance with the area structure plan that the applicant be discouraged from bringing this redesignation back to council.

Thank you for your consideration.

Sincerely,

Dan and Jayne Meyer

From:

To: PAA LegislativeServices

Subject: Indigo Hills Conceptual Scheme. Bylaw C-7849-2018 - A Bylaw of Rocky View County for Land Use Bylaw C-

4841-97.

Date: Wednesday, January 30, 2019 4:09:19 PM

Jan 30, 2019.

Attn: Municipal Clerk Ms. Charlotte Satink.

262075 Rocky View Point, Rocky View County, AB

T4A 0X2

RE: Indigo Hills Conceptual Scheme. Bearspaw Area Structure Plan Amendment.

Application Number: PL20170033/34 (06711002/030).

Planner Name: **Ms. Charlotte Satink.**Author of Letter Comments: Ms. A. Prowse

Municipal Address: 8 Woodland Ridge NW. Rocky View County, Alberta T3R 1G7

Dear Ms. Satink.

After I reviewed the proposed Indigo Hills Conceptual Scheme for the development of a new country residential community from the IBI Group on behalf of 1986766 Alberta Ltd., I am submitting this letter of comments regarding this application.

I oppose this application.

With all due respect, I am supportive of rural land development that contributes to the livelihood of farmers and residents of the Rocky View County, however, in this particular case, this project does not protect the environment and is not compatible with our rural neighborhood, which includes homes and farms.

I am concerned that the style and characteristics of the proposed land development project somehow will affect us all.

Thank you for your time and consideration regarding this matter.

Yours kindly

A. Prowse



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: February 12, 2019 **DIVISION:** All

FILE: 6036-100

SUBJECT: Family and Community Support Services Budget Adjustment Request

¹POLICY DIRECTION:

Policy 131 Family and Community Support Services (FCSS) allows the FCSS Board to approve FCSS grants within the overall FCSS budget as determined by Council. During budget deliberations, Council requested that Administration review the grant funding formula.

DISCUSSION:

Rocky View County FCSS joined the Provincial FCSS program in 2000. FCSS is funded 80% by the Province and a minimum 20% by municipalities through a cost sharing agreement. Since 2000, the demand for FCSS funding has increased exponentially, and prioritizing which programs to recommend for FCSS funding has been difficult for the FCSS Board. In December 2015, the Provincial government approved \$106,921 in additional funding for Rocky View County FCSS for the 2016 calendar year; however, there has been no additional increases in Provincial or Municipal funding since that time.

A summary of the funding requests received for 2019 and the amounts allocated are provided in Appendix A to illustrate the gap between the funding requests and the actual grant funding available for disbursement. There was approximately \$170,364 in requests that could not be funded. Appendix B provides a summary of local FCSS programs in the Calgary/Bow River region and their Provincial/Municipal FCSS cost sharing. 63% of Alberta FCSS programs contributed more than the required 20% in 2017.

There is a variety of reasons for the requested increases, including an increase in service demand, an increase in service deliver costs (rent increase, salary increases, etc.), new staff and programming to address unmet needs, and decreases in other revenue streams (i.e.: fundraising and grants from other organizations).

Administration is providing several options for Council's consideration to address the gap identified in available FCSS grant funding. If Council approves an increase to the FCSS budget, the additional revenue would be allocated to FCSS eligible programs that provide preventive social programs to Rocky View County residents.

BUDGET IMPLICATION(S):

The following table shows possible options for Council to consider if they would like to address some of the shortfall in FCSS funding requests. Administration will prepare a spring budget adjustment based on Council's direction.

Randy Ell, Recreation, Parks and Community Support

¹ Administration Resources



Table 1: Provincial / Municipal Funding Cost Sharing

Provincial Funding Contribution	Municipal Funding Contribution	Total Funding	Increase	% Provincial Share	% Municipal Share
\$854,100	\$213,500	\$1,067,600	\$0 Current	80%	20%
\$854,100	\$284,700	\$1,138,800	\$71,200	75%	25%

Of	1	IU	Ν	5	

OPTIONS:					
Option #1	THAT Council consider increasing Municipal Funding of FCSS above the minimum 20% required by the Provincial funding agreement to 25% and authorize a corresponding 2019 budget adjustment.				
Option #2		ing Municipal Funding of FCSS above the minimum 20% ng agreement to% and authorize a corresponding			
Option #3	THAT alternative direction be p	provided.			
Respectfull	y submitted,	Concurrence,			
	"Sherry Baers"	"Al Hoggan"			
Executive D	Director	Chief Administrative Officer			

RE/rp

APPENDICES:

Community Development Services

APPENDIX 'A': 2019 Family and Community Support Services (FCSS) Allocations APPENDIX 'B': FCSS Funding Comparison to other FCSS Programs

APPENDIX 'A': 2019 FCSS Allocations

2019 Family and Community Support Services (FCSS) Allocations

Name of Ormanization	Drainat	Division	2018 Approved	2019	Funding	Percentage Increase
Name of Organization	Project	Division	Amount	Request	Approval	
Airdrie Boys and Girls Club	Children & Youth Programs	6,7	79,264	79,264	79,264	0.00%
Airdrie and District Victim Services	Volunteer Support	6,7	10,000	15,000	5,000	-50.00%
Bearspaw-Glendale Community Association	Community Enrichment Program	2,8,9	15,500	15,500	15,500	0.00%
Big Brothers and Big Sisters of Calgary and Area	Mentoring in Rocky View County	All	84,000	84,000	84,000	0.00%
Boys and Girls Club of Cochrane and Area	Community Outreach - Youth Engagement	1,2,3,8,9	81,000	84,739	81,000	0.00%
The Centre for Sexuality	The Girls Program	4,5	New Program	15,000	7,500	
Chestermere Community Services FCSS	Community Services SERV FCSS	4,5	80,000	84,966	81,000	1.25%
Cochrane and Area Victim Services Society	Volunteer Training	1,2,3,7,8,9	5,000	5,000	5,000	0.00%
Cochrane FCSS	Programs for Rural Residents	1,2,3,7,8,9	66,500	86,500	69,500	4.51%
Crossfield Playschool	Playschool Program	6,7	5,000	6,000	5,000	0.00%
Friends of Spirit Winds Ranch	Learning with Purpose	1,2,3,7,8,9	7,500	7,500	7,500	0.00%
Helping Hands Society of Cochrane and Area	Community Service Projects	1,2,3,7,8,9	10,000	10,000	10,000	0.00%
Kidz 1st Network Parent Link Centre	Noodle-Do Kits	4,5	4,550	4,692	4,550	0.00%
KIK Seniors	Art Therapy Program	6	3,500	3,500	3,500	0.00%
Langdon Older Kids	Seniors Program	4,5	4,752	6,500	5,800	22.05%
Langdon Theatre Association	Youth Theatre Project	4	25,000	58,000	25,000	0.00%
North Rocky View Community Links	Counselling Program	6,7	34,000	34,000	17,000	-50.00%
North Rocky View Community Links	Family Resource Program	6,7	49,980	73,572	51,500	3.04%
North Rocky View Community Links	Girls Youth Leadership Day	6,7	New Program	3,500	0	
North Rocky View Community Links	Outreach and Communications Project	6,7	99,000	124,680	100,500	1.52%
Seniors for Kids	Senior Mentoring Program	1,2,3,7,8,9	29,000	34,000	29,000	0.00%
Synergy Youth and Community Development Society	Synergy	4,5	80,000	105,000	81,386	1.73%
Tapestry of Women	Women's Conference	1,2,3,7,8,9	2,300	2,300	2,300	0.00%
Variety - the Children's Charity of Alberta Association	Just Like You	1,2,3,7,8,9	7,500	15,000	7,500	0.00%
Western Rocky View Family and Community Resource Centre	Community Support Program	1,2,3,7,8,9	85,000	96,181	85,000	0.00%
			Total Request	1,054,394	863,300	

