

Council Meeting Agenda

February 26, 2019

9:00 a.m.



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

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

1. February 12, 2019 Council Meeting

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B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the following public hearings were advertised in the January 29, 2019 and February 5, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 6 – File: PL20180125 – Bylaw C-7865-2019 – Road Closure Item – Closure and Consolidation of Two Portions of Undeveloped Road Allowance Known as Range Road 264

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2. Division 5 – File: PL20180040 (05330007) – Bylaw C-7859-2019 – Redesignation Item – Farmstead District to Business Industrial Campus and Residential One District, Outside of a Business Area

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AFTERNOON APPOINTMENTS 1:30 P.M.

3. Division 7 – File: PL20170172 (06518006) – Bylaw C-7856-2018 – Redesignation Item – Residential Two to Residential One District

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4. Division 4 – File: PL20150116 (03218008/8020/9019/9035) – Further Consideration of Bylaw C-7674-2017 – Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District

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D GENERAL BUSINESS

1. All Divisions – File: 2025 – 2018 Audit Service Plan

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2. All Divisions – File: N/A – High Speed Internet Servicing

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3. All Divisions – File: N/A – Response to Notice of Motion – Amendments to Firearms Bylaw C-7782-2018

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4. All Divisions – File: N/A – Airdrie RCMP Detachment – Enhanced Policing Position

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5. All Divisions – File: N/A – Agricultural Service Board Terms of Reference Amendment

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6. Division 1 – File: 1021-275 – Proposed Speed Limit Change on Highway 22 at Highway 1 Interchange

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7. All Divisions – File: 1013-135 – Request for Budget Adjustment – County Plan Targeted Amendments

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8. Division 5 – File: 4055-650 – Waiving of Securities for a Road Improvements on Township Road 240

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E BYLAWS

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

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2. Division 8 – File: PL20170033/34 (06711002/030) – Further Consideration of Bylaw C-7849-2018 – Conceptual Scheme Item – Indigo Hills Conceptual Scheme

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3. Division 8 – File: PL20170035 (06711002/030) – Further Consideration of Bylaw C-7850-2018 – Redesignation – Ranch and Farm District to Residential One District

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4. All Divisions – File: N/A – Bylaw C-7855-2018 – Board and Committee Code of Conduct Bylaw

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F UNFINISHED BUSINESS - None

G COUNCIL REPORTS

H MANAGEMENT REPORTS - None

I NOTICES OF MOTION

1. Councillor McKylor and Councillor Kamachi – Removal of Municipal Reserve Designation and Disposal of the Commercial Court Municipal Reserve Parcel

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 9 – File: PL20180070 (06832001) – Subdivision Item – Four Lots,
Residential Three District

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K COMMITTEE OF THE WHOLE/IN CAMERA - None

ADJOURN THE MEETING

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COUNCIL MEETING MINUTES
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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on February 12, 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
- G. Kaiser, Executive Director, Community and Business Connections
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- D. Hafichuk, Manager, Capital Projects Management
- S. MacLean, Planning Supervisor, Planning and Development Services
- G. Nijjar, Acting Engineering Supervisor, Planning and Development Services
- C. Graham, Municipal Lands Administrator, Legal and Land Administration
- J. Kirychuk, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- R. Ell, FCSS 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.

1-19-02-12-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the February 12, 2019 Council meeting agenda be amended as follows:

- Add emergent item D-4 – "Budget Adjustment Request – FOIP"

AND THAT the February 12, 2019 Council meeting agenda be approved as amended

Carried

1-19-02-12-02

Confirmation of Minutes

MOVED by Councillor Gautreau that the January 22, 2019 Council meeting minutes be approved as presented.

Carried

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1-19-02-12-10 (D-1)

All Divisions – Family and Community Support Services Budget Adjustment Request

File: 6036-100

MOVED by Deputy Reeve Schule 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.

Carried

1-19-02-12-11 (D-2)

All Divisions – Highway 566 and Range Road 11 Improvements Budget Adjustment

File: 5011-406/4055-700

MOVED by Councillor Henn that the 2019 Operating Budget be amended as described in Attachment 'A' to allocate \$900,000 for the completion of improvements to the intersection of Highway 566 and Range Road 11.

Carried

1-19-02-12-12 (D-3)

Division N/A – Budget Adjustment Request

File: N/A

MOVED by Deputy Reeve Schule that the budget adjustment, as shown on Appendix A, be approved.

Carried

1-19-02-12-13 (I-1)

Notice of Motion – Councillor Henn and Deputy Reeve Schule – Amendments to Firearms Bylaw C-7782-2018

File: N/A

Notice of Motion: 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;

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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.

1-19-02-12-18 (D-4)

All Divisions – Budget Adjustment Request – FOIP

File: N/A

MOVED by Councillor Hanson that the budget adjustment, as shown on Attachment A, be approved.

Carried

The Chair called for a recess at 9:54 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present.

1-19-02-12-03 (C-1)

Division 4 – Bylaw C-7858-2019 – Redesignation Item – Ranch and Farm District – Site Specific Amendment

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

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

Carried

Person(s) who presented: Elvin Karpovich, IBI Group (Applicant)
Simon Evonik, RealPart Canada
Jo Fournier

Person(s) who spoke in favour: Creighton Antliff

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-1 be closed at 11:06 a.m.

Carried

MOVED by Deputy Reeve Schule that item C-1 be tabled until after item C-2.

Carried

The Chair called for a recess at 11:08 a.m. and called the meeting back to order at 11:14 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that item C-1 be lifted from the table.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7858-2019 be given first reading.

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Councillor Kissel

MAIN MOTION:

MOVED by Councillor McKylor that Bylaw C-7858-2019 be given second reading.

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled until after item C-2.

Carried

1-19-02-12-04 (C-2)

Division 7 – Bylaw C-7847-2018 – Redesignation Item – Residential Two District to Residential One District

File: PL20180116 (06421037)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 11:27 a.m.

Carried

Person(s) who presented: Roy Clark (Applicant/Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 11:34 p.m.

Carried

MOVED by Councillor Henn that Bylaw C-7847-2018 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7847-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7847-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7847-2018 be given third and final reading.

Carried

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1-19-02-12-14 (J-1)

Division 5 – Subdivision Item – Residential Two District

File: PL20180111 (04333030)

MOVED by Councillor Gautreau 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.

Carried

In Favour:

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

Opposed:

Deputy Reeve Schule
Councillor Kissel

MOTION ARISING:

MOVED by Deputy Reeve Schule that the applicants of J-1 be allowed to resubmit a subdivision application after the Conrich ASP has been amended at no additional cost to the applicant.

Carried

In Favour:

Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor Hanson
Reeve Boehlke
Councillor Henn

1-19-02-12-03 (C-1)

Division 4 – Bylaw C-7858-2019 – Redesignation Item – Ranch and Farm District – Site Specific Amendment

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

MOVED by Deputy Reeve Schule that the main motion be lifted from the table.

Carried

MAIN MOTION:

MOVED by Councillor McKylor that Bylaw C-7858-2019 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Councillor Kissel

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MOVED by Deputy Reeve Schule that Amendment #3 in Schedule 'B' of Bylaw C-7858-2019 be amended to include a subsection (e) with the following wording:

"The County Council shall be responsible for the issuance the Solar Farm Development Permit(s) for the listed use."

Carried

MOVED by Councillor McKylor that Bylaw C-7858-2019 be considered for third reading as amended.

Lost

In Favour:

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

Opposed:

Councillor Hanson

MOTION ARISING:

MOVED by Councillor Hanson that Administration be directed to provide Council with information on taxation treatment (machinery, linear, etc.) from comparable solar farms in Alberta.

Lost

In Favour:

Councillor Hanson
Councillor Gautreau
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

1-19-02-12-15 (K-1)

Division 1 – In Camera Item – Southbow – Town of Cochrane

File: RVC2019-04

1-19-02-12-16 (K-2)

All Divisions – In Camera Item – Status Update Regarding the City of Calgary's Offer to Purchase County Land

File: RVC2019-05

1-19-02-12-17 (K-3)

Division N/A – In Camera Item – Cochrane Ag Lands Advisory Committee Update

File: RVC2019-06

MOVED by Councillor McKylor that Council move in camera at 12:03 p.m. to consider the following confidential items:

- K-1 – "Southbow – Town of Cochrane"
- K-2 – "Status Update Regarding the City of Calgary's Offer to Purchase County Land"
- K-3 – "Cochrane Ag Lands Advisory Committee Update"

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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

Carried

Council held the in camera session for confidential items K-1 with the following people in attendance to provide reports and advise 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, Executive Director, Community and Business Connections

Council held the in camera session for confidential items K-2 and K-3 with the following people in attendance to provide reports and advise 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, Executive Director, Community and Business Connections
C. Graham, Municipal Lands Administrator, Legal and Land Administration

MOVED by Councillor Henn that Council move out of in camera at 1:38 p.m.

Carried

Absent: Councillor Gautreau

MOVED by Councillor Henn that Administration be directed to negotiate a Purchase and Sales Agreement based on the terms proposed by the City of Calgary in the Letter of Intent dated January 25th, 2019.

Carried

Absent: Councillor Gautreau

Councillor Gautreau returned to the meeting at 1:39 p.m.

1-19-02-12-05 (C-3)

Division 7 – Bylaw C-7819-2018 – Area Structure Plan Amendment – Balzac East Area Structure Plan Policy Amendments

File: PL20180076 (06411004/ 06412003/2004/ 06307003/7006/7007/7008/7012/7016)

1-19-02-12-06 (C-4)

Division 7 – Bylaw C-7820-2018 – Conceptual Scheme Item – High Plains Industrial Park Conceptual Scheme Amendment

File: PL20180077 (06412003/2004)

1-19-02-12-07 (C-5)

Division 7 – Bylaw C-7821-2018 – Redesignation Item – Ranch and Farm District to Industrial – Industrial Activity District and Public Services District

File: PL20180078 (06412003/2004)

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MOVED by Councillor Henn that the public hearing for items C-3, C-4, and C-5 be opened at 1:39 p.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning Group (Applicant)

Person(s) who spoke in favour: John Gough

Person(s) who spoke in opposition: Syd Hartley

Person(s) who spoke in rebuttal: Ken Venner, B&A Planning Group (Applicant)

MOVED by Councillor Henn that the public hearing for items C-3, C-4, and C-5 be closed at 2:45 p.m.

Carried

MOVED by Councillor Henn that Bylaw C-7819-2018 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7819-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7819-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7819-2018 be given third and final reading.

Carried

MOVED by Councillor Henn that Bylaw C-7820-2018 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7820-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7820-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7820-2018 be given third and final reading.

Carried

MOVED by Councillor Henn that Bylaw C-7821-2018 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7821-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7821-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7821-2018 be given third and final reading.

Carried

The Chair called for a recess at 2:57 p.m. and called the meeting back to order at 3:10 p.m. with all previously mentioned members present.

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1-19-02-12-08 (C-6)

Division 8 – Bylaw C-7849-2018 – Conceptual Scheme Item – Indigo Hills Conceptual Scheme

File: PL20170033/34 (06711002/030)

1-19-02-12-09 (C-7)

Division 8 – Bylaw C-7850-2018 – Redesignation Item – Ranch and Farm* District to Residential One District

File: PL20170035 (06711002/030)

MOVED by Councillor Wright that the public hearing for items C-6 and C-7 be opened at 3:10 p.m.

Carried

MOVED by Councillor Wright that the late letters of opposition be received.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

Person(s) who presented:

Samuel Alatorre, IBI Group (Applicant)
Rod Seiker, IBI Group

Person(s) who spoke in favour:

Gerry Neustaeder

The Chair called for a recess at 3:58 p.m. and called the meeting back to order at 4:07 p.m. with all previously mentioned members present.

Person(s) who spoke in opposition:

John Vandenberg
Veronica Kierzek

MOVED by Councillor Wright that the additional late letters of opposition be received.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

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Person(s) who spoke in opposition: Craig Kindleman, on behalf the following:
Shelley Kindleman
Shane Bachmeier
Joanne Kesler
Bruce Cousens
June Cousens
Kevin Hoar
Tara Teghtmeyer

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

Carried

The Chair called for a recess at 4:52 p.m. and called the meeting back to order at 5:03 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Elvin Karpovich, IBI Group

MOVED by Councillor Wright that the public hearing for items C-6 and C-7 be closed at 5:16 p.m.

Carried

The Chair called for a recess at 5:16 p.m. and called the meeting back to order at 5:18 p.m. with all previously mentioned members present.

MOVED by Councillor Wright that application PL20170033/34 be refused.

Lost

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

MOVED by Councillor Wright that Bylaw C-7849-2018 be given first reading.

Carried

The Chair called for a recess at 5:36 p.m. and called the meeting back to order at 5:42 p.m. with all previously mentioned members present.

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MAIN MOTION:

MOVED by Deputy Reeve Schule that the applicant be allowed to address Council.

AMENDING MOTION:

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

THAT the applicant and members of the public be allowed to address Council.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Wright that the motion be referred to Administration to direct the applicant to undertake further public engagement in accordance with Appendix 'C' of the County Plan.

Lost

In Favour:

Councillor Hanson
Councillor Gautreau
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Gautreau that Bylaw C-7849-2018 be given second reading.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson
Councillor Gautreau
Councillor Wright
Councillor Kissel

MOVED by Councillor McKylor that Bylaw C-7849-2018 be considered for third reading.

Lost

In Favour:

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

Opposed:

Councillor Wright

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MOVED by Councillor Wright that Bylaw C-7850-2018 be given first reading.

Carried

In Favour:

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

Opposed:

Councillor Wright

MOVED by Deputy Reeve Schule that Bylaw C-7850-2018 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

MOVED by Councillor Gautreau that Bylaw C-7850-2018 be considered for third reading.

Lost

In Favour:

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

Opposed:

Councillor Wright

Adjournment

MOVED by Councillor Hanson that the February 12, 2019 Council meeting be adjourned at 5:57 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council
DATE: February 26, 2019 **DIVISION:** 6
TIME: Morning Appointment
FILE: PL20180125
SUBJECT: Road Closure to consolidate Two (2) portions of Road Allowance of Range Road 264

¹POLICY DIRECTION:

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

- These portions of road allowance are not part of the County's 30-Year Long-Range Transportation Network Plan (LRTNP), and The County does not have any plans to construct within the road allowance;
- The subject road allowance is not a developed road, and alternative access could be obtained from Range Road 265 to the West and Range Road 263 to the East;
- This closure and consolidation would neither restrict access to any parcels nor create any landlocked parcels.

EXECUTIVE SUMMARY:

This report is to consider the closure for consolidation of +/- 8.00 acres (2 x 4.00 acre segments) of undeveloped Road allowance known as Range Road 264. These portions are located between Sections 8 & 9, Township 26, Range 26, West of the 4th Meridian. If successful, they would be consolidated with the Applicant's adjacent lands on both sides of the road allowance.

Council has the authority to complete Road Closures by Bylaw under Section 22 of the *Municipal Government Act (MGA)*. Administration only requires first reading of Bylaw C-7865-2019 (see Appendix 'A') at this time as per Section 22(3) of the *MGA*, which states that approval must be granted by the Minister of Transportation prior to a Road Closure Bylaw receiving second reading.

Road Closure Bylaw C-7865-2019 was prepared in accordance with the *Municipal Government Act* and guidelines provided by Alberta Transportation.

Administration has determined that the application meets policy.

DATE APPLICATION RECEIVED: October 19, 2018

DATE DEEMED COMPLETE: October 19, 2018

PROPOSAL: To close for the purpose of consolidation, Two (2) portions of Undeveloped Road Allowance known as Range Road 264 located between Section 8 & 9, 26-26-W4M. For Consolidation with the adjacent lands (both sides) located South of Township Road 262.

APPLICANT: 705370 Alberta Ltd. c/o Ludwig Reicheneder

OWNER: The Crown in Right of Alberta

¹ Administration Resources

Angela Pare, Engineering Support Technician, Planning, Development, & Bylaw Services



GROSS AREA: ± 3.24 hectares (± 8.00 acres)

PUBLIC & AGENCY SUBMISSIONS:

Three (3) letters of support and no letters of opposition were received in response to eight (8) landowners circulated when the application was received, and 1 additional letter of support was received during the Public Hearing Notification circulation (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

DISCUSSION:

The Applicant, Ludwig Reicheneder, on behalf of 705370 Alberta Ltd., indicated that the purpose for this application is to close and consolidate the two 4.00 acre portions of undeveloped road allowance into their adjacent surrounding lands described as NE and SE Section 8 & NW and SW Section 9, Township 26, Range 26, West of the 4th Meridian. This closure would allow the Applicant to consolidate parcels that are otherwise divided by the road allowance and a creek to allow for efficient crop production for the future. The Applicant would also like to install infrastructure to provide sustainable crop production with regard but not limited to water management. The undeveloped portions have never been developed as a road, and The County has no current plans to construct within this road allowance. Appendix 'B' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo, and Landowner Circulation Area.

CONCLUSION:

This portion of road allowance is not part of the 30-Year Long-Range Transportation Network Plan, and this closure and consolidation would neither restrict or deny access to any adjacent parcels, nor create any landlocked parcels. This application was circulated in accordance with the *Municipal Government Act*, and Administration received no concerns of note by internal/external agencies.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7865-2019 be given first reading.
 Motion #2 THAT Administration be directed to forward Bylaw C-7865-2019 to the Minister of Transportation for approval.
- Option # 2: THAT the application by 705370 Alberta Ltd. c/o Ludwig Reicheneder to close for consolidation an 8.00 acre portion of undeveloped road known as Range Road 264 be refused.
- Option #3: THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

Sherry Baers

Al Hoggan

Executive Director
Community Development Services

Chief Administrative Officer

AP/rp

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Proposed Bylaw C-7865-2019

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objections.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	No Initial Concerns, will review complete package after first reading for the Minister's approval.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	
Alberta Health Services	At this time we have no concerns with the information as provided.
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No objection.
Alta Link Management	No comments received.
Fortis Alberta	No objection, does not have any facilities located in this undeveloped government road allowance.
Telus Communications	Will require an Easement. Documents have been prepared for the Minister's approval/signature.
Trans Alta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	Not required for circulation.

AGENCY	COMMENTS
<i>Adjacent Municipality</i>	
The City of Calgary	Not required for circulation.
Tsuut'ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No Agricultural Concerns.
Bow North Recreation Board	No comments received.
<i>Internal Departments</i>	
Recreation, Parks & Community Support	No concerns with this application as parks, open space, or active transportation networks are not affected
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No Comments.
Municipal Enforcement	No comments received.
Planning, Development, & Bylaw Services - Engineering	<p>Engineering has no objection to this closure and consolidation.</p> <ul style="list-style-type: none"> • The road closure will not have a negative effect on adjacent landowners from a transportation point of view; • The county currently has no plans for development of this road allowance; • The land surrounding the road closure are currently owned by the applicant, are undeveloped and will benefit the land owner; • Several areas of the subject and surrounding lands are covered by wetlands, including part of the road allowance itself. Any proposed impact to the wetlands must receive approval from AEP, however avoidance of disturbance to wetlands is recommended in accordance with Provincial policies.



AGENCY	COMMENTS
Transportation Services	No concerns.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No concerns.
Agriculture and Environment Services	No comments received.