	2019 Budget Summary			
REVENUE Provincial Monies Municipal Monies Total Revenue	854,100 213,500 1,067,600	Regular Grant Money Available 2019 Regular Grant Request Total Approved Regular Grants Total Regular Grant Funds Remaining	863,300 1,054,394 863,300 <u>0</u>	Difference (191,094) Difference less Special Project/211 Money held in resei (170,094)
EXPENSES FCSS Management Interdepartmental Transfer Grants to Organizations	143,300 40,000 884,300	Special Projects Grant Money Available Approved Special Projects Total Funds Remaining	15,000 15,000	(Grant money held in reserve for applications received in 2019)
Total Expenses	<u>1,067,600</u>	211 Information and Referral	6,000	(Allocated to database management)



Family and Community Support Services (FCSS) Funding Comparison to Other Local Municipalities

E-mail confirmation received from the Provincial FCSS Office:

"From the roll up of our annual and financial reports, 130 FCSS programs (Out of 206 programs) contributed more than the required 20% in 2017. This would represent 63% of the programs."

Email confirmation received from local FCSS programs:

Municipality	Provincial Funding	Municipal Funding
City of Airdrie	79%	21%
Town of Banff	61%	39%
MD of Bighorn	40%	60%
City of Calgary	75%	25% Calgary's contribution to the FCSS program is currently at 25% of the FCSS program cost. This is stated in Council's policy on FCSS.
Town of Cochrane	70%	30%
Kneehill Regional (Kneehill County, Three Hills, Trochu, Carbon, Acme)	71%	29%
Wheatland County (Wheatland County, Village of Hussar, Village of Rockyford and Village of Standard)	70%	30%

The following municipalities are all 80/20 cost sharing:

- Town of Canmore (also asking Council to consider over-contributing in 2019)
- City of Chestermere
- Town of Claresholm
- Town of Crossfield (also asking their council to consider over-contributing to FCSS in 2019)
- MD of Foothills
- Town of High River
- Town of Irricana
- Village of Longview
- Town of Nanton
- Town of Okotoks
- Town of Turner Valley
- Vulcan and Region FCSS (Villages of Carmangay, Champion and Lomond, Town of Vulcan, Vulcan County)



CAPITAL PROJECTS MANAGMENT

TO: Council

DATE: February 12, 2019 **DIVISION**: All

FILE: 5011-406 / 4055-700

SUBJECT: Highway 566 and Range Road 11 Improvements Budget Adjustment

¹POLICY DIRECTION:

Under the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget. The proposed budget adjustment of \$900,000 is required to carry out improvements to the intersection of Highway 566 and Range Road 11.

EXECUTIVE SUMMARY:

The County and Alberta Transportation have agreed, in principle, to enter into a cost sharing agreement for the upgrade of Highway 566 at Range Road 11 for the purposes of improving traffic flow in the area of West Balzac.

The County and Alberta Transportation have agreed, in principle, to enter into a cost sharing agreement for this work whereby the County would be responsible for 25% of project-related costs (\$900,000). The Province would contribute the remaining 75% (\$2.7 Million) and oversee project delivery and communications.

Administration is seeking a 2019 budget adjustment of \$900,000 for the completion of improvements to the intersection of Highway 566 and Range Road 11, including \$600,000 from the Tax Stabilization Fund and \$300,000 from the Transportation Off-Site Levy Reserve.

BACKGROUND:

Increased traffic from the growth in nearby commercial areas (ex. East Balzac) and residential neighborhoods (ex. Morningside, Prairie Springs) has reduced the performance of the intersection at Highway 566 and Range Road 11.

To address this, Alberta Transportation has brought forth a project to replace the existing T-intersection with a traffic circle designed to better accommodate volumes within this high-load corridor. The total estimated cost for the project is \$3.6 Million and a site plan for the proposed work is shown in (Attachment 'B').

The County and Alberta Transportation have agreed, in principle, to enter into a cost sharing agreement for this work whereby the County would be responsible for 25% of project-related costs (\$900,000). The Province would contribute the remaining 75% (\$2.7 Million) and oversee project delivery and communications.

Administration Resources

Doug Hafichuk, Capital Projects

'A' of



Administration is seeking a budget adjustment of \$900,000 for the completion of improvements to the intersection of Highway 566 and Range Road 11, including \$600,000 from the Tax Stabilization Fund and \$300,000 from the Transportation Off-Site Levy Reserve.

BUDGET IMPLICATION(S):

Approval of Option #1 will increase the County's 2019 Operating Budget by \$900,000 by drawing \$600,000 from the Tax Stabilization Fund and \$300,000 from the Transportation Off-Site Levy Reserve.