Circulation Period: November 1 to November 23, 2019



BYLAW C-7865-2019

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

The Council of Rocky View County enacts as follows:

- WHEREAS** The lands hereafter described are no longer required for public travel; and
- WHEREAS** Application has been made to Council to have the highway closed; and
- WHEREAS** Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and
- WHEREAS** Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*, and was published in the Rocky View Weekly on Tuesday, January 29, 2019, and Tuesday, February 5, 2019, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and
- WHEREAS** Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

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

THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE WEST HALF OF SECTION 9, TOWNSHIP 26, RANGE 26, WEST OF THE 4TH MERIDIAN, CONTAINING 8.00 ACRES (3.24 HECTARES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

Division: 6

File: PL20180125

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX

READ A FIRST TIME IN COUNCIL this day of , 20XX

Reeve

CAO or Designate

Date Bylaw Signed



APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS _____ day of _____, 20XX

MINISTER OF TRANSPORTATION

Approval Valid for _____ Months

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

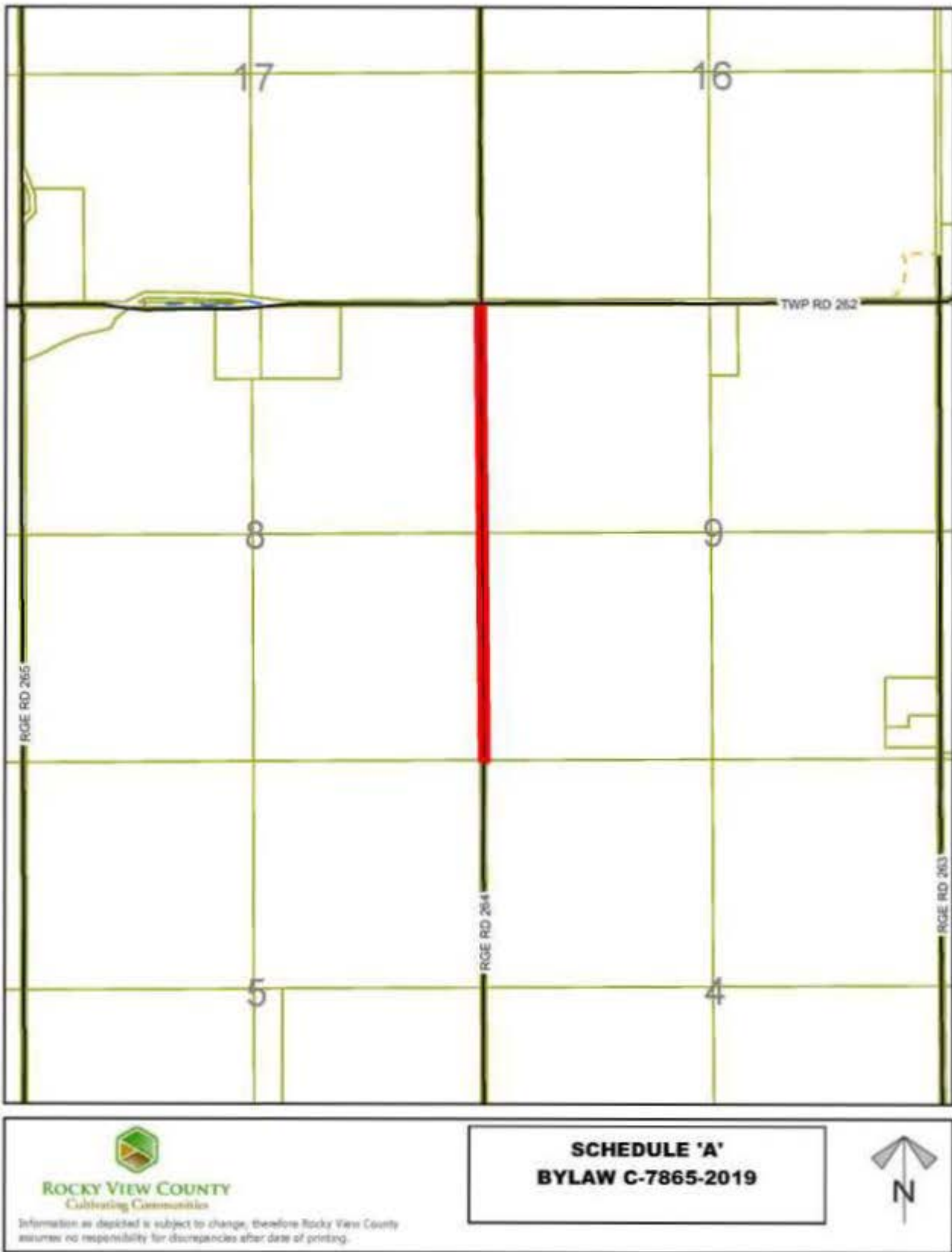
Reeve

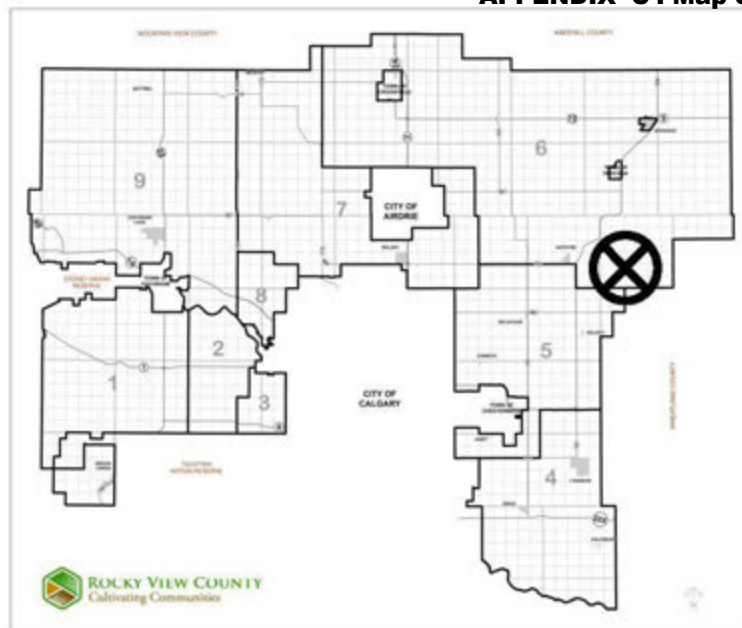
CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'



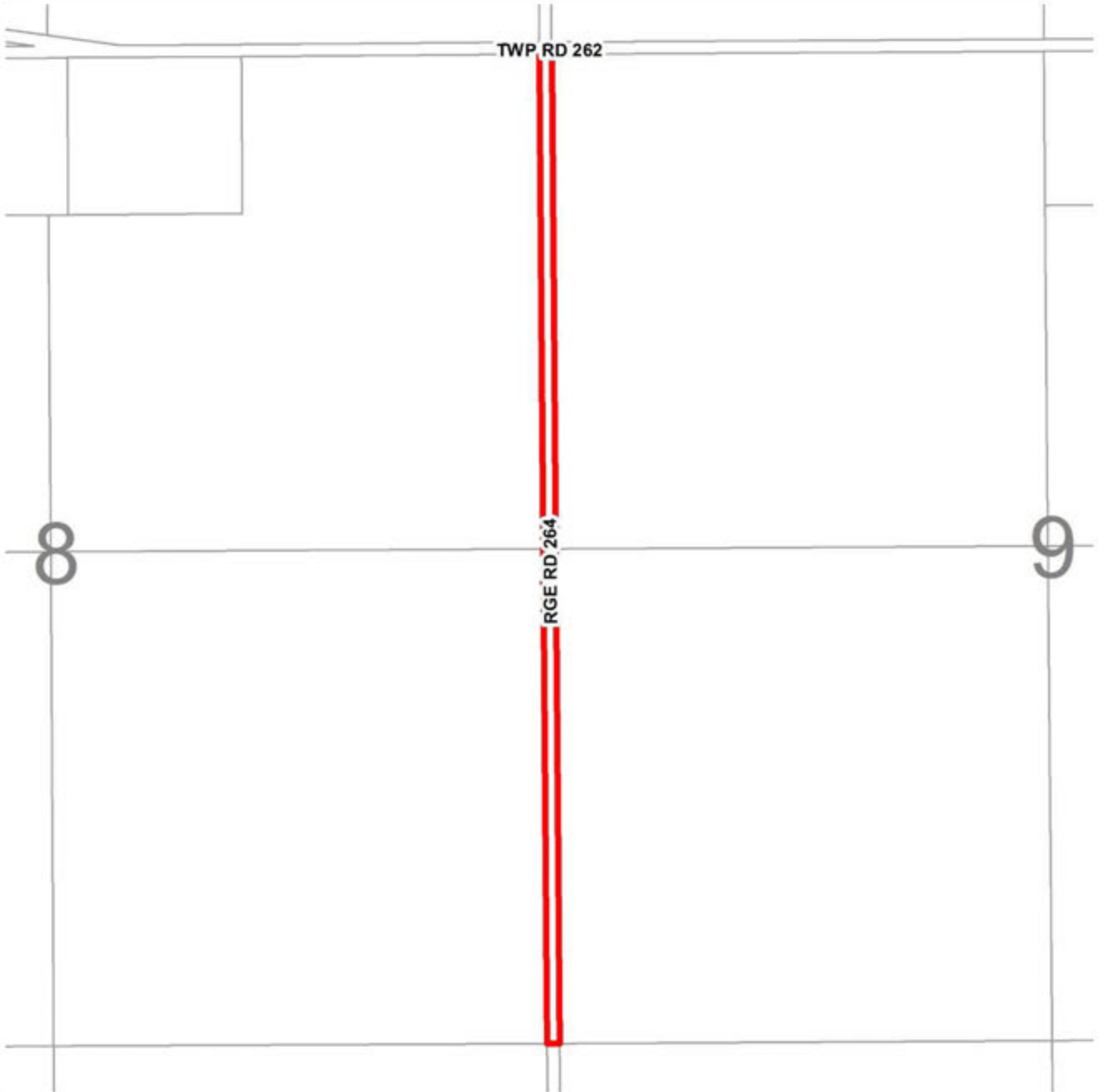


LOCATION PLAN

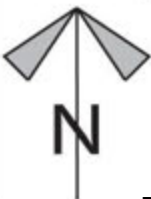
**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Road Closure Proposal: To close for the purpose of consolidation, 2 portions of undeveloped road allowance known as Range Road 264 located between sections 8 and 9, 26-26-W4M for consolidation with the adjacent lands (both sides)

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ROAD CLOSURE PROPOSAL



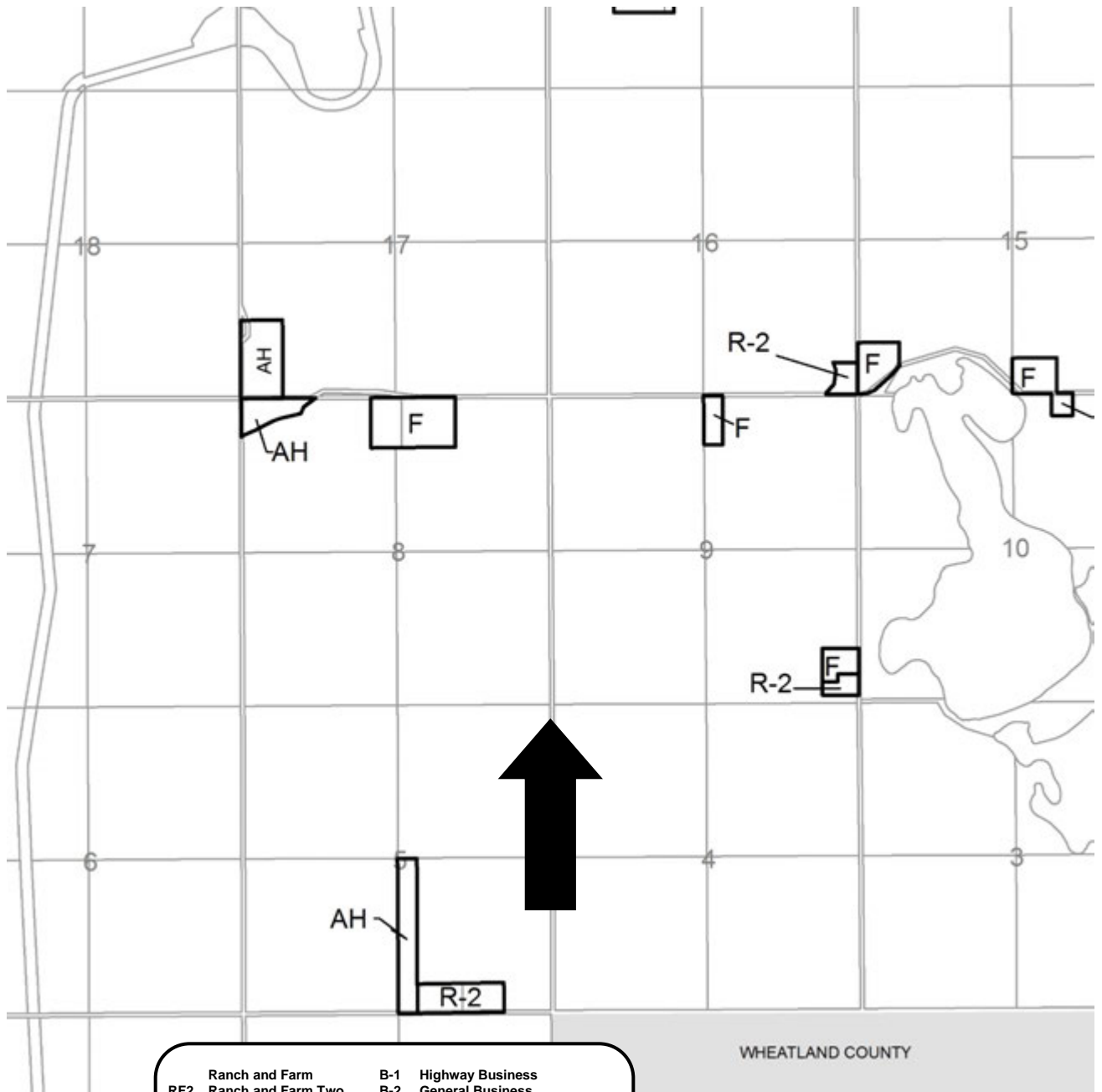
**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Date: Oct 23, 2018

Division # 6

File: PL20180125**AGENDA**

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

LAND USE MAP

Road Closure of 2 Quarter Sections of Range Road 264 Located between Sections 8 and 9, 26-26-W4M

Date: Oct 23, 2018

Division # 6

File: PL20180125**AGENDA**

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

AIR PHOTO

Spring 2018

**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Date: Oct 23, 2018

Division # 6

File: PL20180125

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



Road Closure of 2 Quarter Sections of Range Road 264 Located between Sections 8 and 9, 26-26-W4M

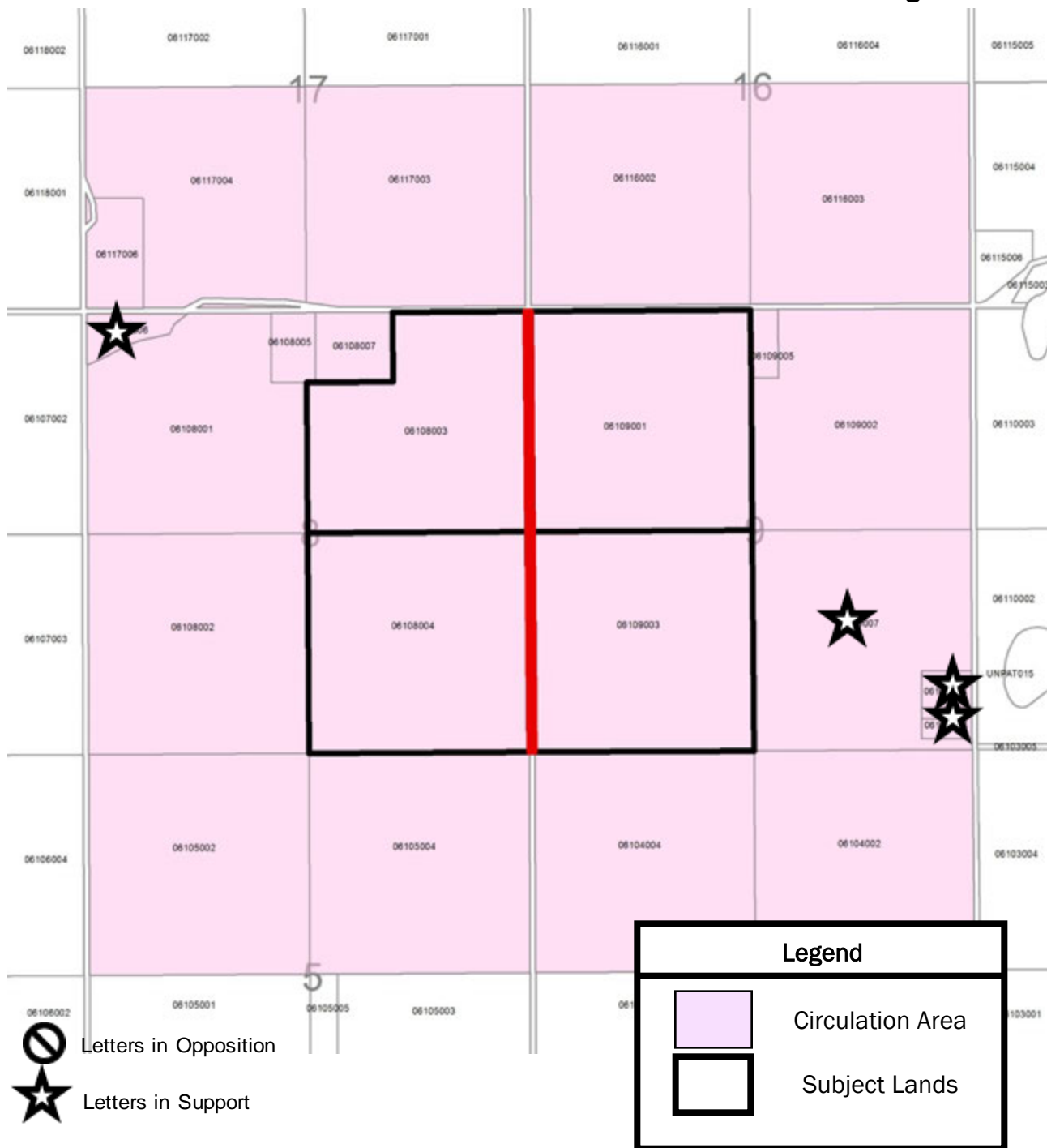
Date: Oct 23, 2018

Division # 6

File: PL20180125

AGENDA

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LANDOWNER CIRCULATION AREA

**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Date: Oct 23, 2018

Division # 6

File: PL20180125**AGENDA****Page 31 of 907**



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180125

DESCRIPTION: To close for the purpose of consolidation, 2 portions of Undeveloped Road Allowance known as Range Road 264 Located between Sections 8 & 9 26-26-W4M. For consolidation with adjacent lands (Both Sides) Located South of Township Road 262.

GENERAL LOCATION: NW-SW-9-26-26-W4M and NE-SE-8-26-26-W4M

APPLICANT: 705370 Alberta Ltd. c/o Ludwig Reicheneder

OWNER: The Crown in right of Alberta

GROSS AREA: 8.00 acres, to be confirmed by plan of survey

I, DARWIN ARMITAGE, the owner of 1 94 11592,

and/or	<u>NW</u>	<u>8</u>	<u>26</u>	<u>26</u>	<u>W4M</u>
	Qtr	Sec	Twp	Rge	

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

[Signature]

Signature

Nov 20/18

Date



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180125

DESCRIPTION: To close for the purpose of consolidation, 2 portions of Undeveloped Road Allowance known as Range Road 264 Located between Sections 8 & 9 26-26-W4M. For consolidation with adjacent lands (Both Sides) Located South of Township Road 262.

GENERAL LOCATION: NW-SW-9-26-26-W4M and NE-SE-8-26-26-W4M

APPLICANT: 705370 Alberta Ltd. c/o Ludwig Reicheneder

OWNER: The Crown in right of Alberta

GROSS AREA: 8.00 acres, to be confirmed by plan of survey

I, Bryant Wendy Heine the owner of 2 1 CA10327 /

Lot Block Plan

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

Qtr Sec Twp Rge

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

We are in agreement with the application to
close the Road Allowance.

Wendy Heine

Nov 19/18

Signature

Date



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180125

DESCRIPTION: To close for the purpose of consolidation, 2 portions of Undeveloped Road Allowance known as Range Road 264 Located between Sections 8 & 9 26-26-W4M. For consolidation with adjacent lands (Both Sides) Located South of Township Road 262.