OPTIONS:					
Option #1:	THAT the 2019 Operating Budget be amended as described in Attachment to allocate \$900,000 for the completion of improvements to the intersection Highway 566 and Range Road 11.				
Option #2	THAT alternative direct	tion be provided.			
Respectfully submit	ted,	Concurrence,			
"Byron Riem	ann"	"Al Hoggan"			
Executive Director of	of Operations	Chief Administrative Officer			

ATTACHMENTS:

ATTACHMENT 'A' – Budget Adjustment for Highway 566 and Range Road 11 ATTACHMENT 'B' – Site Plan for Traffic Circle Design

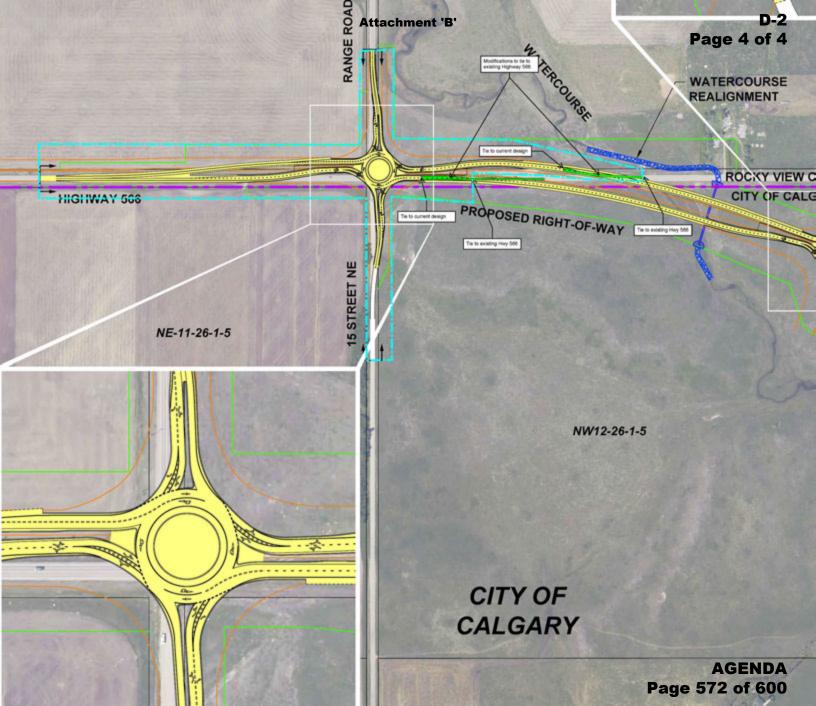
AGENDA

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ROCKY VIEW COUNTY BUDGET ADJUSTMENT REQUEST FORM BUDGET YEAR: 2019

Description	HWY-566 and RR-11 Improvements (West Balzac)	Budget Adjustment		
EXPENDITURES:	· · · · · · · · · · · · · · · · · · ·	•		
	provements at HWY-566 and RR-11 n Represents 25% of \$3,600,00 total project cost	900,000		
TOTAL EXPENSE:		900,000		
REVENUES:		,		
Municipal Tax Stabilizati Transportation Off-Site Le		(600,000) (300,000)		
TOTAL REVENUE:		(900,000)		
NET BUDGET REVISION: 0				
REASON FOR BUDGET REVISION	J:			
Opportunity to Cost Share with Alberta Transportation for Intersection Improvements - Rocky View County to Contribute 25% of Total Project Costs - Alberta Transportation to Contribute 75% of Total Project Costs and Manage Project Delivery				
AUTHORIZATION:				
Chief Administrative Officer	Council Meeting Date Al Hoggan	: February 12-2019		
Exec Dir, Corp Services	Council Motion Reference	:		
	Kent Robinson			
Manager:	Date	:		
	Budget AJE No:			

Posting Date:





OFFICE OF THE CAO

TO: Council

DATE: February 12, 2019 **DIVISION**: N/A

FILE: N/A APPLICATION: N/A

SUBJECT: Budget Adjustment Request

¹POLICY DIRECTION:

Section 242 of the *Municipal Government Act* prescribes that Council must adopt a budget for each calendar year. Once the base budget is approved by Council, all subsequent adjustments are considered and approved by Council.

EXECUTIVE SUMMARY:

Administration has identified budget deficiencies in the 2019 Base Budget and is respectfully requesting that Council consider and approve a budget adjustment to address these deficiencies. The two areas identified in this report are related to Council remuneration and expense reimbursement, and a corporate re-organization that was undertaken in 2018. Additional details and a budget adjustment form have been included for Council's consideration.

BACKGROUND:

The budget adjustments included in this report relate to the following areas:

- Under Policy #195, Council Remuneration and Expense Reimbursement, an increase to the 2019 budget totaling \$136,200 is requested to fund:
 - Changes to remuneration to offset the Federal Government's elimination of the Municipal Officer's Expense Allowance program, which results in average councillor take-home pay increasing only by the standard cost of living adjustment;
 - Changes in mileage reimbursement to allow councillors to claim mileage expenses while on County business;
 - The addition of a community engagement fund to assist councillors in building strong community connections.
- In 2018, under the direction of the Interim Chief Administrative Officer, a corporate re-organization review was undertaken. As a result of this review, the functional structure of the County administration was redesigned. A redesigned Organization Structure was endorsed by Council on October 16, 2018. This redesign identified areas of resource deficiency, and a budget increase of \$527,700 is required to fund salary, benefits, and related staffing costs (training, materials, and services) to address the deficiency.

BUDGET IMPLICATION(S):

Council approved the 2019 Base Budget on December 11, 2018. At that time, there was approximately \$2.3 million in unallocated tax funding. If approved, the above adjustments would be funded from this unallocated amount.