GENERAL LOCATION: NW-SW-9-26-26-W4M and NE-SE-8-26-26-W4M

APPLICANT: 705370 Alberta Ltd. c/o Ludwig Reicheneder

OWNER: The Crown in right of Alberta

GROSS AREA: 8.00 acres, to be confirmed by plan of survey

I, Geier Farms Ltd, the owner of _____ /

Lot Block Plan

and/or SE, 9, 26, 26, W 4 M

Qtr Sec Twp Rge

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

We are in agreement with the application

Byron Seis

Nov 19/18

Signature

Date

From: [Deanna Bell](#)
To: [PAA_LegislativeServices](#)
Subject: Bylaw C-7865-2019
Date: Monday, February 04, 2019 9:31:10 AM

I Trevor Bell support the application for road closure and consolidation. This road "allowance" has never been used for a purpose of a road and the landowner has farmed this area as such. I have lived in this area for 22 years and have not seen a need for there to be a roadway in this area. I would also like to say that Ludwig Reicheneder has an irrigation pivot that encompasses this roadway and i believe he should be able to keep farming the way they have been since they purchased this land.

Trevor Bell


PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council
DATE: February 26, 2019 **DIVISION:** 5
TIME: Morning Appointment
FILE: 05330007 **APPLICATION:** PL20180040
SUBJECT: Redesignation Item – Farmstead District to Business Industrial Campus and Residential One District, Outside of a Business Area

¹POLICY DIRECTION:

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

- In conflict with Policy 14.4 and 14.9 of the County Plan, the Applicant is proposing a business use on lands outside of a business area guided by an area structure plan;
- In conflict with Policy 14.19 of the County Plan, the business use is located in the vicinity of the boundaries of two identified business areas (Omni and Conrich); therefore, it has the potential to adversely affect the vision and objectives of these planned business areas;
- In conflict with Policy 14.21 of the County Plan, the Applicant did not demonstrate why this proposal cannot be located within an approved business area;
- There is the potential that approval of the bylaw would conflict with Policy 3.4.5.1 of the Interim Growth Plan, which relates to Employment Areas; and
- There is the potential that approval of the bylaw would contravene Section 708.12 (1)(c) of the *Municipal Government Act*, which requires an adopted bylaw to be in alignment with a growth plan for the region.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject ± 2.83 hectare (± 6.99 acre) parcel from Farmstead District to Business Industrial Campus District and Residential One District.

The Applicant proposes to redesignate a ± 1.73 hectare (± 4.28 acre) portion of the parcel to Business Industrial Campus District to facilitate continuation of a truck trailer storage business on the site. The remaining ± 1.10 hectares (± 2.72 acres) is proposed to be redesignated to Residential One District to accommodate an existing dwelling on the eastern portion of the property. The Applicant does not intend to subdivide the property if redesignation approval is given by Council.

In 2016, the County's Subdivision and Development Appeal Board approved a development permit for a Home-Based Business Type II relating to the trucking business (File PRDP20160947). The permit allowed the outside storage area to be no greater than 5,000 square metres; however, the landowner has extended their operations significantly beyond this permitted area. A compliance notice was served on the property, and the Applicant is seeking to rectify the matter through this redesignation application, together with a development permit application, which would be required following any approval given by Council.

¹ **Administration Resources**

Dominic Kazmierczak & Gurbir Nijjar, Planning, Development, & Services



Access to both the truck trailer storage business and the dwelling is provided through a driveway running parallel with the southern boundary of the property and a single approach connecting the western boundary with 84 Street NE. This road falls within the jurisdiction of The City of Calgary, as the western property line adjoins the municipal boundary.

Section 14 of the County Plan encourages new businesses to locate within the existing business areas identified within the Plan. It does not support business uses adjacent to, or in the vicinity of, these identified business areas. Where proposals for business uses are located outside of a business area, a rationale is required to justify why the development cannot be sited within a business area.

The proposal is located ± 0.84 kilometres (± 0.51 miles) from the northern boundary of the Omni Area Structure Plan (ASP) and ± 4.87 kilometres (± 3.03 miles) from the boundary of the Conrich ASP. Therefore, it has the potential to negatively impact the vision and objectives of those ASPs. Contrary to Policy 14.21, the Applicant did not provide sufficient justification for the development's location outside of a business area.

For these reasons, Administration determined that the application does not comply with policy.

DATE APPLICATION RECEIVED:	April 19, 2018
DATE DEEMED COMPLETE:	October 23, 2018
PROPOSAL:	To redesignate the subject lands from Farmstead District to Business - Industrial Campus and Residential One to facilitate existing industrial and residential development.
LEGAL DESCRIPTION:	Lot 1, Plan 9710875 within NW-30-25-28-W04M
GENERAL LOCATION:	Located immediately east of The City of Calgary and Range Road 290, and ± 0.8 kilometres (± 0.5 miles) north of Highway 564.
APPLICANT:	Terradigm Development Consultants Inc.
OWNERS:	Amrik & Rajinder Brar
EXISTING LAND USE DESIGNATION:	Farmstead District
PROPOSED LAND USE DESIGNATION:	Business – Industrial Campus District & Residential One District
GROSS AREA:	± 2.83 hectares (± 6.99 acres)
SOILS (C.L.I. from A.R.C.):	Class 2T50, 2T, E50 - Slight limitations due to adverse topography and erosion. Class 170 1W, I30 – minimal limitations due to drainage and flooding.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to seven adjacent landowners. One letter, outlining a landowner's concerns, was received in response (Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

July 7, 2016 The Subdivision and Development Appeal Board approved a Home-Based Business, Type II development permit for truck storage, comprising 464.52 sq. m (5,000.00 sq. ft.) of outside storage (Permit PRDP20160947).



- October 15, 2013** The Development Authority approved a Home-Based Business, Type II development permit for truck storage, comprising 278.71 sq. m. (3000.00 sq. ft.) of outside storage (Permit 2013-DP-15584).
- May, 12, 1997** Subdivision Plan 9710875 was registered at Land Titles, creating the ± 6.99 acre (± 2.83 hectare) Farmstead first parcel out (Application 97-RV-4).

BACKGROUND:

The subject land is located immediately east of the City of Calgary and is accessed off 84 Street NE, a road within the City's jurisdiction, adjoining the site's western boundary. The surrounding lands are predominantly agricultural, with some residential lots within fragmented quarter sections approximately 1.3 kilometres (0.83 miles) further east. Beyond 84 Street NE to the west, a similar truck trailer storage business, potentially under the same ownership, was approved by the City of Calgary and has an active Development Permit. An RV storage facility, approved by the County in June 2004, lies approximately 1.77 kilometres (1.10 miles) to the north of the subject parcel.

The County Plan identifies two business areas in the vicinity of the site that have established ASPs:

- Conrich, located approximately ±4.87 kilometres (±3.03 miles) to the south; and
- Omni, located ±0.84 kilometres (±0.51 miles) to the south.

The landowner has significantly extended their operations beyond the maximum permitted outside storage area of 5,000 square meters that was approved on October 4, 2016, by the County's Subdivision and Development Appeal Board (File PRDP20160947). The Applicant is seeking to rectify the matter through this redesignation application, together with a development permit application, which would be required following any approval given by Council.

The existing residence is serviced by a water well and septic system. Access to the dwelling would be via a driveway and approach shared with the truck trailer storage business. The Applicant submitted a Conceptual Level Storm Water Management Plan (Sedulous Engineering Inc., August, 2017) and a Traffic Impact Assessment (JCB Engineering, September 28, 2018).

POLICY ANALYSIS:

Interim Growth Plan

The Business Industrial Campus land use district proposed is not supported by the County Plan in this location, and the property does not benefit from any comprehensive planning framework that would be provided by an area structure plan.

Policy 3.4.5.1 of the Interim Growth Plan states:

"Employment areas shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services."

Therefore, this piecemeal development within the Agricultural Area, and outside of any serviced employment area, represents a potential conflict with the Interim Growth Plan.

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

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

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

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



Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)

The subject property falls within the Rocky View County/City of Calgary IDP, located immediately east of the municipal boundary on 84 Street NE. The subject property is not located within a County or City of Calgary growth corridor, but it does adjoin City lands designated as a Residual Long-Term Growth Area.

Policy 7.1.1 of the IDP states:

“Residual Long-Term Growth Areas, as identified in Map 3, should be planned comprehensively through an Area Structure Plan (ASP) and/or Regional Context Study with adjacent lands within Rocky View County.”

No joint planning policy framework currently exists to guide the development of the subject parcel or the adjacent Residual Long-Term Growth Area within the City of Calgary; therefore, this application should be considered against the policies of the County Plan.

The City of Calgary was circulated on this application. The City had no comments on this redesignation application, aside from noting that the parcel located immediately west of the subject property, within the City, has an active Development Permit for a similar truck trailer storage use.

County Plan

As no area structure plan or local plan exists to guide development proposals on the subject parcel, this application is considered to fall within the Agricultural Area when evaluated against the policies of the County Plan.

Map 1 of the County Plan denotes the area around Highway 564 (Country Hills Boulevard) as a Highway Business Area. Policy 14.4 within the General Business policies of the County Plan states:

“A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.”

Policy 14.9 of the County Plan relating to Highway Business Areas also states:

“Area structure plans shall be adopted to provide the framework for highway business area development.”

Although lands on the southern side of Highway 564 are guided by the adopted Omni ASP, no ASP is in place to guide the development of lands to the north of Highway 564. Therefore, redesignation of the Farmstead parcel to allow Business Industrial Campus uses is considered to conflict with the intent of the County Plan and may inhibit future development of the Omni ASP and other nearby comprehensively planned areas.

As the subject parcel does not fall within an ASP area, and the boundaries of any future Highway Business Area on the north side of Highway 564 are yet to be defined, the proposal is considered to be ‘Other Business Development’ within the County Plan. Policy 14.19 relating to Other Business Development states:

“Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported.”

The subject parcel is within the vicinity of both the Omni and Conrich ASPs. In addition to Truck Trailer, Outdoor Storage, redesignation of the parcel to Business Industrial Campus would, subject to development permit approvals, allow a range of potential uses, including General Industry Type I and Type II, Restaurants, Offices and Retail Stores. As the Omni and Conrich ASPs are also planned to accommodate similar business uses, this application would have the potential to directly compete with these business areas, resulting in potential detriment to the success of the vision and objectives of those ASPs.

Policy 14.21 of the County Plan states:

“Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location).”

Acknowledging the County Plan requirements for an ASP set out within Policy 14.4 and 14.9 of the County Plan, the Applicant contends that the development of an ASP is “premature until the larger neighbouring landowners are prepared to move ahead, and until the Conrich and Balzac areas have more fully developed”. Administration does not consider this to be a valid rationale for proposing business development outside of an identified business area guided by an ASP. The purpose of an ASP is to help to build consensus amongst landowners in the area and to provide a comprehensive framework to plan and phase development. If landowners’ interests currently differ, and other business areas in the vicinity have not yet built-out, this indicates that it is premature for the subject property and surrounding area to develop without the benefit of an ASP.

Policy 14.22 of the County Plan states that proposals for business development outside of a business area should:

- a. be limited in size, scale, intensity, and scope;*

Although the proposal to redesignate a ± 1.73 hectare (± 4.28 acre) portion of the subject Farmstead property to Business Industrial Campus district would not facilitate subdivision to create further business lots, it would allow a range of business uses on the lot that could increase the intensity and impacts of the site.

- b. have direct and safe access to a paved County road or Provincial highway;*

Access is provided onto Highway 564 via the City-owned 84 Street NE. No objections were raised from Alberta Transportation or The City of Calgary in relation to the access proposals.

- c. provide a traffic impact and intersection assessment; and*

A Traffic Impact Assessment was provided to the County on October 23, 2018, and the report concludes that no significant impact would result from the proposed truck trailer storage business.

- d. minimize adverse impacts on existing residential, business, or agricultural uses.*

The site currently has limited screening to protect surrounding adjoining residential and agricultural landowners from the potential visual impacts of the truck trailer storage use. The current use also extends close to the site boundaries and therefore limits the potential for impacts to be reduced through buffers or planting. The site would benefit from consideration of the guidance provided in the County’s Agricultural Boundary Design Guidelines. A letter was received from an adjoining residential landowner outlining concerns over potential dust and noise generated by the business.

Policy 14.23 of the County Plan states that applications for industrial storage shall:

- a. Adhere to policies 14.19 to 14.22;*

See assessment above.

- b. Locate in a manner that minimizes traffic and dust on nearby lands;*

The subject parcel is currently accessed via a section of 84 Street NE, which is constructed to a gravel standard. As this road is not within the County’s jurisdiction, the County has no control over improvements or maintenance of this road to reduce dust impacts upon surrounding landowners.

- c. *Provide a landscape and site development plan to reduce visual impact through the use of existing landscaping or topographical elements and visually attractive perimeter screening that incorporates vegetation, fencing, and/or berms; and*

A site plan of the existing truck trailer storage business is set out within the application. However, no landscaping plan was submitted to identify potential planting and screening proposals. A Vegetation Management Strategy was submitted by the Applicant, which highlights that the site has a very small area of vegetation on the northern and western boundaries and also surrounding the dwelling on the eastern portion of the property. No proposals for further planting are outlined in this strategy, other than to state that the site could have increased vegetated areas in the future.

- d. *Provide a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources.*

No management plan for the handling and storage of waste materials was submitted.

CONCLUSION:

This application was evaluated against the County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, and the Interim Growth Plan. It was found to be non-compliant with several policies set out within Section 14 of the County Plan relating to Business Development. The development also has the potential to conflict with Policy 3.4.5.1 of the Interim Growth Plan relating to employment areas, and hence, it conflicts with Section 708.12 (1)(c) of the *Municipal Government Act*, which specifies that municipalities shall not pass bylaws that conflict with a growth plan. Technical items were sufficiently addressed by the Applicant at this stage, and such matters would be further considered within any future subdivision and/or development permit application.

OPTIONS:

Option # 1:

- Motion #1 THAT Bylaw C-7859-2019 be given first reading.
- Motion #2 THAT Bylaw C-7859-2019 be given second reading.
- Motion #3 THAT Bylaw C-7859-2019 be considered for third reading.
- Motion #4 THAT Bylaw C-7859-2019 be given third and final reading.

Option # 2 THAT Council directs review of the County Plan for amendment to accommodate the proposed development.

Option # 3: That application PL20180040 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

DK/rp



APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7859-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 201. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the subdivision being created by this application is to accommodate existing uses and therefore should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation at the time of subdivision.</p>
Alberta Sustainable Development (Public Lands)	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	No concerns.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.

AGENCY	COMMENTS
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	Not required for circulation.
<i>Adjacent Municipality</i>	
The City of Calgary	<p>The parcel to the west of the subject, located within The City of Calgary and appearing to be part of the same business, has recently undergone a Land Use Amendment and currently has an active Development Permit.</p> <p>At this time, The City of Calgary has no comments regarding Application PL20180040.</p>
Tsuut'ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Rocky View East Recreation Board	Comments to be deferred on municipal reserve until subdivision.
<i>Internal Departments</i>	
Recreation, Parks & Community Services	No concerns. 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.
Fire Services & Emergency Management	<p>The Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Dependent on the size of the commercial building, please

AGENCY	COMMENTS
Planning, Development, & Bylaw Services - Engineering	<p>ensure that water supplies and/or hydrants for the development are sufficient for firefighting purposes.</p> <p>2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.</p> <p>Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards. The buildings be sprinklered, if applicable, as per the Alberta Building Code.</p>
	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • As a condition of future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details; • As a condition of future DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County <p>Geotechnical:</p> <ul style="list-style-type: none"> • No requirements at this time; • As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to provide geotechnical related recommendations for the future development of the subject lands. <p>Transportation:</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided a Transportation Impact Assessment prepared by JCB Engineering dated September 28, 2018 which assessed the impacts of the proposed development on 84 Street and the intersection of 84 Street and Highway 564. The assessment concludes that the proposed development has minimal impact onto 84 Street (an additional 40 trips per day – 15 additional trucks; currently 12 trucks operate from the site) and the intersection of Highway 564 and 84 Street will continue to function within acceptable limits in the long term (currently a Type III intersection). Engineering has reviewed

AGENCY	COMMENTS
	<p>the TIA and has no further concerns as this time;</p> <ul style="list-style-type: none"> • The lands are accessible from 84th Street which is an 8.5m wide gravelled roadway with portions owned/maintained by Alberta Transportation and the City of Calgary. The City has responded to the circulation indicating that as land use had been recently granted for the lands west of the subject lands (across 84 Street) within city limits for a similar use as the proposal, they have no further concerns nor comments on the proposal; • As a condition of future DP, the applicant will be required to obtain a roadside Development Permit from AT for the access improvements to Highway 564; • As a condition of future subdivision or DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total gross acreage of the lands proposed to be subdivided or developed. In accordance with the current bylaw, the estimated levy amount to be collected at time of subdivision endorsement amounts to \$32,120; • As a condition of future DP, the applicant will be required to obtain a waiver from AT as the subject lands are within 1600m of Highway 564. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • No requirements at this time; • As per the application, the applicant is proposing on utilizing holding tanks with a trucked service to dispose of wastewater from the proposed development. No further concerns; • At time of future subdivision, the applicant will be required to submit a Level I Assessment Variation for the existing PSTS servicing the existing residence. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per the application, the applicant is proposing to utilize potable water cisterns with a trucked service to service the proposed development. Engineering has no further concerns at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a conceptual stormwater management plan for the proposed development prepared by Sedulous Engineering dated August 2017. The concept consists of a central stormwater pond with a controlled release to the 84 Street NE road ditch which matches predevelopment conditions. The concept has been reviewed and there are no further concerns; • As a condition of future DP, the applicant is required to submit detailed engineering drawings for the stormwater management system (SSIP), prepared by a qualified

AGENCY	COMMENTS
	<p>professional, in accordance with the conceptual stormwater management plan and County Servicing Standards;</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The Alberta Wetland Inventory does not show any wetlands on the subject lands. No further concerns at this time.
Transportation Service	The Applicant should be aware that 84 Street NE used to access this property is under City of Calgary jurisdiction and as such, the County provides no road maintenance.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No comments received.
Agriculture and Environment Services	The redesignation of a parcel of land from Farmstead District to Business – Industrial Campus and Residential One District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the Business and residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Circulation Period: June 26, 2018 to July 18, 2018



BYLAW C-7859-2019

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-7859-2019.