¹ Administration Resources
Kent Robinson, Corporate Services



OPTIONS:				
Option #1	THAT the budget adjustment, as shown on Appendix A, be approved.			
Option #2	THAT alternative direct	HAT alternative direction be provided.		
Respectfully submit	ited,	Concurrence,		
"Ker	nt Robinson"	"Al Hoggan"		
Executive Director		Chief Administrative Officer		

APPENDIX:

Corporate Services

Appendix 'A': Budget Adjustment Form

ROCKY VIEW COUNTY BUDGET ADJUSTMENT REQUEST FORM BUDGET YEAR: 2019

Description			Budget Adjustment
EXPENDITURES:			
Council Renumeration a	nd Expense		136,200
Re-Organization Cost (Sa	ılary, Benefits, Materials, Traini	ing, Travel)	527,700
TOTAL EXPENSE:			663,900
REVENUES:			
Costs to be funded from	unallocated tax revenue		0
TOTAL REVENUE:			0
NET BUDGET REVISION:			663,900
REASON FOR BUDGET REVISION	·		003,900
See Cover report Februa			
·	,		
AUTHORIZATION:			
AOTHORIZATION.			
Chief Administrative			
Officer:		Council Meeting Date:	02/12/2019
Executive Director	Al Hoggan		
Corporate Services:		Council Motion Reference:	
	Kent Robinson		
Manager:		Date:	
		Budget AJE No:	

AGENDA
Page 575 of 600

Posting Date:

Notice of Motion: To be read in at the February 12, 2019 Council Meeting

To be debated at the February 26, 2019 Council Meeting

Title: Amendments to Firearms Bylaw C-7782-2018

Presented By: Councillor Dan Henn, Division 7

Deputy Reeve Al Schule, Division 4

WHEREAS Rocky View County Council adopted Firearms Bylaw C-7782-

2018 at the September 11, 2018 Council meeting for the purpose of regulating the discharge of Weapons within Rocky

View County;

WHEREAS the definition of Weapon provided in Firearms Bylaw C-7782-

2018 includes Firearms but also includes Bows, Crossbows,

and any other device that propels a projectile;

WHEREAS the definition of Firearm provided in Firearms Bylaw C-7782-

2018 has the same meaning as Firearm in section 2 of the

Criminal Code of Canada;

WHEREAS Rocky View County Council desires to only regulate the use of

Firearms as defined in section 2 of the Criminal Code of Canada and not regulate the use of Bows, Crossbows, or any

other device that propels a projectile;

NOW THEREFORE BE IT RESOLVED THAT Rocky View County Council direct Administration to draft amendments to Firearms Bylaw C-7782-2018 for Council's consideration that would delete the definition of Weapon, Bow, and Crossbow and replace all references to the definition of Weapon in the bylaw with the definition of Firearm.



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: February 12, 2019 **DIVISION:** 5

FILE: 04333030 **APPLICATION:** PL20180111

SUBJECT: Subdivision Item - Residential Two District

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the policies found within the Conrich Area Structure Plan (ASP), and was found to be non-compliant:

- The application is inconsistent with Policy 7.1 of the ASP; and
- The application is inconsistent with Section 654 (1)(b) of the Municipal Government Act.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ±2.34 hectare (±5.78 acre) parcel (Lot 1) and a ±4.57 hectare (±11.29 acre) parcel (Lot 2). The subject land is located within the Future Policy Area of the Conrich Area Structure Plan, just east of the hamlet of Conrich, and is designated as Residential Two District.

The site currently contains two dwellings, with one listed as unoccupied; a barn; six wood sheds, and two wood structures; as well as extensive vehicle and truck trailers stored on site. The houses are serviced by well and septic field, and the Applicant proposes well and septic for the proposed new parcel.

While the proposed subdivision is technically viable, the application is not in compliance with Policy 7.1 of the Conrich Area Structure Plan (ASP), which specifies that a new subdivision shall not be supported within the Future Policy Area until such time that the area has been comprehensively planned. It should be noted, that the Terms of Reference for the Future Policy Area were adopted by Council on November 27, 2018, and planning for the area will commence in 2019.

Without the comprehensive planning for the Future Policy Area, it is premature to consider the proposed subdivision at this time. Further to this, the *Municipal Government Act* Section 654 (1)(b), states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

Administration determined that the application does not meet policy.

PROPOSAL: To create a ±2.34 hectare (±5.78 acre) parcel (Lot 1) and ±4.57 hectare (±11.29 acre parcel (Lot 2).

GENERAL LOCATION: Located approximately 4 km east of the city of Calgary, immediately east of the hamlet of Conrich, 0.81 kilometers (1/2 mile) south of Township Road 250 and 0.81 kilometers (1/2 mile) west of Range Road 283.

Oksana Newmen & Erika Bancila, Planning & Development Services

¹ Administration Resources



LEGAL DESCRIPTION: Block 11, Plan 7410505 within NW-33-24-28-W04M	GROSS AREA: 6.91 hectares (17.07 acres)
APPLICANT: Dean Guidolin OWNER: Valetta June Dickie, 816264 Alberta Ltd.	RESERVE STATUS: Municipal Reserves for the parcel dedicated as Block R-1 on Plan 1657LK when it was subdivided in 1973.
LAND USE DESIGNATION: Residential Two District	LEVIES INFORMATION: Transportation Off-Site Levy, Water Offsite Levy, and Stormwater Offsite Levy are applicable.
DATE APPLICATION RECEIVED: September 17, 2018 DATE DEEMED COMPLETE: September 21, 2018	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: • None	LAND USE POLICIES AND STATUTORY PLANS: Conrich Area Structure Plan (Bylaw C-7468-2015) Land Use Bylaw (Bylaw C-4841-97)

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to the 109 landowner notifications sent. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

November 27, 2018 Council approved Terms of Reference for the Conrich Area Structure Plan Future Policy Area Review.

December 11, 1973 Calgary Regional Planning Commission approved the subdivision creating the subject parcel and a second parcel, each totaling 17.07 acres. Municipal Reserves were provided under Block R-1 Plan 1657LK.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The site is largely flat, with slopes primarily around 1%; some in the northeastern corner approaching 4%. The existing developed area of the site (including all dwellings, sheds, and buildings) is slightly raised above the remainder of the parcel at 1062 m elevation, with the majority of the remainder at 1060 m elevation.

Conditions: None

b) The site's soil characteristics

The site contains Class 1 soils with no significant limitations. There are no concerns as a result of soil conditions on site.

Conditions: None



c) Storm water collection and disposal

The County is currently working with adjoining municipalities, the Western Irrigation District, Alberta Environment, and Ducks Unlimited to develop a comprehensive and regional approach to storm water management in the area, which is referred to as the Cooperative Stormwater Management Initiative (CSMI). Map 11 within the Conrich ASP illustrates the regional conveyance system located approximately ½ mile south of the subject land.

Policy 24.2 of the Conrich ASP states, "until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Shepard Regional Drainage Plan, the Cooperative Stormwater Management Initiative (CSMI) Plan, the Conrich Master Drainage Plan, and the Western Headworks Stormwater Management Agreement (2013).

The Applicant did not submit a Storm Water Management Report with the application. As a condition of subdivision, the Applicant would be required to provide a Stormwater Management Report (SSIP) for Lot 1 in accordance with the County Servicing Standards, the Conrich ASP, and the Conrich Master Drainage Plan.