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 Maps No. 53 of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 9710875 within NW-30-25-28-W04M from Farmstead District to Business – Industrial Campus District and Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7859-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 05330007- PL20180040

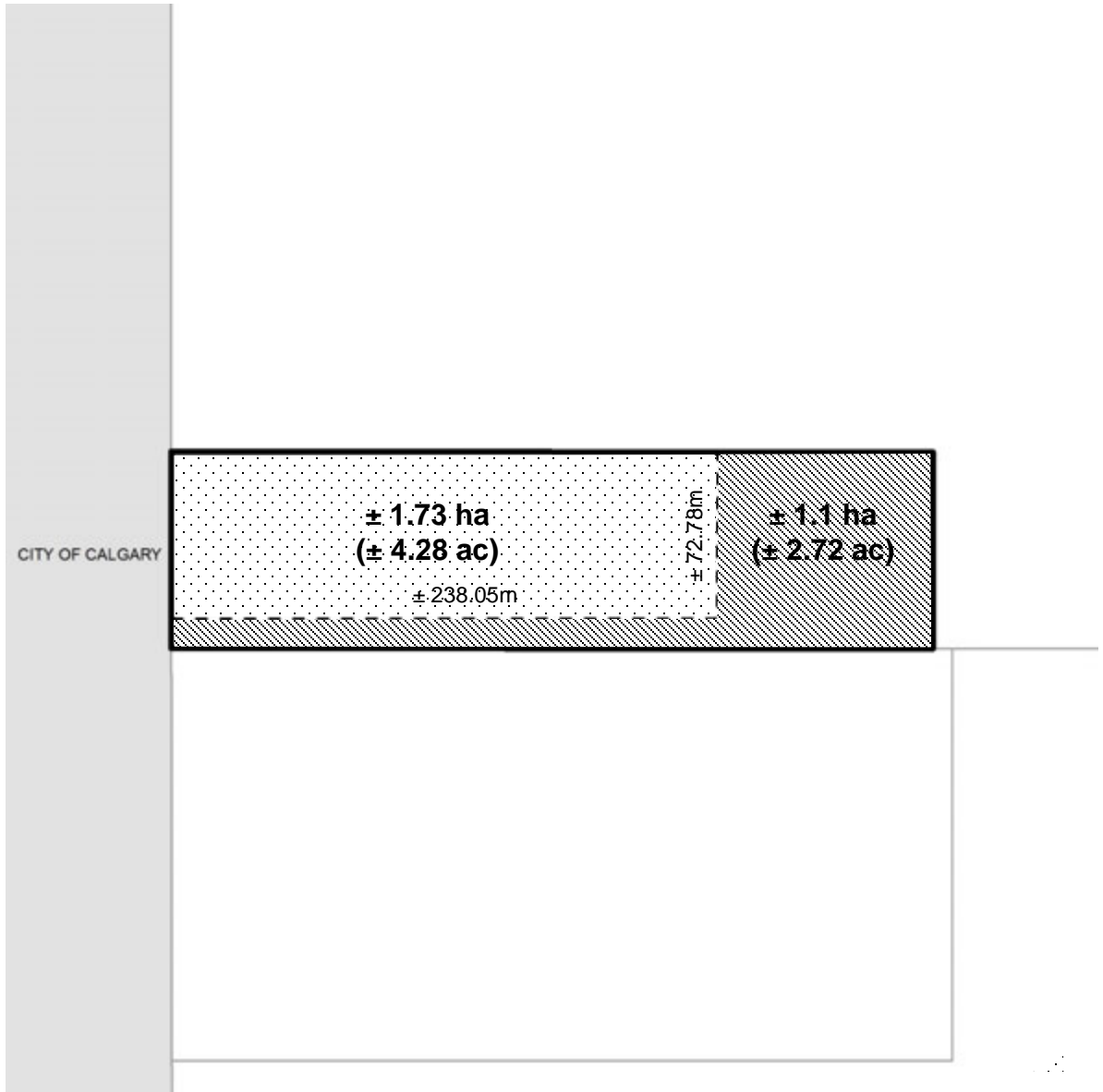
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2019</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7859-2019



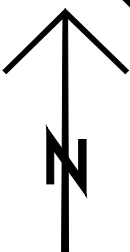
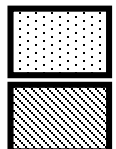
AMENDMENT

FROM Farmstead District TO _____

Subject Land _____

Business –
Industrial Campus

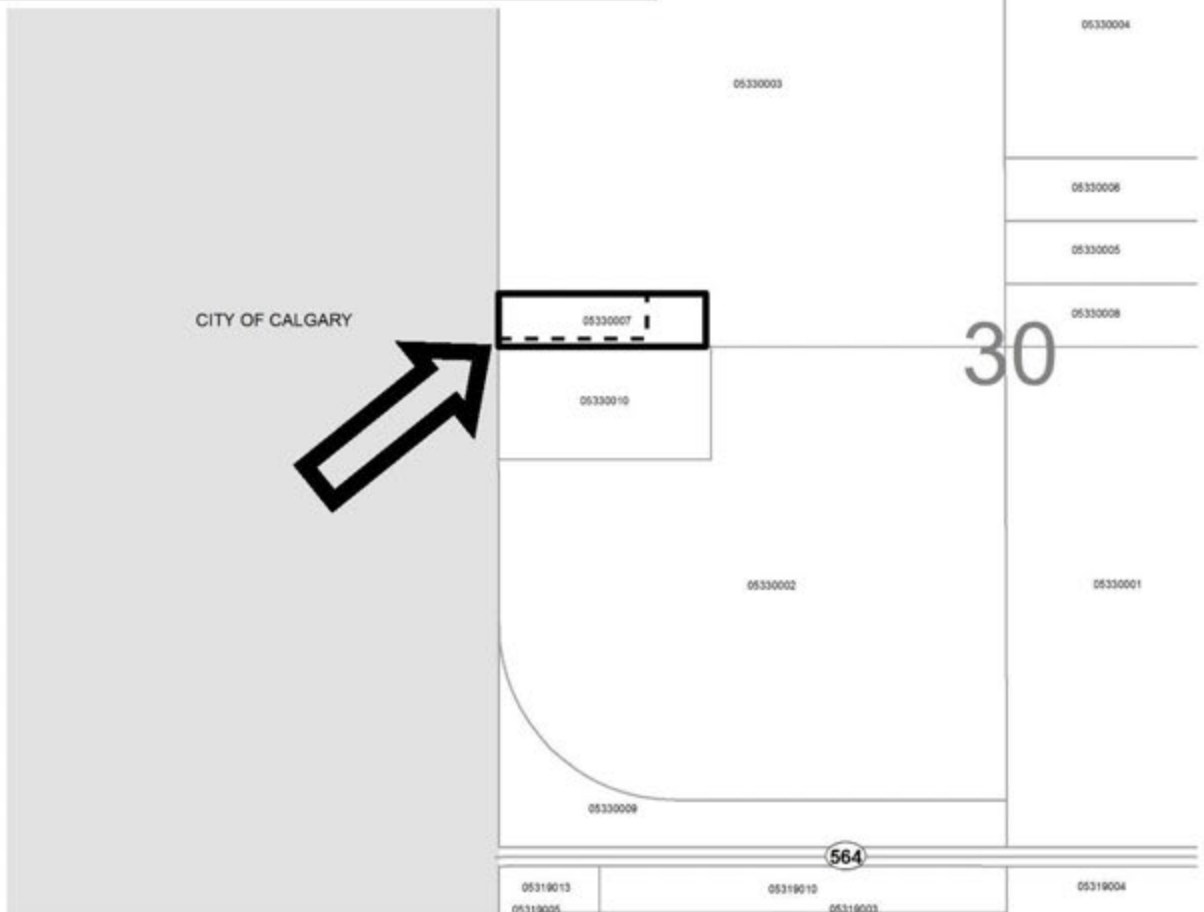
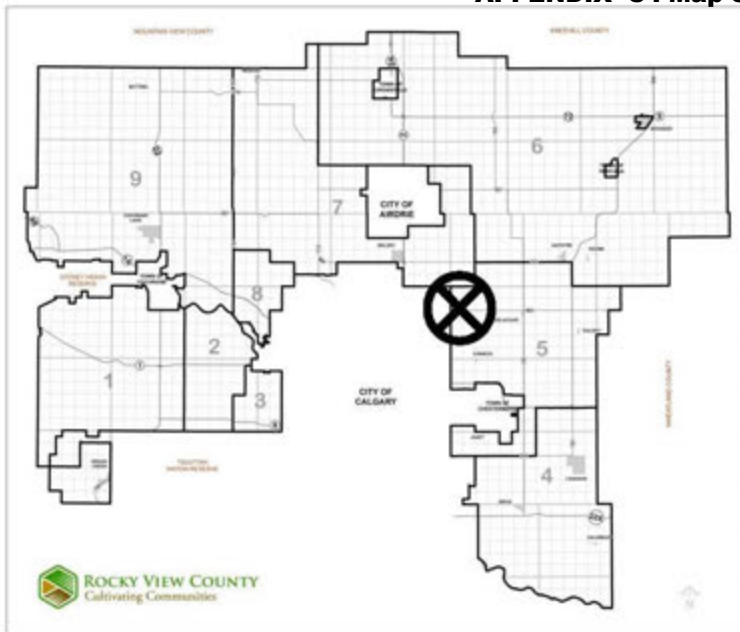
Residential One District



LEGAL DESCRIPTION: Lot 1, Plan 9710875, NW-30-25-28-W5M

FILE: 05330007 - PL20180040

DIVISION: 5



LOCATION PLAN

Lot:1 Plan:9710875
NW-30-25-28-W04M

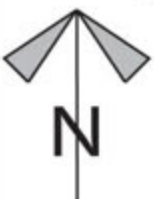
Date: June 25, 2018

Division # 5

File: 05330007

AGENDA

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Redesignation Proposal: To redesignate the subject lands from Farmstead District (F) to Business - Industrial Campus (B-IC) and Residential One (R-1) to facilitate existing industrial and residential development.

CITY OF CALGARY

F → B-IC
± 1.73 ha
(± 4.28 ac)

F → R-1
± 1.1 ha
(± 2.72 ac)

DEVELOPMENT PROPOSAL

**Lot:1 Plan:9710875
NW-30-25-28-W04M**

Date: June 25, 2018

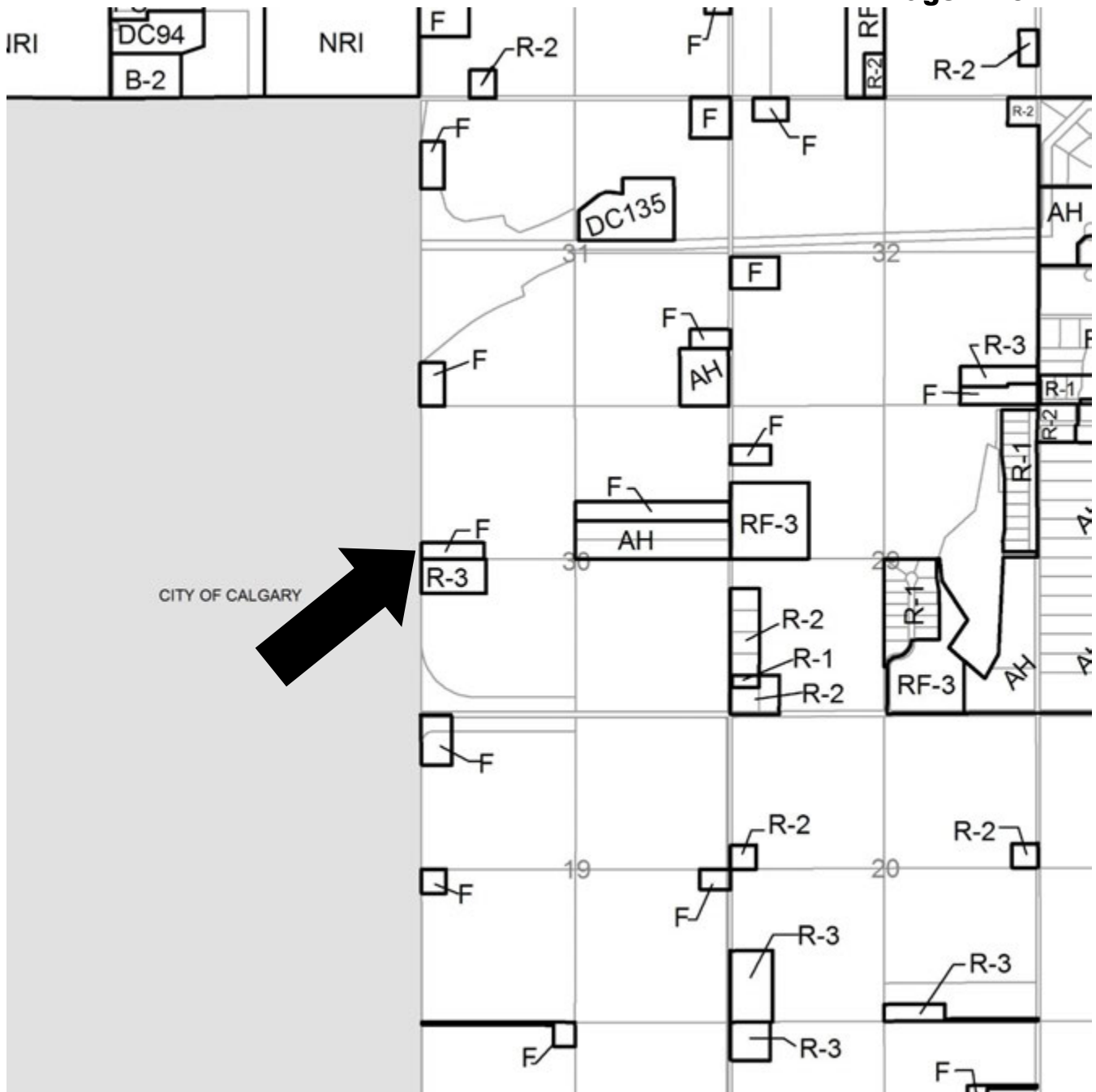
Division # 5

File: 05330007

AGENDA

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

LAND USE MAP

Lot:1 Plan:9710875
NW-30-25-28-W04M

Date: June 25, 2018

Division # 5

File: 05330007

AGENDA

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

2016 AIR PHOTO

**Lot:1 Plan:9710875
NW-30-25-28-W04M**

Date: June 25, 2018

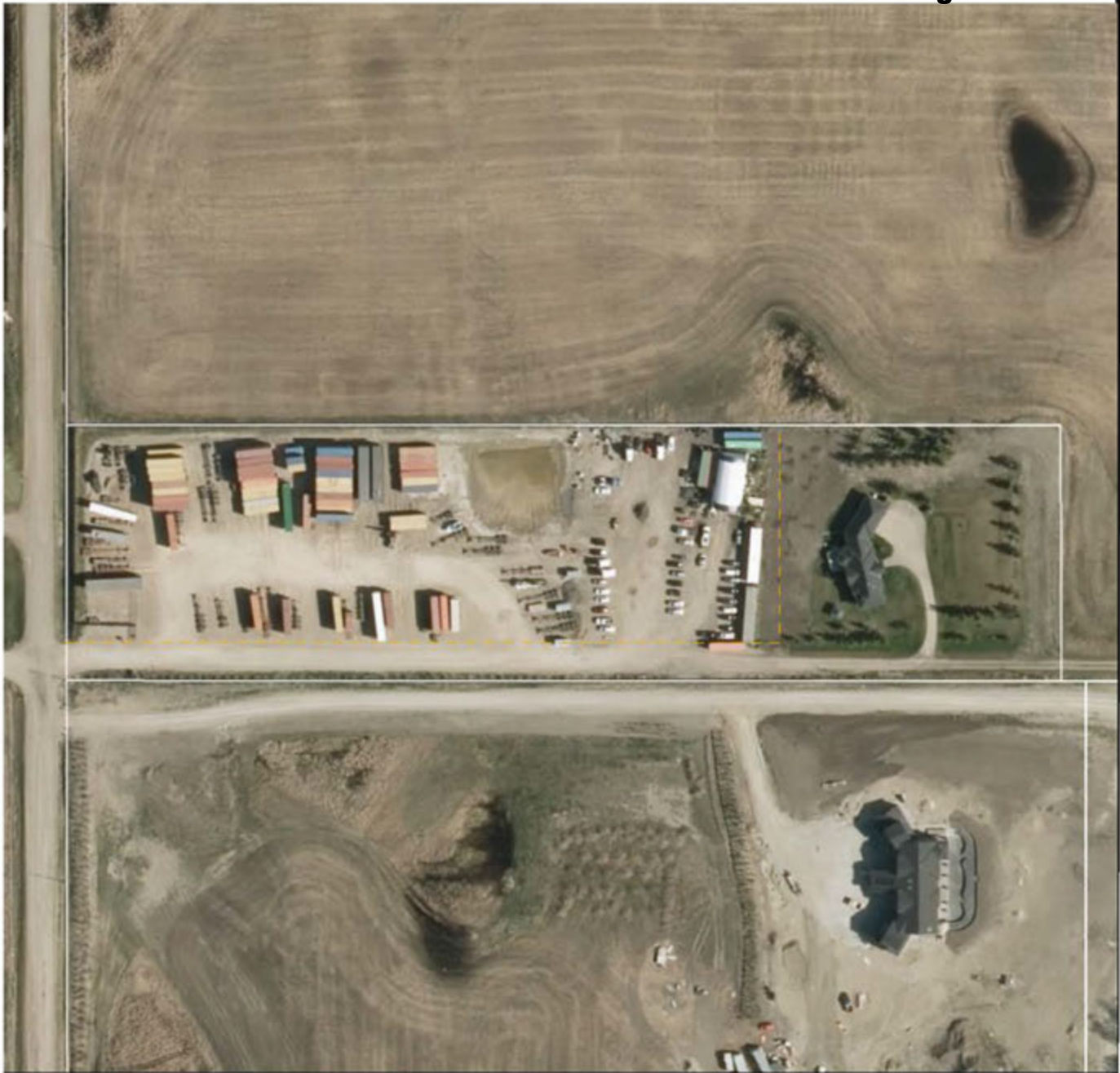
Division # 5

File: 05330007

AGENDA

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

2018 AIR PHOTO

**Lot:1 Plan:9710875
NW-30-25-28-W04M**

Date: June 25, 2018

Division # 5

File: 05330007

AGENDA

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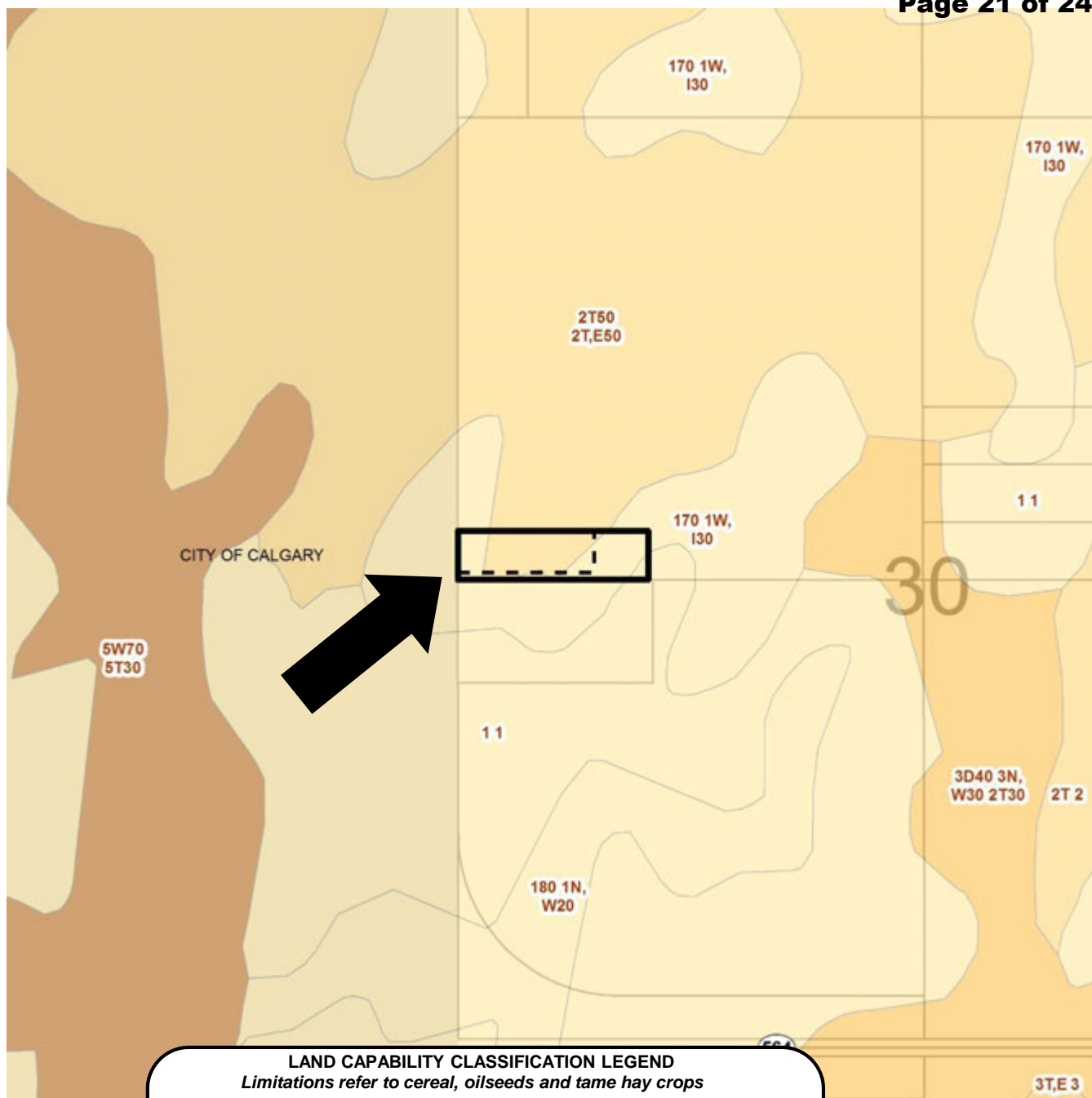
TOPOGRAPHY

Contour Interval 2 M



AGENDA

Page 55 of 907



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

Lot:1 Plan:9710875
NW-30-25-28-W04M

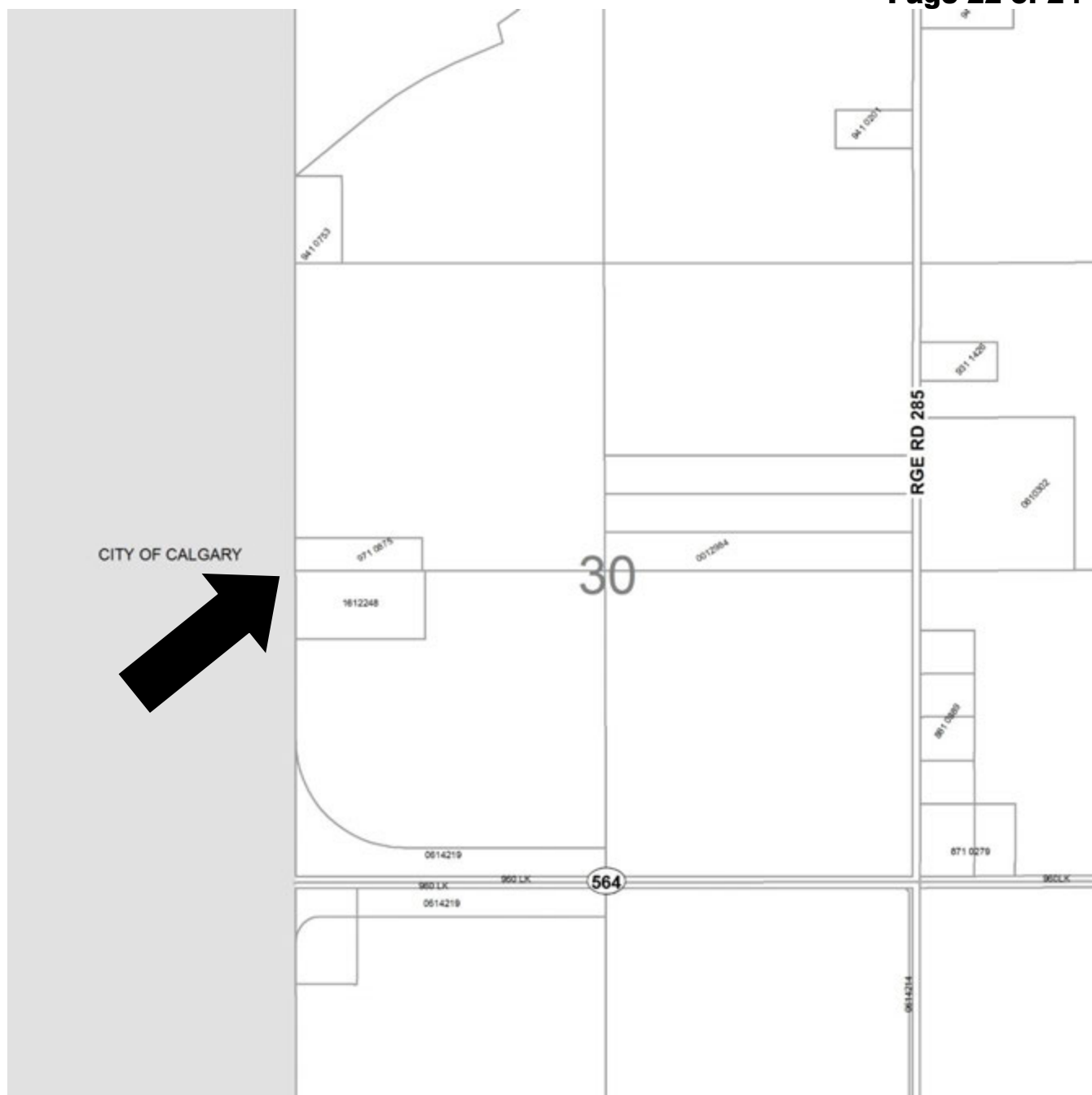
Date: June 25, 2018

Division # 5

File: 05330007

AGENDA

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**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

Lot:1 Plan:9710875
NW-30-25-28-W04M

Date: June 25, 2018

Division # 5

File: 05330007**AGENDA****Page 57 of 907**



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Dominic Kazmierczak

From: Baljit Johal [REDACTED]
Sent: Friday, July 13, 2018 4:06 PM
To: Dominic Kazmierczak
Subject: Application number PL20180040

TO DOMINIC KAZMIERCZAK

We have received a letter on Application number PL20180040
File number 05330007

We are the neighbors directly south of the application property. our address are [REDACTED]
[REDACTED].

We do not object to our neighbors having home based business next door. However, we feel that changing the zoning from a home based business Agricultural to a business zone will mean increased traffic and noise.

The traffic on 84th in front of our homes causes a lot of dust and noise pollution because of the the gravel road and the use of big trucks and machinery that our neighbors use for their business.

We believe that if the zoning is to change than a condition should be placed first. Namely that the road we share with our business neighbors should be paved to reduce dust and noise on the gravel road.

The traffic on the road in front to our homes continues increasing substantially as part of the business operation of our neighbors. we are not sure if Rocky view county is aware of this.

Regardless, paving would Substantially decrease the dust and noise pollution on the gravel road.

We would like to have this considered by the county.

Thank you for your understanding

Baljit Johal

PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO:	Council	
DATE:	February 26, 2019	DIVISION: 7
TIME:	Morning Appointment	
FILE:	06518006	APPLICATION: PL20170172
SUBJECT:	Redesignation Item – from Residential Two to Residential One	

¹POLICY DIRECTION:

The application was evaluated against the Fragmented Quarter Section criteria of the County Plan, and the “Growth Corridors/Areas and Annexation” of the Rocky View County/Calgary Intermunicipal Development Plan, and was found to be compliant:

- The lands are supported for Country Residential development by the County Plan;
- The proposal is consistent with the Rocky View County/Calgary Intermunicipal Development Plan; and
- The proposal would be compatible with surrounding residential parcels, and would not impede development potential on adjacent lands.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Residential One District. This would facilitate the creation of a ± 0.81 hectare (± 2.0 acre) (Lot 1) parcel with a ± 0.81 hectare (± 2.0 acre) (Lot 2) remainder.

The subject lands have been developed as a residential parcel. There is an existing dwelling and associated accessory building located within the confines of proposed Lot 2. The dwelling is serviced by Rocky View Water Co-op for potable water, and by septic tile and field for waste water – with the same servicing proposed for proposed Lot 1. There are no technical limitations with the proposal.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED:	November 24, 2017
DATE DEEMED COMPLETE:	December 4, 2017

PROPOSAL:	To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a ± 0.81 hectare (2.00 acre) parcel with ± 0.81 hectare (2.00 acre) remainder
------------------	---

LEGAL DESCRIPTION:	Lot 1, Plan 7611085 within SW 18-26-01-W05M
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GENERAL LOCATION:	Located approximately ± 0.41 km (1/4 mile) north of the city of Calgary, ± 0.41 km (1/4 mile) north of Secondary Highway 566 and ± 0.81 km (1/2 mile) east of Range Road 20.
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APPLICANT:	Konschuk Consulting (Larry Konschuk)
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OWNERS:	Peter and Annette Bona
----------------	------------------------

¹ **Administration Resources**

Oksana Newmen & Gurbir Nijjar, Planning, Development, & Bylaw Services



EXISTING LAND USE DESIGNATION:	Residential Two District
PROPOSED LAND USE DESIGNATION:	Residential One District
GROSS AREA:	± 1.62 hectares (± 4.0 acres)
SOILS (C.L.I. from A.R.C.):	Class 4,T,4 – Severe limitations due to adverse topography. Class 2,C,2 - Slight limitations due to climate.

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 19 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

The original subdivision was approved in October 1976, and municipal reserves were provided for the subdivision at that time, as noted on the approved survey plan.

BACKGROUND:

The subject land is located in the Residential Growth Area, as defined by the Rocky View County/ City of Calgary Intermunicipal Development Plan (IDP). Areas to the north, east, and west are largely unsubdivided quarter sections and large parcel holdings, with residential parcels to the south. Agriculture in the area consists mostly of grazing operations.

The subject lands have been developed as a residential parcel. There is an existing dwelling and associated accessory building (detached garage/shed) located within the confines of proposed Lot 2. The topography of the subject land slopes from the southwest to the northeast. There are no geotechnical constraints associated with this redesignation.

The existing single-family dwelling is serviced by Rocky View Water Co-op for potable water, and by septic tile and field for waste water. The same servicing is proposed for proposed Lot 1. Private sewage treatment system assessments, storm water management, connection of utilities, and access requirements along Sunset Ridge Drive would be addressed at the subdivision application stage.

The remainder lot would retain the existing driveway, which accesses Sunset Ridge Bay, while proposed Lot 1 proposes an access to Sunset Ridge Drive. Access requirements would be addressed at the future subdivision stage.

POLICY ANALYSIS:

Interim Growth Plan

The Interim Regional Evaluation Framework applies to new statutory plans and certain amendments to existing statutory plans. The subject parcel is not located within a statutory plan area, nor is a new one proposed.

Section 3.4.4, *Country Residential Development*, notes that proposals with greater than 50 new dwelling units shall be subject to appropriate policy review areas (flood prone areas, regional corridors). As this proposal would result in a single new lot, the policies do not apply.

As such, the proposed redesignation is in compliance with the Interim Growth Plan.



Intermunicipal Development Plan

The subject lands are located within the identified City of Calgary Residential Growth Area as illustrated on the “Growth Corridors/Areas Map” (Map 4) in the IDP. In accordance with Section 8.1.3, the identified City of Calgary Growth Corridors should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Section 8.1.4 notes that Rocky View County Council and Administration should evaluate applications in accordance with the policies of the IDP, the County Plan, and the Land Use Bylaw. As discussed below, this application largely satisfies the requirements of the County Plan. As such, there are no concerns with regard to alignment with these documents.

The City of Calgary argued that the proposed redesignation was not in compliance with the IDP, and requested the application be heard at the Intermunicipal Committee (IMC). The application was taken to the IMC on July 27, 2018; the City maintained its position, but acknowledged that on the spectrum of impacts, this proposed redesignation was of limited impact. No resolution, revised comments, or follow-up were provided.

This application is in alignment with the policies in the IDP.

County Plan

The proposed redesignation was considered under the Fragmented Country Residential Areas policies, as the application meets the definition of a Fragmented Quarter Section, where it is defined as “...a quarter section of land within the agriculture area divided into six or more residential lots and/or small agricultural parcels, each of which is less than 10 ha (24.7 ac) in size”. The subject land is located in a quarter section comprised of eight small residential parcels and a large agricultural remainder.

The policies of Fragmented Country Residential Areas aim to address the issues related to fragmented land, and provide policies to enable a gradual transition to a more orderly and efficient residential development pattern within fragmented quarter sections.

Policy 10.11: within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal 24.7 acres in size to a new residential land use may be supported if the following criteria are met:

- a) *A Lot and Road Plan is provided. The plan area is determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the applications, and demonstrate potential connectivity to lands outside of the plan area;*
- b) *A Technical Assessment of the proposed design is provided, to demonstrate that the Lot and Road Plan area is capable of supporting increased residential development. The assessment shall address internal road network, water supply, sewage treatment, stormwater management, and any other assessment required;*
- c) *A Technical Assessment of the impact on off-site infrastructure, road, and stormwater system is provided;*
- d) *A report that documents consultation process for preparing the Lot and Road Plan with affected landowners is provided.*

In this case, the existing subdivision roads are sufficient to support further subdivision on adjacent lands. If these lands are to be subdivided further, each proposed new lot would gain a direct access off of the existing road system, which meets the intent of a “Lot and Road Plan”.

Water pipelines are already in place to service the community. A letter received from Rocky View Water Co-op confirmed that they have capacity to service a new lot, and that capacity is contingent on application for membership, and receipt of required fees and signed agreements. Waste water would be



treated through conventional septic tank and field system. The Applicant/Owner would be required to submit a Level 3 PSTS at the subdivision stage.

The Applicant/Owner would also be required to provide a Storm Water Management Report for the site at the future subdivision stage. The Applicant/Owner consulted with adjacent landowners on this proposal, and all seven residents signed a letter of support for the application. No objections were received out of 19 landowner notifications.

Area Structure Plan

The subject parcel is not located within an Area Structure Plan.

Conceptual Scheme

The subject parcel is not located within a Conceptual Scheme.

PROPOSED AMENDMENT TO BYLAW

The subject lands are designated Residential Two District, which features a minimum parcel size of 1.60 hectares (3.95 acres). This application proposes to redesignate the subject lands to Residential One District with the intention to facilitate the subdivision of a ± 0.81 hectare (± 2.0 acre) parcel with a ± 0.81 hectare (± 2.0 acre) remainder, which aligns with the parcel's proposed land use district's minimum lot size. As the proposed parcel sizes meet the minimum for the Residential One District, the application is in alignment with the Land Use Bylaw requirements.

CONCLUSION:

This Land Use Amendment proposes the redesignation of a portion of a Residential Two District parcel to Residential One District in order to allow for the future subdivision of a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder. The proposal was evaluated in accordance with the Statutory Policy found within the Rocky View County/City of Calgary Intermunicipal Development Plan and the County Plan, and Administration determined that it is in accordance with the policies contained therein.

OPTIONS:

- Option # 1:
- Motion #1 THAT Bylaw C-7856-2019 be given first reading.
 - Motion #2 THAT Bylaw C-7856-2019 be given second reading.
 - Motion #3 THAT Bylaw C-7856-2019 be considered for third reading.
 - Motion #4 THAT Bylaw C-7856-2019 be given third and final reading.
- Option # 2: That application PL20170172 be refused

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ON/rp

**APPENDICES:**

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7856-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No objection.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation at the time of subdivision, due to the proximity of Highway 566. Presently, the subdivision application would not comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the single residential parcel created by the subdivision application would not have a significant impact on the provincial highway system. Alberta Transportation, therefore, has no objection to this proposal.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.

AGENCY	COMMENTS
FortisAlberta	No requirements.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	Not required for circulation.
<i>Adjacent Municipality</i>	
The City of Calgary	<p data-bbox="618 606 1464 741"><i>Note: This was taken to the IMC on July 27, 2018 – the City maintained its position, but acknowledged that on the spectrum of impacts, this proposed redesignation was of limited impact. No resolution, revised comments, or follow-up were provided.</i></p> <p data-bbox="618 756 1464 924">The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p data-bbox="618 938 1464 1173">The City of Calgary Administration believes this application doesn't align with the intentions of the Rocky View/Calgary IDP. As such, The City of Calgary Administration recommends against the approval of this application to the subject lands from Residential Two (R-2) District to Residential One (R-1) District in order to facilitate the creation of a 0.86 hectare (2.00 acre) parcels with a 0.86 hectare (2.00 acre) remainder.</p> <p data-bbox="618 1188 1464 1488">Specifically regarding this application, the issue is the precedent it sets for future subdivision within the Calgary future urban growth corridor. The challenge we face is dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural residential lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural residential lands into an urban form include (but are not limited to):</p> <ul data-bbox="667 1503 1464 1850" style="list-style-type: none"> • The increased impact imposed by fragmented ownership, roads, houses, and location of on-site services, as well as topography, drainage, etc. • The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes. • The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development. • The liability of existing on-site servicing for small parcels. <p data-bbox="618 1864 1464 1932">The subject parcels are located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth</p>

AGENCY	COMMENTS
	<p>Corridors/Areas” of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. Objectives of “Section 8.0 Growth Corridors/Areas and Annexation” of the Rocky View/Calgary IDP recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning.</p> <p>“Section 27.0 Intergovernmental Relationships” of the County Plan echoes support of the importance of Calgary’s identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>“Section 8. Community Development” of the South Saskatchewan Regional Plan outlines community development strategies and policies municipalities must consider. These include the expectation that municipalities make decisions and work together so achieve regional outcomes that support efficient use of land and limit premature fragmentation.</p> <p>A fragmented ownership adjacent to the municipal boundary is disadvantageous to comprehensive development of Calgary’s Growth Area. It is our preference and general understanding that future urban growth corridors (especially those adjacent to the municipal boundary) will be maintained as un-fragmented as possible.</p> <p>If Rocky View County Administration is moving forward recommending approval for this application, The City of Calgary Administration requests this application be brought to the Intermunicipal Committee for discussion prior to consideration by the approving authority.</p>
Tsuut’ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments received.

AGENCY	COMMENTS
Rocky View Central Recreation District Board	As Municipal Reserves were previously provided on Plan 7611085, Rocky View Central Recreation District Board has no comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks, and Community Services	No concerns.
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services	No comments.
<i>Bylaw and Municipal Enforcement</i>	No comments.
Planning & Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; As a condition of future subdivision, the applicant is required to provide confirmation of the installation of all necessary utilities (power, communication, gas, etc.) <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> There is an existing approach from Sunset Ridge Bay to the remainder parcel. As a condition of future subdivision, the applicant will be required to construct a new paved approach from Sunset Ridge Drive to the proposed parcel in accordance with the requirements of the County Servicing Standards; As a condition of future subdivision, the applicant is required to pay the Transportation Off-site Levy in accordance with the applicable bylaw at time of subdivision approval for the gross subdivision area. At this time, the estimated levy payment is \$18,380. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> At time of subdivision, the applicant is required to submit a level I assessment variation for the existing septic field on the remainder parcel describing the existing system

AGENCY	COMMENTS
	<p>type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. This assessment shall be prepared by the homeowner and shall be submitted prior to proceeding with subdivision:</p> <ul style="list-style-type: none"> ○ <i>Note: this has been provided;</i> • At time of subdivision, the applicant is required to submit a Level III Assessment, prepared by a qualified professional, to determine the suitability of the proposed parcel to support a PSTS. The report is to be prepared by a qualified professional and follow the requirements of the Model Process. In accordance with County Policy 449, for residential developments relying on a PSTS for lot sizes ranging from 1.98 – 3.95 acres in size, the County requires the use of a Packaged Sewage Treatment Plant meeting BNQ or NSF 40 standards <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The applicant submitted a letter from the Rocky View Water Co-op dated December 7, 2018 indicating their ability to service the proposed parcel. Engineering has reviewed the letter and has no further concern. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide a Stormwater Management Report, prepared by a qualified professional, plan assessing the stormwater management and impacts due to the creation of the new parcel and to identify any drainage easements or required improvements. The report shall be prepared by a qualified professional and be in accordance with all applicable Master Drainage Plans in the area and the County Servicing Standards; • If the findings of the plan require onsite improvements, 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 <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • ES have no requirements at this time.

AGENCY	COMMENTS
Transportation	No issues.
Capital Project Management	No concerns.
Operational Services	<p>Applicant to confirm how he intends to access each of the two lots. If needs new approach or if upgrading an existing approach will need to contact County Road Operations for approach application.</p> <p><i>Note: Applicant has shown proposed access point.</i></p>
Utility Services	No concerns.
Agriculture and Environment Services	No comments received.