As a condition of subdivision, the Applicant would be required to provide payment of the Storm Water Offsite Levy, in accordance with Bylaw C-7535-2015, for the total gross acreage of the Lot 1 (5.78 acres). As per the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is \$31,720.

Conditions: 6, 11

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

The site is not subject to flooding, subsidence, or erosion.

Conditions: None

e) Accessibility to a road

The subject lands are currently accessed through an existing approach from Township Road 245A. The proposed Lot 2 would require direct access onto Township Road 245A. The Applicant would be required to construct a new graveled approach onto Township Road 245A as per Rocky View County standards.

It is noted that Township Road 245A ends approximately ±65.00 m (213.26 ft.) west of the east boundary of proposed Lot 2 in a cul-de-sac bulb encroaching Lot 2. To legally permit this encroachment, the Owner would be required to prepare and register a Utility Right-of-Way (access) Plan and associated agreement to the satisfaction of the County.

Conditions: 2, 3

Transportation Offsite Levy

Payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 is required to be paid on Lot 1. TOL for proposed Lot 2 would be deferred at this time, as the lot size is greater than 9.88 acres. In addition, the site is located within Special Area 2, and would therefore be subject to that levy as well. These levies are payable at the time of subdivision.

- Base Levy = \$4,595/acre x 5.78 acres = \$26,559
- Special Area 2 = \$5,833/acre x 5.78 acres = 33,715
 - Estimated Total TOL payment = \$60,274

Conditions: 9



f) Water supply, wastewater and solid waste disposal

Water supply

As per Conrich ASP Policy 23.9, all new development shall connect to the County's potable water system. As the subject lands are located within the Conrich Transmission Main Service area, and a distribution line is already available adjacent to the subject lands, Lot 1 and Lot 2 would be required to connect to municipal water services at their own expense.

The Owner would be required to enter into a Customer Service Agreement with the County for water services provided for Lot 1 and Lot 2.

The Owner would also be required to provide payment of the Water Offsite Levy in accordance with the applicable levy for Lot 1 and Lot 2:

 Based on current Rocky View County Water and Wastewater Off-Site Levy Bylaw C7273-2013, the estimated levy payment is \$17,147.40 x 2 lots x 0.950 m³ / lot (projected average day residential water demand), totaling \$34,294.85.

Wastewater

As per Conrich ASP Policy 23.15, all new development shall connect to the County's wastewater system. Where not yet available, the ASP provides for private sewage treatment in accordance with County policy and provincial regulation.

As the subject lands are not near the County's wastewater collection system at this time, the Applicant/Owner would be required to prepare a Level II PSTS report to address the site suitability for a PSTS and any pertinent requirements.

As the subject lands are near a proposed future wastewater collection system, the Applicant/Owner would be required to enter into a Deferred Site Service Agreement with the County to connect to the future sanitary collection system.

Solid waste disposal

As per Conrich ASP Policy 25.5, solid waste management shall be the responsibility of property owners in country residential and agricultural areas.

Conditions: 4.5.12.7.8

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

The area in the vicinity of the site is developed as a mixture of residential to the east and southwest, large-parcel farming, and industrial uses (CN Logistics) to the north.

The subdivision proposes an application consistent with existing land uses and parcel sizes in the area.

Conditions: None

h) Other matters

Municipal Reserves

Municipal Reserves were provided when the subject lands were originally subdivided in 1973 with the dedication of Block R-1 on Plan 1657LK.

POLICY CONSIDERATIONS:

In accordance with Section 654(1)(b) of the Municipal Government Act.

"A subdivision authority must not approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any



statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided."

The application was assessed based on the Conrich Area Structure Plan (Bylaw C-7468-2015) and the Land Use Bylaw (Bylaw C-4841-97).

Interim Growth Plan

The IGP provides guidance on land use, population and employment growth, and infrastructure planning related to matters of regional significance on an interim basis in the Calgary Metropolitan Region until such time as the *Growth Plan* is adopted by 2021.

This application was evaluated against the plan; however, the proposal does not appear to be regionally significant, and the scope of the proposal is not considered in the plan's policies.

Intermunicipal Development Plan

The proposed subdivision is located within the Rocky View County/City of Calgary IDP area, as well as the Chestermere Notification area.

As required by the IDP, the County referred the application to the City of Calgary, which had no comments. The County did not receive a response from the Town of Chestermere.

Based on a review of the policies, the proposed subdivision is consistent with the IDP.

Conrich Area Structure Plan

The subject land is located within the policy area of the Conrich Area Structure Plan (ASP). The ASP identifies this area as 'Future Policy Area', which would include a hamlet boundary, a community core, and residential areas.

In accordance with Policy 7.1 of the ASP, new subdivision shall not be supported within the Future Policy Area until such time that the area has been comprehensively planned. The intent of this policy is to prevent further fragmentation in the area.

The comprehensive planning framework for the Future Policy Area has not yet been established. Allowing the proposed subdivision to proceed at this time would be inconsistent with Policy 7.1 of the Conrich Area Structure Plan. It should be noted, that the Terms of Reference for the Future Policy Area were adopted by Council on November 27, 2018, and planning for the area will commence in 2019.

In accordance with Section 654(1) (b) of the *Municipal Government Act*, a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan. In this case, the proposed subdivision does not conform to the Conrich Area Structure Plan.

Land Use Bylaw

The subject land is designated as Residential Two District, which allows for a minimum lot size of 1.60 hectares (3.95 acres). The proposed parcel sizes are in compliance with the Land Use Bylaw requirement.

CONCLUSION:

The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements; however, the application is not consistent with Section 654 of the *Municipal Government Act*, the Conrich Area Structure Plan, or the Interim Growth Plan.

The Conrich ASP states that new subdivision shall not be supported within the Future Policy Area until such time that the area has been comprehensively planned. Approving the proposed subdivision will further fragment the area, making it more difficult to coordinate comprehensive planning efforts in the future.



In accordance with Section 654(1) (b) of the *Municipal Government Act*, a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan. In this case, the proposed subdivision does not conform to the Conrich Area Structure Plan.

Administration reviewed the application and determined that:

- The application is non-compliant with the Conrich Area Structure Plan; and,
- Section 654 (1)(b) of the *Municipal Government Act* states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

OPTIONS:

Option #1: THAT Subdivision Application PL20180111 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20180111 be refused for the following reasons:

- 1) The application is not in compliance with Policy 7.1 of the Conrich Area Structure Plan:
- 2) Approving the proposed subdivision would further fragment the area; and
- 3) Section 654 (1)(b) of the *Municipal Government Act* states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

Respectfully submitted,	Concurrence,
"Ob - · · · · D - · · · · "	"ALLI"
"Sherry Baers"	"Al Hoggan"
Executive Director Community Development Services	Chief Administrative Officer
ON/rp	

APPENDICES:

APPENDIX 'A': Approval Conditions APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set



APPENDIX A: APPROVAL CONDITIONS

- A. Should the Subdivision Authority wish to approve the application to create a ±2.34 hectare (±5.78 acre) parcel (Lot 1) and ±4.57 hectare (±11.29 acre) parcel (Lot 2) from Block 11, Plan 7410505 within NW-33-24-28-W04M the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
 - 1.
 - 2.
 - 3.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation

- 2) The Owner shall construct a new graveled approach onto Township Road 245A in order to provide access to Lot 1.
- 3) The Owner shall prepare and register a Utility Right-of-Way (access) plan & associated agreement, satisfactory to the County, for the encroachment of the cul-de-sac portion of Township Road 245A on the subject lands. The survey plan shall encompass both the road area, ditches, and approaches associated with Twp Rd 245A. In addition, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Water Servicing

- 4) The Owner is to provide connection to the County's piped municipal water system in accordance with Bylaw C-7662-2017. This includes the following:
 - a) Design and construction of the connection;
 - b) Engineering design drawings detailing the service connections to the potable water main within the Twp Rd 254A right-of-way, for review by the County. Written approval of the



- design drawings shall be obtained from the Manager of Utility Services prior to construction commencement; the proposed service connections are to be within the boundary of the respective parcel.
- c) After approval of the service connection designs by the Manager of Utility Services, the applicant shall provide 14 days written notice to the County prior to construction commencing. The Owner shall arrange to have County personnel present to inspect and approve construction, in accordance with County's Water & Wastewater Utilities Bylaw (C-7662-2017).
- d) All utility construction shall be to the satisfaction of the County,
- e) All ground disturbances shall be restored to pre-existing or superior conditions, to the satisfaction of the County.
- f) All engineering and construction costs shall be borne by the Applicant/Owner.
- 5) The Owner is to enter into a Customer Service Agreement with the County for water services provided for Lot 1 and Lot 2.

Stormwater Conditions

- 6) The Owner is to provide and implement a (Site Specific) Stormwater Management Plan (SSIP) that meets the requirements outlined in the Conrich Master Drainage Plan & County Servicing Standards. Should the (Site Specific) Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County. Implementation of the Stormwater Management Plan may include:
 - a) Registration of any required easements and / or utility rights-of-way;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;

Site Servicing

- 7) The Owner shall submit a Level 2 PSTS Assessment, prepared by a qualified professional as indicated in the Model Process for Subdivision Approval and Private Sewage document, to the satisfaction of the County. If the recommendations of the Model Process Assessment indicate improvements are required, the Owner shall enter into a Site Improvements/Services Agreement with the County.
- 8) 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:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater, and storm water systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

- 9) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - a) From the total gross acreage of Lot 1 as show on the Plan of Survey;



- b) That the payment of Transportation Off-Site Levy on Lot 2 as shown on the Plan of Survey be deferred.
- 10) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.
- 11) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015, for the gross area of Lot 1.
- 12) The Owner shall pay the Water Off-Site Levy in accordance with Bylaw C-7273-2013. The County shall calculate the total amount owing:
 - a) based on projected usage, as detailed in Schedule D, Tables D.1 and D.2, of Bylaw C-7273-2013 for Lot 1 and Lot 2.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
Province of Alberta	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Alberta Energy Resources Conservation Board	No response.
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.
Public Utility	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink	No response.



AGENCY	COMMENTS
FortisAlberta	Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
	Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.
Telus Communications	No objections.
Direct Energy	Not circulated.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
Adjacent Municipality	
The City of Calgary	The City of Calgary has no comments regarding Application # PL20180111 – To create a \pm 4.57 hectare (11.29 acre) parcel (Lot 1) and a \pm 2.34 hectare (5.78 acre) parcel (Lot 2).
Tsuut'ina Nation	Not circulated.
Other External Agencies	
EnCana Corporation	No response.
Enmax	Not circulated.
Rocky View County	
Boards and Committees	
Agricultural Service Board Farm Members and Agricultural Fieldman	Not circulated.



AGENCY	COMMENTS
Chestermere-Conrich Recreation Board	Given that Municipal Reserves were provided by a cash-in-lieu payment on Plan 1657LK, the Chestermere-Conrich Recreation Board has no comments on this circulation.
Internal Departments	
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 1657 L.K.
Development Authority	No comments.
GIS Services	The preliminary address for these subdivided property is 283136 TWP RD 245A , Rocky View County. This may change based on the location of the approach.
Fire Services	The Fire Service has no comments at this time.
Planning & Development Services - Engineering	 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. Given the location of the subject lands within the core area of Hamlet of Conrich and proximity to piped servicing, any further development/subdivision of the subject lands require tie-in to piped services. Given that the subject lands fall within the Future Policy Area of the Conrich ASP, should this application be approved, servicing the lands will allow for the further development/subdivision of the lands given the outcome of the future policy area of the Conrich ASP. Geotechnical - Section 300.0 requirements:
	 ES has no requirements at this time.
	Transportation - Section 400.0 requirements:
	 Access to the proposed new lot is from TWP Rd 245A, a gravel surfaced municipal road ending in a circular off-set cul-de sac located west of the east property boundary. As a condition of Subdivision endorsement, the applicant will be required to construct a new gravelled approach from Lot 1, directly onto Twp Rd 245 A. as per Rocky View County standards. As a condition of Subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy (TOL) in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended. As per Bylaw C-7356-2014 currently in effect, the



AGENCY COMMENTS

TOL is applicable for proposed Lot 1 only measuring approximately 5.78 acres. TOL will be deferred for proposed Lot 2, as the remainder is a residential lot greater than 9.98 acres, as per section 5 e) of the above mentioned bylaw.