Circulation Period: December 7, 2017 – January 10, 2018; Alberta Transportation February 7, 2018 – February 28, 2018



BYLAW C-7856-2019

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-7856-2019.

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 65 of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 7611085 within SW-18-26-01-W05M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Plan 7611085 within SW-18-26-01-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-7856-2019 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: 06518006- PL20170172

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

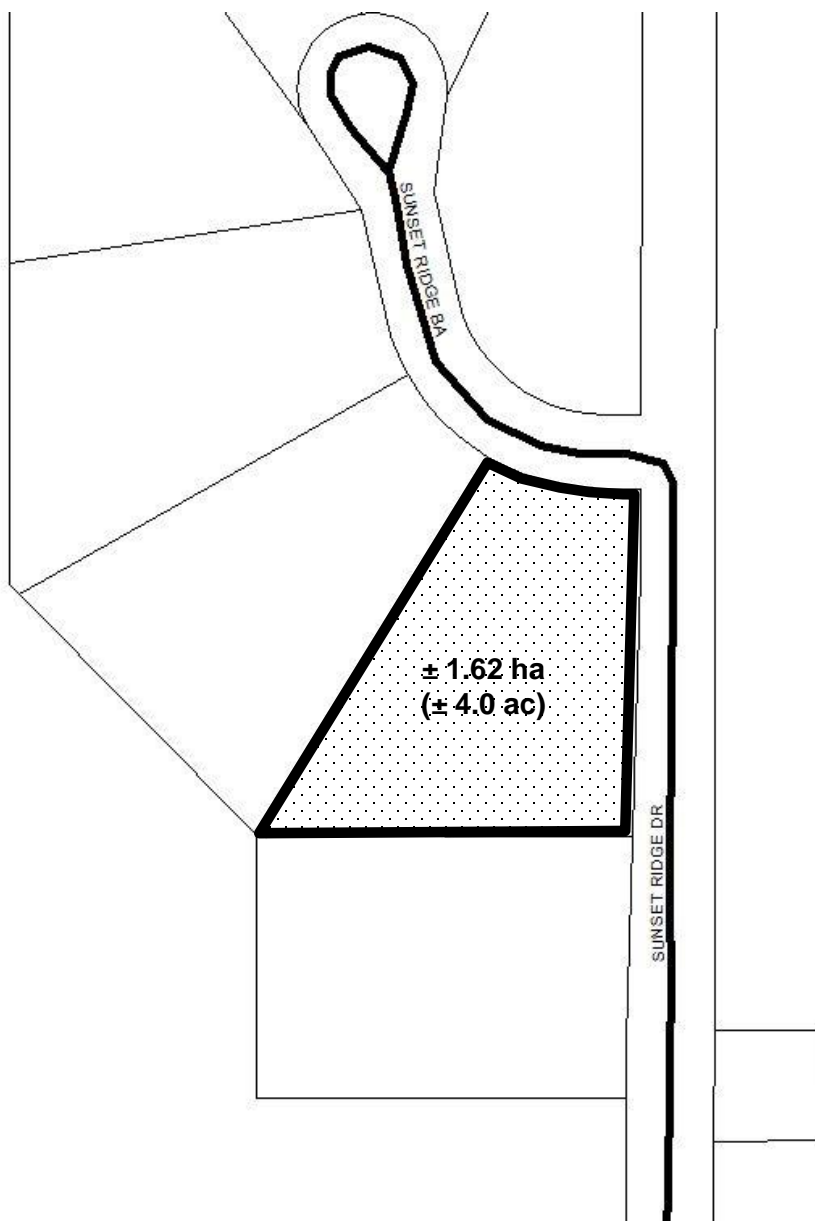
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2019

Reeve

CAO or Designate

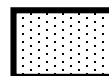
Date Bylaw Signed

BYLAW: C-7856-2019



AMENDMENT

FROM Residential Two District TO Residential One District



Subject Land _____

LEGAL DESCRIPTION: Lot 1, Plan 7611085 within
SW-18-26-01-W05M

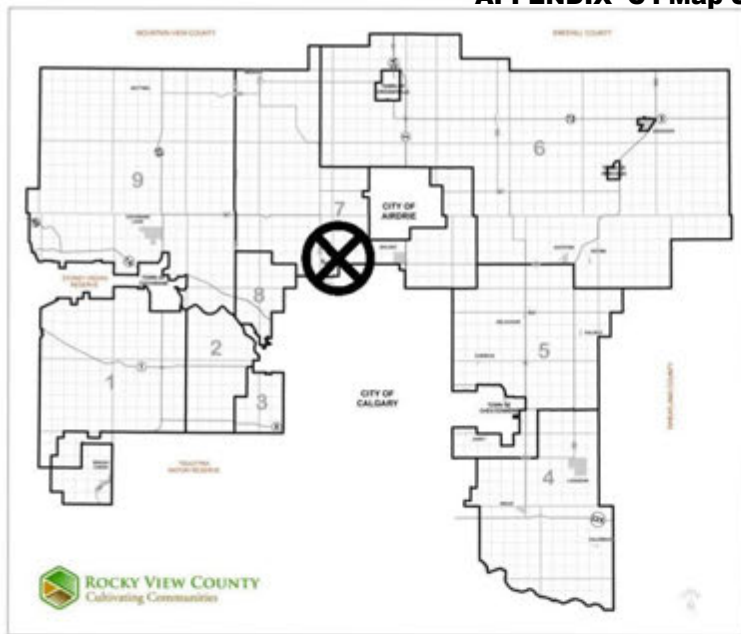


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 06518006

DIVISION: 7

AGENDA
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LOCATION PLAN

Lot:1 Plan:7611085
SW-18-26-01-W05M

Redesignation Proposal: To redesignate the subject lands from Residential One District to Residential Two District in order to facilitate the creation of a ± 0.81 hectare (2.00 acre) parcel with ± 0.81 hectare (2.00 acre) remainder.

SUNSET RIDGE BA

± 0.81 ha
(± 2.00 ac)
R-2 \rightarrow R-1

± 0.81 ha
(± 2.00 ac)
R-2 \rightarrow R-1

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

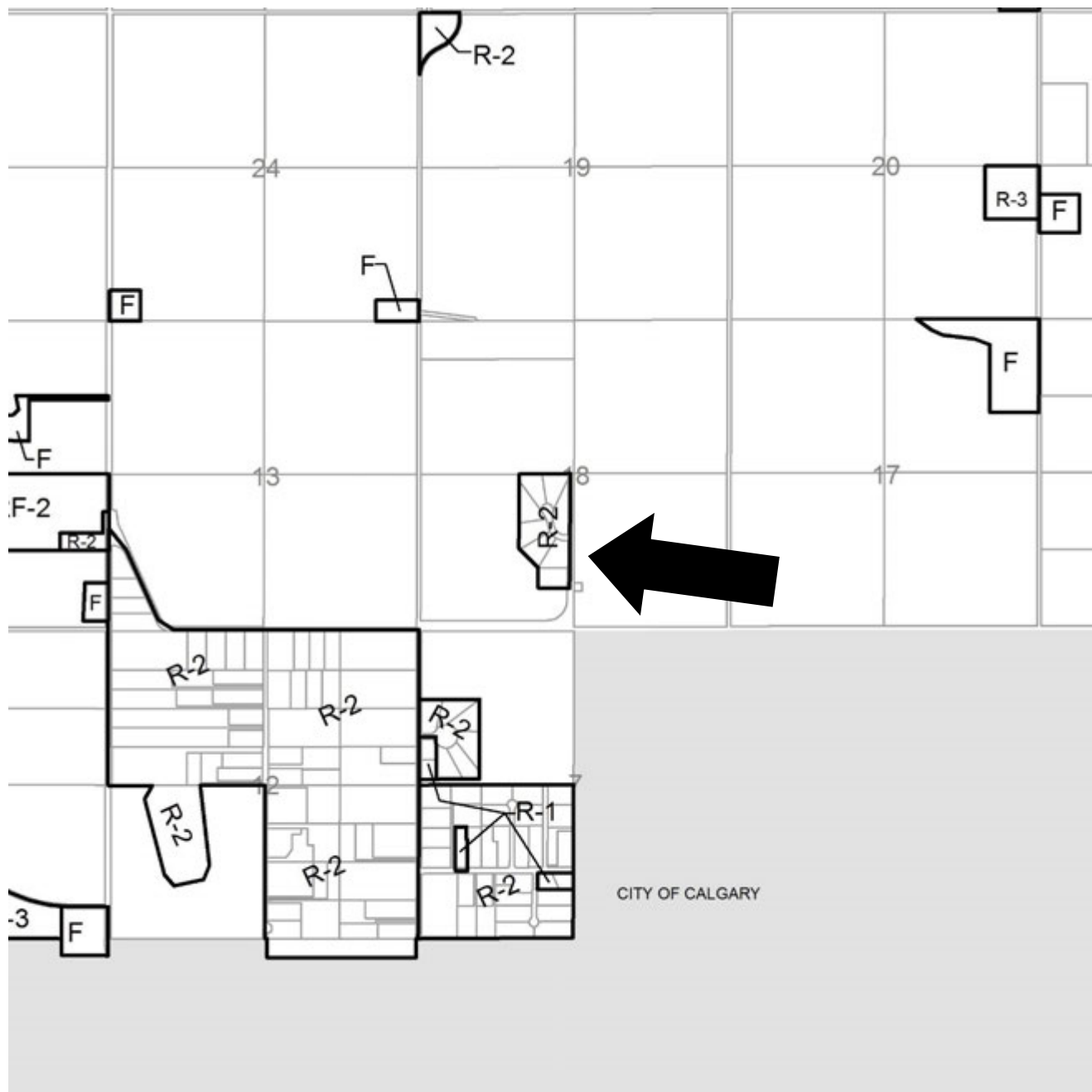
DEVELOPMENT PROPOSAL

Lot:1 Plan:7611085
SW-18-26-01-W05M

Date: Dec 5, 2017

Division # 7

File: 06518006**AGENDA****Page 74 of 907**



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

LAND USE MAP

Lot:1 Plan:7611085
SW-18-26-01-W05M



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

TOPOGRAPHY

Contour Interval 2 M

Lot:1 Plan:7611085
SW-18-26-01-W05M

Date: Dec 5, 2017

Division # 7

File: 06518006

AGENDA

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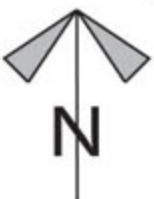


Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2016

**Lot:1 Plan:7611085
SW-18-26-01-W05M**



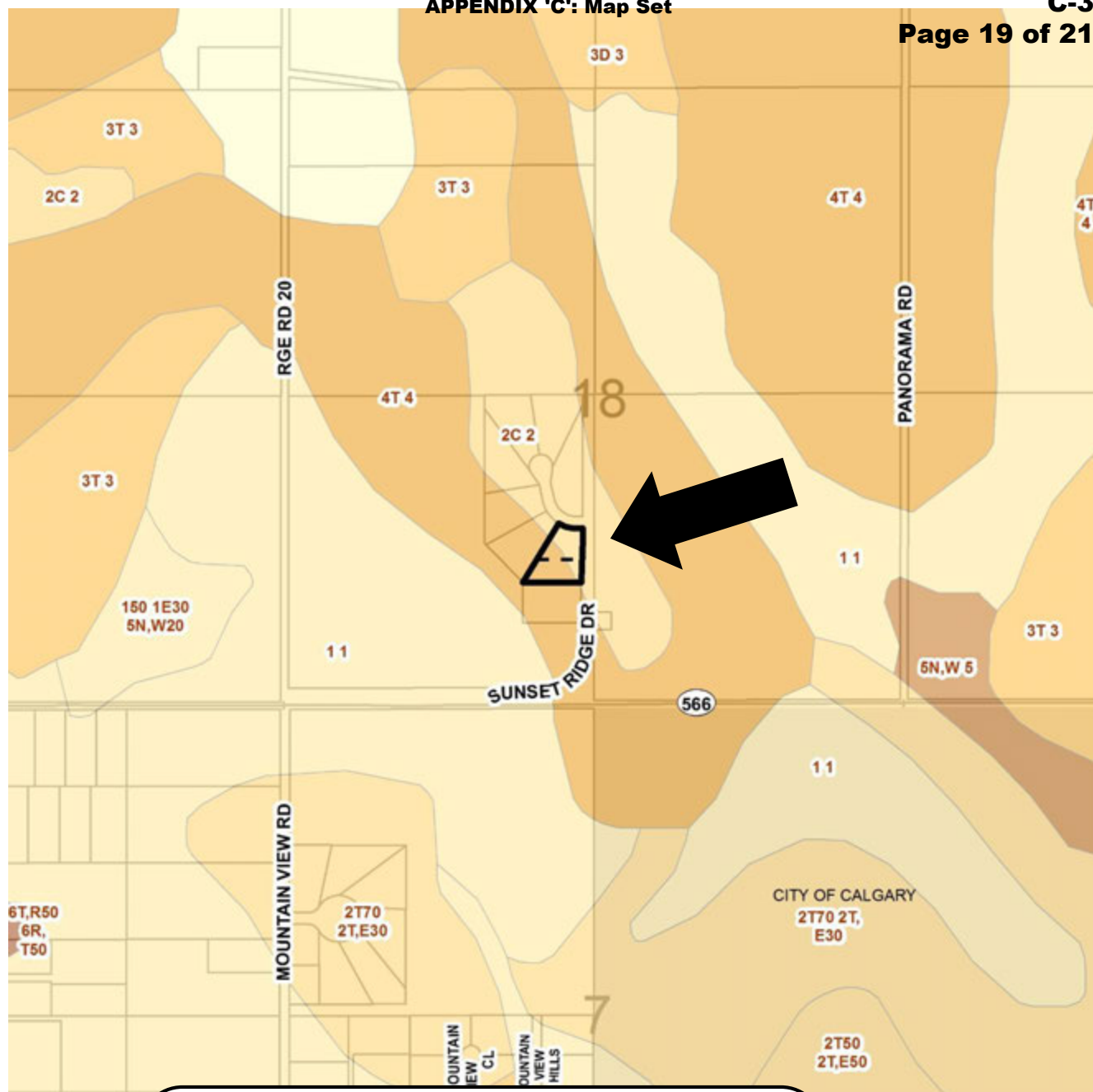
Date: Dec 5, 2017

Division # 7

File: 06518006

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

Lot:1 Plan:7611085
SW-18-26-01-W05M

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

Lot:1 Plan:7611085
SW-18-26-01-W05M

AGENDA

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PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council

DATE: February 26, 2019 **DIVISION:** 4

TIME: Afternoon Appointment

FILE: 03218008/8020/9019/9035 **APPLICATION:** PL20150116

SUBJECT: Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District

¹POLICY DIRECTION:

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

- The Applicant provided information on groundwater, transportation, access, and ownership on Lots 20 and 21, and held additional community engagement in accordance with Council's motion, to the satisfaction of Administration.

EXECUTIVE SUMMARY:

The purpose of this report is to bring the proposed redesignation application before Council in a limited-scope public hearing to consider new technical information prior to consideration of second and third reading. On June 12, 2018, Council considered the proposal, granted first reading, and passed the following motion:

MOVED by Councillor McKylor that further consideration of Bylaw C-7674-2017 be tabled sine die pending the following:

- 1) *The Applicant is to provide a Phase II aquifer testing report for a minimum of seven lots (every second lot) and incorporate a minimum of two observation wells in that testing;*
- 2) *The Applicant is to investigate road upgrade options for Canal Court including but not limited to permanent dust control through calcium injection;*
- 3) *The Applicant is to investigate access and ownership arrangements associated with Lots 20 and 21 (Block 3, Plan 0214041) and obtain any necessary legal opinions; and*
- 4) *The Applicant is to undertake further community engagement on all raised concerns.*

In keeping with Council's motion, the Applicant submitted further information with respect to groundwater, transportation, access, and ownership on Lots 20 and 21, and completed additional community engagement.

The subject land is not located within the policy area of an Area Structure Plan, and as such, the application was assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies. The County Plan supports the redesignation and subdivision of fragmented quarter sections where the criteria set out in section 10.11 are adequately addressed.

¹ Administration Resources

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



Administration reviewed the documentation provided by the Applicant in response to the Council motion and determined that the application and the additional information provided meet policy.

PUBLIC SUBMISSIONS:

The updated proposal was circulated to 52 adjacent landowners. One (1) response was received in objection to the application (see Appendix 'E').

RESPONSE TO MOTION:

The Applicant was directed to address the following matters:

Groundwater

As per the Council motion, the Applicant was to provide a Phase II aquifer testing report for a minimum of seven lots (every second lot) and incorporate a minimum of two observation wells in that testing.

In response to motion, the Applicant provided an updated assessment, prepared by Groundwater Information Technologies Ltd (dated July 15, 2018), assessing the continuity of the aquifer underlying the proposed development. Six (6) water wells exist or have been recently drilled within or near to the vicinity of the subject lands and demonstrate sufficient yields to meet Water Act requirements. Further well drilling and testing at the subdivision stage would further confirm the continuity of the aquifer and lot yields; however, the updated assessment adequately addresses the concerns raised at the public hearing. Engineering has no further concerns at this time.

Transportation

As per the Council motion, the Applicant was to investigate road upgrade options for Canal Court, including but not limited to permanent dust control through calcium injection.

In response to the motion, the Applicant provided a review memo, prepared by Bunt & Associates (dated September 24, 2018), which provides the summary and findings of a traffic count conducted on Canal Court in August 2018. The memo indicates that fewer than 500 vehicles (maximum of 260 daily) are expected to use both Canal Court and Township Road 232A in the post development condition.

The County's Servicing Standards indicate that gravel roads generally have a capacity of 200 vehicles per day. Given that the projected vehicle trips exceed 200 vehicles per day in the post development condition, engineering recommends that both Canal Court and Township Road 232A be upgraded to a paved standard. Paved roads would provide a higher level of service to existing and future residents requiring less regular maintenance (such as re-blading, shaping, and dust suppression) in the long term.

Should the land use application be approved, paving of the new internal roadway servicing the proposed development would be a condition of subdivision along with the other identified transportation improvements.

Access & Ownership with Lots 20 & 21

As per the Council motion, the Applicant was to investigate access and ownership arrangements associated with Lots 20 and 21 (Block 3, Plan 0214041) and obtain any necessary legal opinions (see Appendix 'C' for reference).

In response to the motion, an agreement of sale is registered on the title for Lot 21, Block 3, Plan 021 4041 (lands included in the proposed development), which states that one (1) acre of these lands (panhandle portion) is to be transferred/consolidated (if not proposed to be used as a County road) for \$1.00 with the adjacent lands that are not part of the proposed development (Lot 20, Block 3, Plan 021 4041). At this time, the development proposal does not show the use of this panhandle as a



County road; therefore, it is expected that the Applicant would propose a boundary adjustment to transfer the one (1) acre of land back to Lot 20, Block 3, Plan 021 4041 at subdivision stage. However, should the internal road alignment be modified to include Lot 20, the provisions of the agreement shall be further considered at that time.

Further Community Engagement

As per the Council motion, the Applicant was to undertake further community engagement on all raised concerns.

In response to the motion, the Applicant submitted the following summary.

“Carswell Planning set up a tent on site where the subject property meets Canal Court. Food and refreshments were provided. Bart Carswell and Lois Holloway of Carswell Planning, Ken Hugo of Groundwater Information Technologies and Jeff Palmer on behalf of the proponents were in attendance to engage in dialogue. It is estimated that twenty (20) people attended. Storyboards were displayed to address key matters of: development concept with through access, traffic impact assessment, stormwater, groundwater, and well water.”

The Applicant appears to have adequately addressed the motion.

CONCLUSION:

In accordance with Council’s motion, the Applicant submitted supporting information to address groundwater, transportation, access and ownership on Lots 20 and 21, and completed additional community engagement. Administration determined that the additional technical information meets policy.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7674-2017 be given second reading.
 Motion #2 THAT Bylaw C-7674-2017 be given third and final reading.
- Option #2: THAT application PL20150116 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/rp

APPENDICES:

- APPENDIX ‘A’: Amended Engineering Comments
 APPENDIX ‘B’: Applicant Submission
 APPENDIX ‘C’: Access & Ownership Map
 APPENDIX ‘D’: Original June 12, 2018 Staff Report Package
 APPENDIX ‘E’: Additional landowner submissions

APPENDIX A: AMENDED ENGINEERING COMMENTS

AGENCY	COMMENTS
Planning, Development, & Bylaw Services – Engineering	<p data-bbox="618 384 729 411">General</p> <ul style="list-style-type: none"> <li data-bbox="618 443 1463 974">An agreement of sale is registered on the title for Lot 21, Block 3, Plan 021 4041 (lands included in the proposed development) which states that one (1) acre of these lands (panhandle portion) is to be transferred/consolidated for \$1.00 with the adjacent lands (Lot 20, Block 3, Plan 021 4041 – not a part of the proposed development). The Applicant's solicitor has reviewed the agreement and indicated that if the one (1) acre of land (panhandle portion) is not used for the purpose of forming a County road, then it is to be sold/transferred to the owner of Lot 20, Block 3, Plan 021 4041 (not a part of the proposed development) for \$1.00. At this time, the concept does not show the use of this panhandle as a County road; however, should the internal road alignment be modified to include these lands, the terms and triggers of this agreement shall be re-reviewed/applied at the subdivision stage. <p data-bbox="618 993 1045 1020">Water Supply And Waterworks</p> <ul style="list-style-type: none"> <li data-bbox="618 1052 1463 1213">As per the Council motion from the public hearing of June 12, 2018, the applicant was to provide a Phase II aquifer testing report for a minimum of seven lots (every second lot) and incorporate a minimum of two observation wells in that testing. <li data-bbox="618 1224 1463 1917">In response to motion, the applicant provided an updated assessment, prepared by Groundwater Information Technologies Ltd, dated July 15, 2018, assessing the continuity of the aquifer underlying the proposed development. The assessment indicates that the two wells nearer to the southern end of the development obtain water from a productive shallow aquifer, which was confirmed through a pump test providing yields in excess of the Water Act requirement (1,250 cubic meters per year per lot). The assessment further indicates that the existing wells towards the northern end of the parcel generally produce poor yields given they are drilled into deeper aquifers. A new well was drilled in the northern portion of development area to a depth similar to the high yielding wells in located in the southern portion of the site. Pumping tests on this well indicate that yields from the new well are similar to those of the southern wells, which is a good indication that the same high yield aquifer underlies the development area. Further well drilling and testing at the subdivision stage will further confirm the continuity of the aquifer and lot yields; however, the updated assessment provided adequately addresses the concerns

AGENCY	COMMENTS
	<p>raised at the public hearing of June 12, 2018. Six (6) water wells exist or have been recently drilled within or near to the vicinity of the subject lands. Engineering has no further concerns at this time.</p> <p>Transportation</p> <ul style="list-style-type: none"> As per the Council motion from the public hearing of June 12, 2018, the applicant was to investigate road upgrade options for Canal Court, including but not limited to permanent dust control through calcium injection. In response to the motion, the applicant provided a review memo, prepared by Bunt & Associates, dated September 24, 2018, which provides the summary and findings of a traffic count conducted on Canal Court in August 2018. The memo indicates that fewer than 500 vehicles (max 260 daily) are expected to utilize both Canal Court and TWP Road 232A in the post development condition, and provides various dust control mitigation measures such as a reduction in speed (50km/hr to 30 km/hr), vehicle restrictions (trucks) and dust suppression measures (calcium). The County's Servicing Standards indicate that gravel roads generally have a capacity of 200 vehicles per day (vpd). Given that the projected vehicle trips exceed 200 vpd in the post-development condition and the need to frequently apply calcium to the roadways to suppress dust, Engineering recommends that both Canal Court and TWP Road 232A be upgraded to a paved standard in accordance with the requirements of the County Servicing Standards. Paved roads will provide a higher level of service to existing and future residents requiring less regular maintenance (re-blading, shaping and dust suppression) in the long term.



"No Hurdle too high"

Post First Reading of Bylaw C-7674-2017 Addendum

Re: Canal Court Redesignation

File: 03218008/8020/9019/9035

Application: PL20150116

Introduction

A public hearing was held on June 12, 2018 for the above-mentioned file. This is a redesignation item identified as Fragmented Country Residential with an amendment to the Land Use Bylaw – Agricultural Holdings District to Residential Two District. Administration determined that:

- The proposal is consistent with the Fragmented Residential policies of the County Plan;
- The provided lot and road plan is consistent with the policies of the County Plan;
- The proposed land use is appropriate for the intended parcel sizes;
- The proposal would not limit future subdivision potential for adjacent parcels; and
- All technical matters could be further addressed through the future conditions of subdivision approval.

Bart Carswell of Carswell Planning provided a brief powerpoint presentation essentially highlighting the same points.

Council Resolution

"1-18-06-12-05 (C-3) Page 10 Division 4 - Bylaw C-767 4-2017 - Redesignation Item - Fragmented Country Residential -Agricultural Holdings District to Residential Two District File: PL20150116 (03218008/8020/9019/9035)

MOVED by Councillor McKylor that further consideration of Bylaw C-767 4-2017 be tabled *sine die* pending the following:

- 1) The Applicant is to provide a Phase II aquifer testing report for a minimum of seven lots (every second lot) and incorporate a minimum of two observation wells in that testing;
- 2) The Applicant is to investigate road upgrade options for Canal Court including but not limited to permanent dust control through calcium injection;
- 3) The Applicant is to investigate access and ownership arrangements associated with Lots 20 and 21 (Block 3, Plan 0214041) and obtain any necessary legal opinions; and
- 4) The Applicant is to undertake further community engagement on all raised concerns."



"No Hurdle too high"

1) Phase II Aquifer Testing Report

A meeting with held on June 15, 2018 with RVC engineering was held to discuss the Council ask of seven lots having Phase II aquifer testing and two observation wells. Issues related to groundwater and the impact of the development on the existing wells was discussed at length. Ultimately, it was agreed that drilling and testing near the northern boundary of the subject lands would determine the aquifer's extent. Therefore, on the advice of Rocky View County administration, a well was drilled to 32 m at the north end of the property which yielded a pump rate of 15 gal/min.

Derived from the new well and existing wells, both on and off of the property, the aquifer under the proposed Canal Court subdivision was mapped and determined to be productive. Poorly productive aquifers are found to the north and west, being part of a separate aquifer serving most of the existing residents in Canal Court.

All in all, five wells now exist on the property. Each lot will need a well as a condition of subdivision approval, once the lot layout is formalized.

2) Road Upgrade Options for Canal Court

Bunt & Associates was retained to address road upgrade options and dust suppression. Traffic counts were conducted on Tuesday August 28, 2018 at Highway 791 & Canal Court, and on Tuesday September 11, 2018 at Highway 791 & Township Road 232.

As confirmed by the analysis, neither roadway exceeds its daily traffic guideline of 500 vehicles per day (vpd) to warrant paving or surface treatment. It is noted that this guideline is consistent with Alberta Transportation's recommend 500 vpd threshold for local gravel roads. As the daily traffic volumes do not justify paving the roadway as a mitigation measure to handle dust, other dust control options are reviewed.

- The existing residential dwellings along both roadways already benefit from an abundance of trees and foliage that help capture and protect against unwanted dust from the gravel roads.
- One consideration is to lower the posted speed limit on Canal Court by 10 or 20 km/h to reduce the amount of dust stirred up by traffic on the roads. The existing posted speed limit on Canal Court is 50 km/h.
- Another consideration is to apply dust control suppressants to the roadway such as calcium chloride injections. This is the most effective, however costlier option.

3) Access and Ownership Arrangements

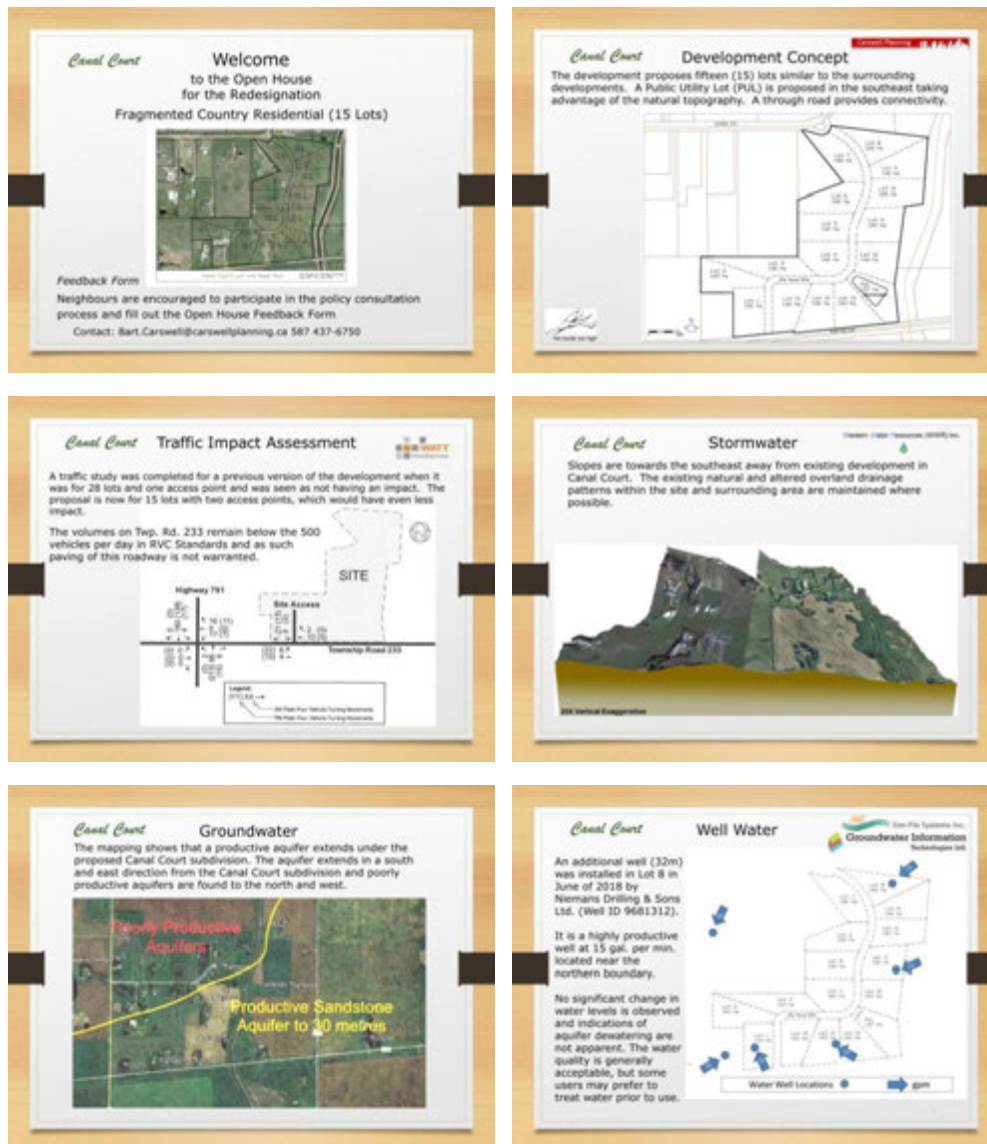
Brent Hemington, Barrister and Solicitor, looked into the access and ownership arrangements associated with Lots 20 and 21 (Block 3, Plan 0214041). On the subject lands, subject to approval, the lots and their titles would change following endorsement and registering the plan of subdivision on title. The neighbouring four-acre property, being Lot 21, would have easements and caveats on title respected and any affecting the subject lands likewise respected.

*"No Hurdle too high"*

4) Community Engagement and Open House, Wednesday August 22, 6 – 8 pm.

Carswell Planning set up a tent on-site where the subject property meets Canal Court. Food and refreshments were provided. Bart Carswell and Lois Holloway of Carswell Planning, Ken Hugo of Groundwater Information Technologies and Jeff Palmer on behalf of the proponents were in attendance to engage in dialogue. It is estimated that twenty (20) people attended. Storyboards were displayed to address key matters of: development concept with through access, traffic impact assessment, stormwater, groundwater, and well water.

Figure 1: Storyboards



Carswell Planning*"No Hurdle too high"***Conclusion**

That further consideration of Bylaw C-767 4-2017 be lifted from the table and addressed by Council.

Sincerely,



Bart Carswell
Carswell Planning

223, 104 – 1240 Kensington Road NW
Calgary, Alberta, T2N 3P7
p. (587) 437-6750
e. bart.carswell@carswellplanning.ca

Attachments:

- Groundwater Information Technologies Inc., July 15, 2018 Brief and Water Well Drilling Report (Well ID 9681312, June 2018)
- Bunt & Associates, Canal Court Road Upgrade Review, Sept. 24, 2018
- Canal Court Open House Notice August 2018

July 15, 2018



Groundwater Information

Technologies Ltd.

Carswell Planning
 Radisson Centre, Remax Commercial
 525 – 28 Street N.E.
 Calgary, AB

Attention: Bart Carswell

Dear Sir:

**RE: Continuity of Aquifer Underlying Canal Court Development
 Portions of North ½ of Section 19 and South ½ of Section 19 – 23 – 27W4**

A 15-lot subdivision has been proposed for part of the above mentioned parcel and water wells are proposed for each lot to supply water needs for residential use. Concern has been raised whether sufficient knowledge of the aquifer conditions is present to determine that sufficient water supplies are present without having to install and test wells on all 15 parcels.

A well installation program was conducted in June of 2018 which show a highly productive aquifer underlies the proposed subdivision and all parcels should be able to obtain water from this aquifer.

A site map showing the proposed subdivision is as follows:



Two wells have been installed on the south side of the parcel, one supplying an existing house and the second as a proposed community well supply that was to be licensed (in Lots 1 and 12). The well in Lot 12 (Well ID 1476381) obtains water from a sandstone aquifer that extends from the surface to a depth of over 35 m.

A long-term pumping test was undertaken on this well and a long term yield of over 150,000 m³/year is calculated, which is well in excess of the 1250 m³/year amount of water for a residential parcel required as per the Water Act.

It is noted however that wells towards the north of the proposed subdivision in the north half of Section 19 are generally poor with some dry test holes noted and many wells obtaining water from multiple aquifers to depths of over 100 m. Yields are generally low, on the order of 1250 m³/year.

Some uncertainty existed as to whether the aquifer found in the 2 wells on the south side of the subdivision continues to the northern parcels of the subdivision. As a result, an additional well was installed on the north portion of the proposed subdivision in Lot 8 in June of 2018 by personnel from Niemans Drilling and Sons Ltd. (Well ID 9681312). The well report from this well is attached.

This well encountered the same highly productive sandstone aquifer to a depth of 105 feet (32 metres). A long-term pumping test undertaken on this well also showed a high adequate yield.

Data from water well records in the area were mapped to determine the extent of this aquifer. Many wells are present in the area, however several of them were only located by quarter section location only and could not be placed within one individual lot. A map showing known well locations and the extent of the aquifer is as follows:



The mapping shows that a productive aquifer extends under the proposed Canal Court subdivision. The aquifer extends in a south and east direction from the Canal Court subdivision and poorly productive aquifers are found to the north and west.

It is recommended that the well for Lot 7 be installed on the southerly part of the lot to ensure that it obtains water from the productive aquifer.

Yours truly,



/att



Water Well Drilling Report

View in Metric

GIC Well ID 9681312
 GoA Well Tag No.
 Drilling Company Well ID
 Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country	Postal Code	
GILL, SURINDER		315-5155 130TH AVE SE SUITE 163			CALGARY		ALBERTA		CANADA	T2Z 0N6	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	7	19	23	27	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation	
ft from					Latitude 50.968639 Longitude -113.759482					3287.40 ft	
ft from					How Location Obtained					How Elevation Obtained	
					Differential corrected handheld GPS 5-10m					Differential corrected handheld GPS 5-10m	

Drilling Information	
Method of Drilling	Type of Work
Rotary - Air	New Well
Proposed Well Use	
Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
27.00		Brown Clay & Rocks	
35.00		Brownish Gray Sandstone	
105.00	Yes	Gray Sandstone	
120.00		Gray Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate			lgpm
Test Date	Water Removal Rate (lgpm)	Static Water Level (ft)	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
120.00 ft	120.00 ft	2018/06/27	2018/06/27	
Borehole				
Diameter (in)	From (ft)	To (ft)		
7.88	0.00	25.00		
6.00	25.00	29.00		
4.75	29.00	120.00		
Surface Casing (if applicable)				
Plastic		Well Casing/Liner		
Plastic		Plastic		
Size OD :	6.00 in	Size OD :	4.50 in	
Wall Thickness :	0.390 in	Wall Thickness :	0.214 in	
Bottom at :	29.00 ft	Top at :	29.00 ft	
		Bottom at :	120.00 ft	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)
75.00	100.00	0.125	8.00	12.00
Performed by Saw				
Annular Seal Bentonite Chips/Tablets				
Placed from	0.00 ft	to	25.00 ft	
Amount	150.00 Pounds			
Other Seals				
Type				At (ft)
Formation Seal				29.00
Screen Type				
Size OD :	in			
From (ft)	To (ft)	Slot Size (in)		
Attachment				
Top Fittings	Bottom Fittings			
Pack				
Type	Grain Size			
Amount				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No.
CHAD NIEMANS	46340A
Company Name	Copy of Well report provided to owner Date approval holder signed
NIEMANS DRILLING & SONS LTD.	



Water Well Drilling Report

[View in Metric](#)

GIC Well ID 9681312
 GoA Well Tag No.
 Drilling Company Well ID
 Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country	Postal Code	
GILL, SURINDER		315-5155 130TH AVE SE SUITE 163			CALGARY		ALBERTA		CANADA	T2Z 0N6	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	7	19	23	27	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from					Latitude 50.968639 Longitude -113.759482					Elevation 3287.40 ft	
ft from					How Location Obtained					How Elevation Obtained	
					Differential corrected handheld GPS 5-10m					Differential corrected handheld GPS 5-10m	

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level 36.00 in										
Is Artesian Flow										Is Flow Control Installed
Rate igpm										Describe
Recommended Pump Rate igpm										Pump Installed
Recommended Pump Intake Depth (From TOC) ft										Depth ft
										Type
										Make
										H.P.
										Model (Output Rating)
Did you Encounter Saline Water (>4000 ppm TDS)										Depth ft
Gas										Depth ft
										Well Disinfected Upon Completion
										Geophysical Log Taken
										Submitted to ESRD
										Sample Collected for Potability
										Submitted to ESRD
Additional Comments on Well										

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		
		ft		
Method of Water Removal				
Type				
Removal Rate igpm				
Depth Withdrawn From ft				
If water removal period was < 2 hours, explain why				

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
TOWN OF HIGH RIVER	400.00 ig	2018/06/27 7:00 AM

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
CHAD NIEMANS	46340A
Company Name	Copy of Well report provided to owner
NIEMANS DRILLING & SONS LTD.	Date approval holder signed



Memo

To:	Bart Carswell	Date:	September 24, 2018
Company:	Carswell Planning	Project #:	02-18-0144
From:	Jason Dunn, P.Eng. Senior Transportation Engineer		
Subject:	Canal Court Road Upgrade Review		

Introduction

A public hearing was held on June 12, 2018 for a re-designation application (PL20150116) for the Canal Court development. The proposed development is located in Rocky View County approximately 8 km east of Calgary and is bounded by Township Road 232A to the south, an irrigation canal to the east, and existing residential dwellings to the west and to the north as illustrated in **Figure 1.1**. Access to the site will be provided from an access roadway connecting to Canal Court and Township Road 232A. Item 2 of the council resolution from the hearing specifically states:

2) The Applicant is to investigate road upgrade options for Canal Court including but not limited to permanent dust control through calcium injection.