- The estimated levy payment owed at time of subdivision endorsement is \$60,274 (Base =\$4,595/ac x 5.78 ac = \$26,559; Special Area 2 = \$5,833/ac x 5.78 ac = \$33,715).
- As a condition of Subdivision, the Applicant shall prepare and register a Utility Right of Way Plan (access) plan & associated agreement to allow for the encroachment of the cul-de-sac portion of Twp Rd 245 A onto the subject lands. The survey plan shall encompass both the road area, ditches and approaches associated with Twp Rd 254 A. In addition, the Owner shall:
 - a) Provide an access right of way plan
 - b) Prepare and register respective easements on each title, where required.

Sanitary/Waste Water - Section 500.0 requirements:

- As per Conrich ASP Policy 23.15, all new development shall connect to the County's wastewater system. There is no existing wastewater system in the area at this time.
- Should the subdivision be approved, as a condition of subdivision, the Applicant/Owner is required to submit a Level II PSTS report prepared by a qualified professional to address the site suitability for a PSTS and any pertinent requirements.
 - The Applicant has submitted a Level 1 Variation Assessment for Proposed Lot 2 and confirmed the system is in good operating condition.
- As the subject lands are near a proposed/ future wastewater collection system, the County requires the proposed lot and remainder parcel to enter into a Deferred Site Service Agreement with the County to tie into the future sanitary collection system.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- As per Conrich ASP Policy 23.9, all new development shall connect to the County's potable water system;
- As the subject lands are located within the Conrich
 Transmission Main Service area, and a distribution line is
 already available within TWP Rd 245A Utility Right of Way,
 the County requires the proposed Lot 1 and Lot 2 to tie into
 piped municipal services, in accordance with Bylaw C-7662-



AGENCY COMMENTS

2017. The applicant will be required to provide:

- Design and construction of connection to each lot;
- Engineered design drawings detailing the connections to the potable water main, for review by the County. Written approval of the design drawings shall be obtained from the Manager of Utility Services.
- The Applicant shall provide 14 days written notice to the County prior to construction commencing. The applicant shall arrange to have County personnel present to inspect and approve construction, in accordance with RVC Water/ Wastewater Utilities Bylaw C-7662-2017.
- All utility construction shall be to the satisfaction of the County.
- All ground disturbances shall be restored to pre-existing or superior conditions, to the satisfactions of the County.
- All engineering and construction costs shall be borne by the Applicant/Owner.
- Each service connection shall be entirely within the boundary of its respective lot.
- The Owner is to enter into a Customer Service Agreement with the County for water services provided for Lot 1 and Lot 2.
- As a condition of subdivision, the applicant will be required to provide payment of the Water Offsite Levy in accordance with applicable levy at time of Subdivision approval. Based on the current Rocky View County Water and Wastewater Off-Site Levy Bylaw No.C-7273-2013, the estimated levy payment owed at time of subdivision endorsement is \$33,257 (2 Lots X \$17,503.92) based on 950 m³/day projected average day water demand.

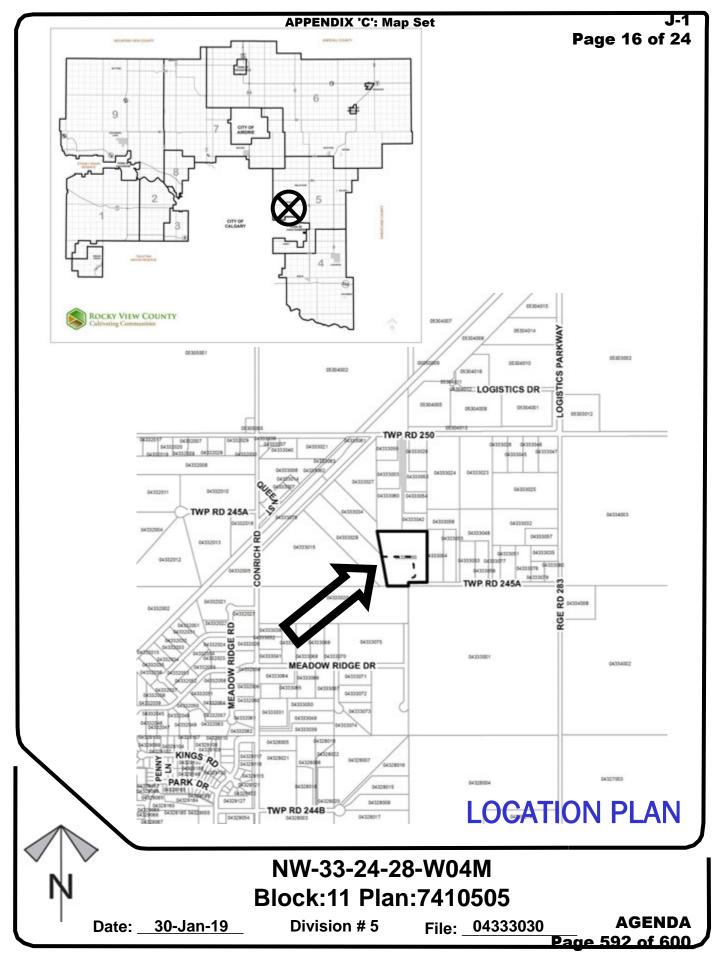
Storm Water Management – Section 700.0 requirements:

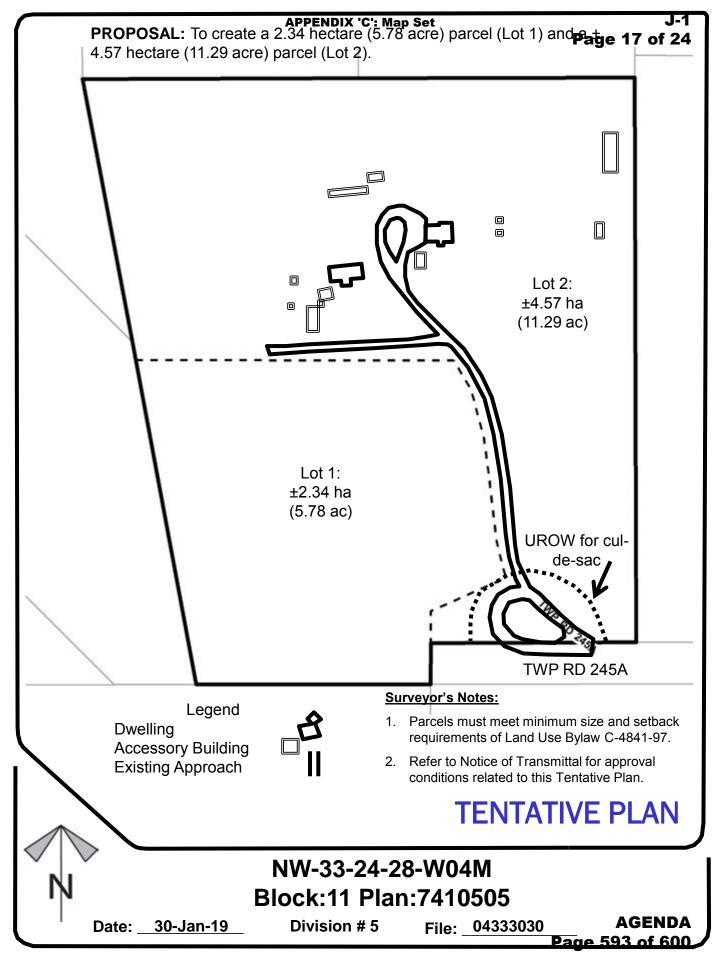
- As a condition of subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with applicable levy at time of Subdivision approval for proposed Lot 1. The estimated levy payment owed at time of subdivision endorsement is \$31,720 (Base =\$5,488/ac x 5.78 ac = \$31,720). The stormwater levy shall be deferred for proposed lot 2, as the remainder is a residential lot greater than 9.98 acres.
- As a condition of subdivision, the applicant is required to prepare a a site specific storm water management report (SSIP) which meets the requirements outlined in the County Servicing Standards, the Shepard Regional Drainage Plan, the Cooperative Stormwater Management Initiative (CSMI) Plan, the Conrich Master Drainage Plan, and the 2013 Western Headworks Stormwater Management Agreement. Should the SSIP indicate that stormwater infrastructure

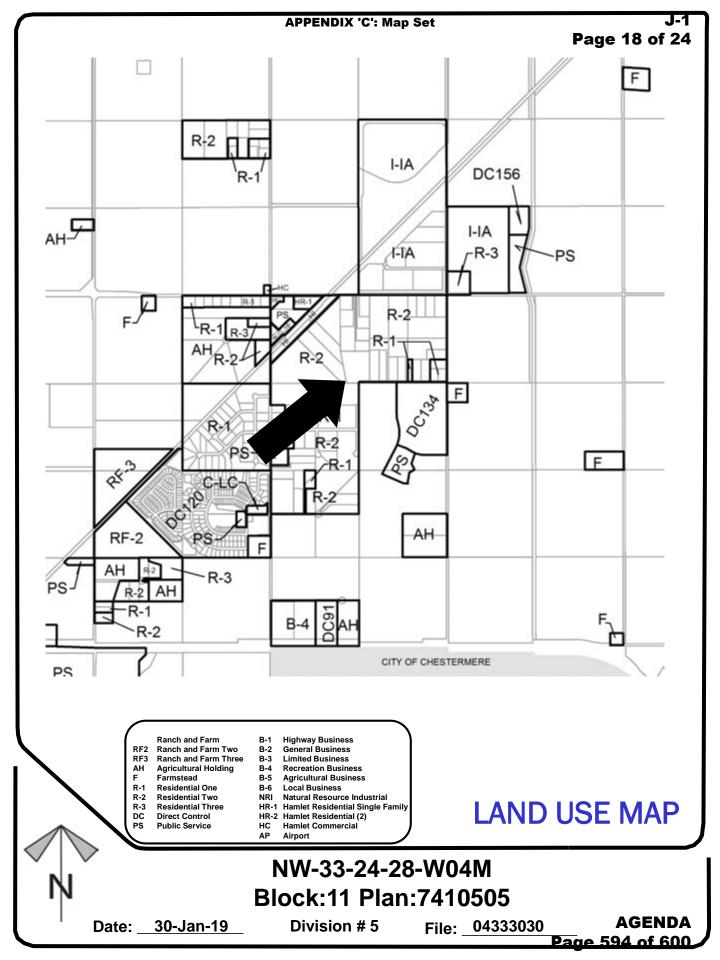


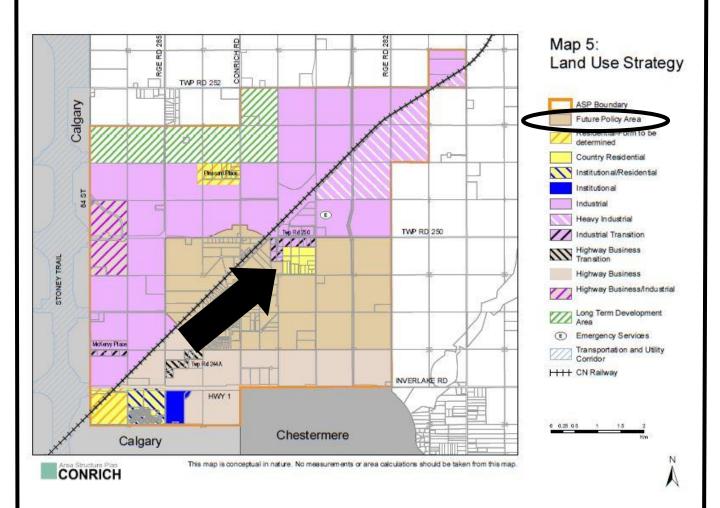
COMMENTS
improvements are required the Applicant/Owner shall enter into a Site Improvement/Services Agreement (SISA) with the County for the implementation of those specific improvements.
Environmental – Section 900.0 requirements:
 The County's wetland impact model does not indicate any wetlands on the subject lands. Engineering has no further concerns at this time.
Does RVC have an easement agreement for existing loop at west end of Twp. Rd 245A? If not, road dedication or easement needs to be established.
Note: This has been addressed in conditions of approval.
No issues.
No issues.
No issues.
Agricultural Services Staff Comments: Because this parcel falls within the Conrich Area Structure Plan, Agricultural Services has no concerns.

Circulation Period: September 27, 2018 – October 29, 2018









CONRICH ASP LAND USE MAP

NW-33-24-28-W04M Block:11 Plan:7410505

Date: 30-Jan-19

Division # 5

File: 04333030

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

TOPOGRAPHY

Contour Interval 2 M

NW-33-24-28-W04M Block:11 Plan:7410505

Date: <u>30-Jan-19</u>

Division # 5

File: 04333030

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

AIR PHOTO

Spring 2018

NW-33-24-28-W04M Block:11 Plan:7410505

Date: <u>30-Jan-19</u>

Division #5

File: 04333030

AGENDA

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