To this end, Bunt & Associates was retained to undertake a review of Canal Court to determine the need and extent to which road upgrades are required as mitigation measures for dust control in the area. Given that the site will also be accessed via Township Road 232A, the roadway was also included in the review. The review follows Rocky View County road guidelines and available industry literature on dust control mitigation options.

Figure 1.1: Site Context



Site Background

The proposed development includes a total of 15 single-family residential dwellings (2 existing+ 13 new) with access to the site provided via a roadway connection to Canal Court and Township Road 232A, as illustrated in **Figure 1.2**. It is noted that there are 19 existing single-family residential dwellings that currently use Canal Court as access.

Figure 1.2: Site Plan



Existing Traffic Volumes

Bunt & Associates conducted vehicular intersection turning movement counts on Tuesday August 28, 2018 at Highway 791 & Canal Court, and on Tuesday September 11, 2018 at Highway 791 & Township Road 232A to determine existing traffic volumes and establish the roadways' daily traffic volume requirements. Existing volumes along both study roadways are summarized in **Table 1.1**. Count data is attached to this memo.

Table 1.1: Existing Traffic Volumes

Roadway Link	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Canal Court (east of Hwy 791)	5	1	4	17	12	5
Twp Rd 232A (east of Hwy 791)	8	0	8	22	10	12

Site Traffic

Net new vehicular site traffic for the 13 new lots is calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), as summarized in **Table 1.2**. Vehicular trip generation rates used in this study are as follows:

- Single-Family Residential (Source: ITE Land Use #210)
 - AM Peak Hour: 0.74 trips per unit (25% In, 75% Out)
 - PM Peak Hour: 0.99 trips per unit (63% In, 37% Out)

Trip Assignment

Based on the proposed site layout, it is assumed that nine (9) lots (lot #4 to lot #12) will access the access road to/from the north via Canal Court, with the remaining four (4) lots accessing from the south via Township Road 232A. This assignment assumes a conservative scenario given that lots #4 and #12 may instead choose to use Township Road 232A given proximity to the roadway. Trip assignment is summarized in **Table 1.2**.

Table 1.2: Net New Vehicular Site Trip Generation and Assignment

Land Use	Density	Access Site Via	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Single-Family Residential	9 units	Canal Court	7	2	5	9	5	4
	4 units	Twp 232A	3	1	2	4	3	1
	Total (13 units)		10	3	7	13	8	5

Post Development Traffic Volumes

Existing traffic (Table 1.1) was added onto site traffic (Table 1.2) to determine Post Development traffic volumes as summarized in **Table 1.3**.

Table 1.3: Post Development Traffic Volumes

Roadway Link	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Canal Court (east of Hwy 791)	12	3	9	26	17	9
Twp Rd 232A (east of Hwy 791)	11	1	10	26	13	13

Daily Traffic Volumes & Roadway Requirements

To confirm Canal Court and Township Road 232A roadway classifications, Post Development daily traffic volumes were calculated in vehicles per day (vpd) and compared to Rocky View County's *2013 County Servicing Standards*. Daily site traffic volumes were calculated by applying a factor of 10 to Post Development two-way PM peak hour traffic volumes. The results of the daily link analysis are summarized in **Table 1.4**.

Table 1.4: Post Development Daily Link Volumes Analysis

Roadway	Roadway Classification	Surface Type	Daily Traffic Guideline (vpd)	Daily Traffic Volumes (vpd)
Canal Court (<i>east of Hwy 791</i>)	Regional Moderate Volume	Gravel	<500	260
Twp Rd 232A (<i>east of Hwy 791</i>)	Regional Moderate Volume	Gravel	<500	260

As confirmed by the analysis, neither roadway exceeds its daily traffic guideline of 500 vpd to warrant paving or surface treatment. It is noted that this guideline is consistent with Alberta Transportation's recommend 500 vpd threshold for local gravel roads.

As the daily traffic volumes do not justify paving the roadway as a mitigation measure to handle dust, other dust control options are reviewed.

It is also important to note, as Illustrated in **Figure 1.3**, the existing residential dwellings along both roadways already benefit from an abundance of trees and foliage that help capture and protect against unwanted dust from the gravel roads. The houses' location away from the road (generally greater than 50 metres) also serve to shelter the residential properties from dust emissions.

Figure 1.3: Aerial of Site-Trees Surrounding Existing Residential Dwellings



Road Upgrade Options

As confirmed by the Post Development traffic volumes and daily traffic analysis, the number of daily trips along Canal Court and Township Road 232A are not anticipated to exceed 260 vpd. Given the low number of daily trips, dust is not expected to be a significant issue in the area. However, possible dust control mitigation options to address unwanted dust in the existing residential dwellings, include:

- Lower the posted speed limit on Canal Court and Township Road 232A by 10 or 20 km/h to reduce the amount of dust stirred up by traffic on the roads. The existing posted speed limit on Canal Court is 50 km/h. TWP 232A did not have a posted speed limit in the vicinity of the site and so can be expected to

also have a speed limit of 50 km/h. According to the State of Washington's Department of Ecology, lowering the road's speed by 10 miles/h (16km/h), can reduce dust emissions by 22%.¹

- Restrict heavy vehicles (trucks) from accessing Canal Court, and the portion of the road fronting the residential units on Township Road 232A. The traffic counts confirmed about 8% (1 truck) of the PM peak hour traffic along Canal Court is heavy vehicles. Similarly, approximately 9% (2 trucks) of PM peak traffic along Twp Rd 232A is heavy vehicles. Since this amount is minimal, the impact of this measure may not be significant.
- Apply dust control suppressants to the roadway such as calcium chloride injections. This is the most effective, however costlier option.
- The level of performance of chemical dust suppressants varies from site to site and depends on several factors including: the application method and rate; surface moisture content; the area's hydrological conditions; type of surface aggregate and percentage of fine aggregates in the road.
- Rocky View County has its own dust control program, which offers one free application of calcium chloride 100 metres on either side of a property's driveway, inasmuch as the property is within 150 metres of the center line of the road fronting the property. The chemical is applied once a year between May and June without the need to make a request. However, there is a fee of \$400/additional 200 meters, with no guarantee on the length of the life of calcium applied.
- Research conducted by the Minnesota Department of Transportation suggests that higher application rates (ie: more than once a year), reduces dust more effectively on roads with greater amounts of fine aggregates. Moreover, treatment tends to be less effective on gravel roads containing higher levels of sand and coarser aggregates.
- According to the research, dust control applications can last 100 to 150 days², and reduce gravel loss by up to 40%.

Summary

The review of the proposed Canal Court development was undertaken to determine the potential impacts and mitigation measures for dust control along Canal Court and Township Road 232A. This review confirmed that Post Development daily traffic volumes from the proposed development will be low enough (260 vpd) to not warrant upgrading either road from gravel to paved standards. It is also anticipated that the development will not create a significant change in dust generation due to the low daily volumes.

¹ Department of Ecology State of Washington. (2016, July). *Methods for Dust Control*. Retrieved from: <https://fortress.wa.gov/ecy/publications/documents/96433.pdf>

² Department of Transportation of Minnesota. (2009, April). *Best Practices for Dust Control on Gravel Roads*. Retrieved from: https://www.ndltap.org/events/oil/downloads/2014_best_practices.pdf

However, if dust does become a significant issue, possible dust control options to address potential dust in the existing residential dwellings along Canal Court and Twp Rd 232A include:

- Lowering the posted speed limit on the roadways.
- Restricting heavy vehicles from accessing the roads. However, since the existing number of trucks using the roadways is minimal, the impact of this measure may not be significant.
- Applying dust control suppressants to the roadway as a surface treatment. The effectiveness of this treatment will vary depending mainly on the roads' aggregate composition, moisture content, and frequency of application. Research suggests that applications can last from 100 to 150 days, however, this will depend.

We trust this document provides sufficient information on the potential impacts and mitigation measures to Canal Court and TWP 232A given the proposed Canal Court development.



Intersection Turning Movement Count Summary:

N/S Road: Highway 791
 E/W Road: Canal Court
 Count Date: August 28, 2018 Tuesday
 Weather: Clear
 Road Cond: Good
 Project #: 02-18-0144

Highway 791 & Canal Court

AM Peak Hr: 7:30 AM to 8:30 AM
 PM Peak Hr: 4:45 PM to 5:45 PM

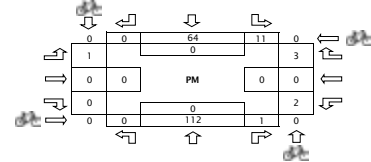
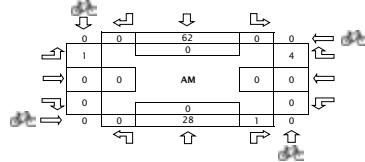
PHF (AM Peak Hr): 0.89

PHF (PM Peak Hr): 0.99

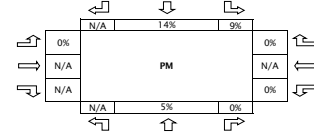
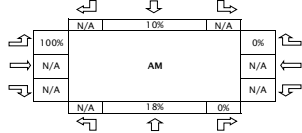


	Highway 791										Canal Court										Total Vehicles			
	Northbound (South Leg)					Southbound (North Leg)					Eastbound (West Leg)					Westbound (East Leg)								
Time Starting	Left	Thru	Right	Cycle	Peds	Left	Thru	Right	Cycle	Peds	Left	Thru	Right	Cycle	Peds	Left	Thru	Right	Cycle	Peds	15 Min	Hourly		
7:00	0	0	1	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	1	0	0	11		
7:15	0	0	3	2	0	0	0	7	4	0	0	0	0	0	0	0	0	0	5	0	0	21		
7:30	0	0	6	1	0	0	0	16	1	0	0	0	0	0	0	0	0	0	3	0	0	27		
7:45	0	0	6	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	1	0	0	22		
8:00	0	0	4	2	1	0	0	14	1	0	0	0	0	0	0	0	0	0	0	0	0	23		
8:15	0	0	7	2	0	0	0	10	1	0	0	0	0	0	0	0	0	0	0	0	0	24		
8:30	0	0	10	2	0	0	0	0	11	2	0	0	0	0	0	0	0	1	0	0	0	25		
8:45	0	0	4	1	0	0	0	6	3	0	0	0	0	0	0	0	0	1	0	0	0	16		
2 hr Total	0	0	41	11	1	0	0	87	15	0	0	0	0	1	0	0	0	2	0	0	11	0	169	
2 hr Total Veh	0	0	52	1	0	0	0	102	6	0	0	0	0	1	0	0	0	2	0	0	11	0	169	
Peak hr Total	0	0	23	5	1	0	0	56	6	0	0	0	0	1	0	0	0	0	0	0	4	0	96	
Peak hr Total Veh	0	0	28	1	0	0	0	62	6	0	0	0	0	1	0	0	0	0	0	0	4	0	96	
16:00	0	0	22	3	0	0	0	2	0	4	2	0	0	0	0	0	0	0	0	0	0	0	32	
16:15	0	0	15	1	0	0	0	1	0	12	3	0	0	0	0	0	0	0	2	0	0	35		
16:30	0	0	24	1	0	0	0	2	0	11	1	0	0	0	0	0	0	0	0	0	0	0	43	
16:45	0	0	26	1	0	0	0	3	0	15	1	0	0	0	0	0	0	0	2	0	0	0	49	
17:00	0	0	36	2	0	0	0	0	5	4	0	0	0	0	0	0	0	0	1	0	0	0	49	
17:15	0	0	19	2	0	0	0	4	1	18	1	0	0	0	0	0	0	0	0	0	0	0	47	
17:30	0	0	25	1	0	0	0	2	0	17	3	0	0	0	0	0	0	0	1	0	0	0	49	
17:45	0	0	19	0	0	0	0	1	0	6	0	0	0	0	0	0	0	0	0	0	0	0	28	
2 hr Total	0	0	186	11	1	0	0	16	1	91	15	1	1	1	0	0	0	0	2	0	0	1	332	
2 hr Total Veh	0	0	197	1	0	0	0	17	1	106	0	2	0	0	0	0	0	0	2	0	0	6	332	
Peak hr Total	0	0	106	6	1	0	0	10	1	55	9	0	0	0	1	0	0	0	2	0	0	3	0	194
Peak hr Total Veh	0	0	112	6	1	0	0	11	1	64	9	0	0	0	1	0	0	0	2	0	0	3	0	194

Peak Hour Volumes



Heavy Vehicle Percentage



Intersection Turning Movement Count Summary:

N/S Road: Highway 791
E/W Road: Township Road 232A
Count Date: September 11, 2018 Tuesday
Weather: Cloudy
Road Cond: Good
Project #: 02-18-0144

Highway 791 & Township Road 232A

AM Peak Hr: 7:30 AM to 8:30 AM
PM Peak Hr: 4:45 PM to 5:45 PM

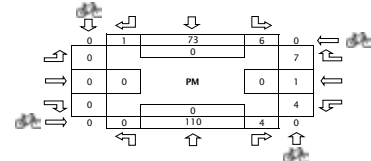
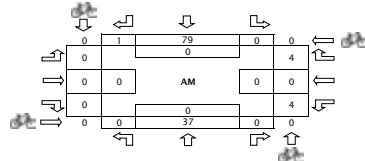
PHF (AM Peak Hr): 0.69

PHF (PM Peak Hr): 0.90



		Highway 791										Township Road 232A										Total Vehicles 15 Min	
		Northbound (South Leg)					Southbound (North Leg)					Eastbound (West Leg)					Westbound (East Leg)						
Time Starting	Left	Through	Right	Cycle	Peds	Left	Through	Right	Cycle	Peds	Left	Through	Right	Cycle	Peds	Left	Through	Right	Cycle	Peds			
7:00	0	4	2	0	0	0	1	9	0	0	0	0	0	0	0	2	1	0	0	0	20		
7:15	0	6	1	0	0	0	0	14	3	0	0	0	0	0	0	0	0	1	0	0	26		
7:30	0	14	1	0	0	0	0	26	2	0	0	0	0	0	0	1	0	0	1	0	45		
7:45	0	7	0	0	0	0	0	13	1	0	0	0	0	0	0	0	1	1	0	0	23		
8:00	0	5	0	0	0	0	0	17	2	0	0	0	0	0	0	1	0	0	0	0	25		
8:15	0	8	2	0	0	0	0	16	2	1	0	0	0	0	0	1	0	0	2	0	32		
8:30	1	17	3	0	0	0	0	6	4	0	0	0	0	0	0	0	0	0	0	0	33		
8:45	0	9	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	17		
2 hr Total	1	70	9	0	0	0	1	106	17	1	0	0	0	1	1	0	4	3	0	1	6	0	
2 hr Total Veh	1	79	0	0	0	0	1	123	7	1	0	0	0	1	1	0	7	1	0	6	0	221	
Peak hr Total	0	34	3	0	0	0	0	72	7	1	0	0	0	0	0	0	2	2	0	0	4	0	
Peak hr Total Veh	0	37	0	0	0	0	0	79	1	0	0	0	0	0	0	0	4	0	0	4	0	125	
16:00	0	17	1	0	0	0	2	17	1	0	0	0	0	0	0	2	0	0	0	0	0	40	
16:15	0	23	2	1	0	0	0	1	22	0	0	0	0	0	0	0	0	0	0	0	0	49	
16:30	0	15	1	2	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	33	
16:45	0	29	4	1	0	0	2	20	0	0	0	0	0	0	0	1	0	0	0	0	0	57	
17:00	0	21	3	1	1	0	0	16	1	1	0	0	0	0	0	1	0	0	0	0	0	47	
17:15	0	29	2	0	0	0	0	0	17	0	0	0	0	0	0	0	2	1	1	0	0	52	
17:30	0	19	3	1	0	0	4	0	17	2	0	0	0	0	0	1	0	0	2	0	0	50	
17:45	0	17	4	0	0	0	2	1	16	1	0	0	0	0	0	0	0	0	0	0	0	42	
2 hr Total	0	170	20	6	1	0	10	2	138	5	1	0	0	0	0	7	0	1	0	7	1	0	
2 hr Total Veh	0	190	7	0	0	12	143	1	0	0	1	0	0	0	0	7	0	1	0	7	0	370	
Peak hr Total	0	98	12	3	1	0	6	70	3	1	0	0	0	0	0	4	0	1	0	6	1	0	
Peak hr Total Veh	0	110	4	0	0	6	73	1	0	0	0	0	0	0	0	4	0	1	0	7	0	206	

Peak Hour Volumes



Heavy Vehicle Percentage

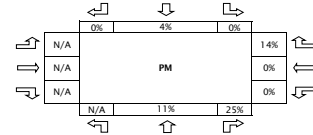
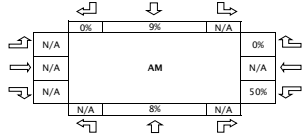
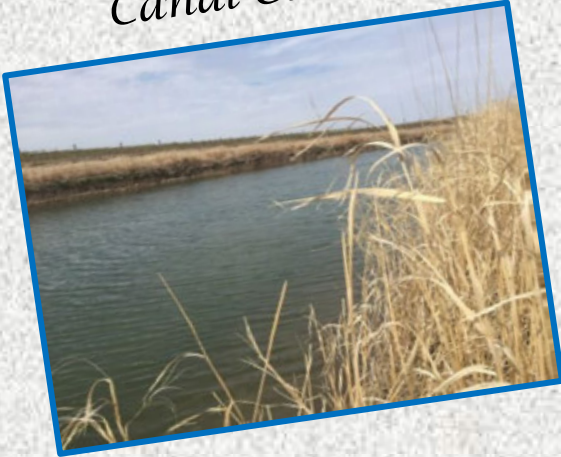


TABLE 400-F

TABLE 400-F								Cross Section Elements					Alignment				Road Structure		
Classification	Description and Notes ^{1,2}	Daily Traffic Volumes (VPD)	Number of Lanes	Surface Type	Design Speed (km/h)	Posted Speed ¹⁰ (km/h)	Min. Corner Radius (M)	Min Right-of-Way (M)	Min. Surface Width / Minimum Subgrade width (M)	Side/Back Slope Ratio	Min. Bottom Ditch Width (m)	Minimum Ditch Depth	Minimum Radius (m)	Minimum Crest (K)	Minimum Sag (K)	Max. / Min. Gradient (road ditch) / (%)	Asphaltic Concrete Depth (mm)	Granular Base Depth (mm)	Granular Subbase Depth (mm) or acceptable equal
Internal Subdivision Roads																			
Residential Back Lane	Access to back of lots in urban subdivisions.	-	-	Paved	30	-	-	6	-	-	-	-	-	-	-	6.0 / 0.6	50	75	150
(BL)																			
Urban Residential (400.1)	Access lots < 2 acres. Sidewalk and parking on both sides. 2.5m driving lanes and 2.0m parking lane	<1000	2	Paved	50	40	9	15	9.0 / 12.0	-	Curb & Gutter	-	80	12	12	7 / 0.6	90	100	200
(UR)																			
Urban Residential Collector (400.2)	Collects traffic from Urban Residential. Sidewalk and parking on both sides. 3.5m driving lanes and 2.25m parking lanes	1000 - 5000	2	Paved	60	50	10.5	20	11.5 / 13.5	-	Curb & Gutter	-	120	20	20	7 / 0.6	120	150	250
(URC)																			
Urban Primary Collector (400.3)	Collects traffic from other Collectors. Sidewalk on both sides, no parking allowed, 3.5m driving lanes. Reduced ROW for undivided.	5000 - 10000	2 or 4	Paved	60	50	10.5	27	14.0 / 16.0	-	Curb & Gutter	-	120	20	20	7 / 0.6	130	150	250
(UPC)																			
Urban Industrial / Commercial	Urban local industrial road servicing lots. Separated sidewalk on both sides, no parking allowed, 4.75m driving lanes. Add 2.5m pavement for parking on one side	N/A	2	Paved	60	50	**	19	9.5 / 11.5	-	Curb & Gutter	-	120	12	12	4 / 0.6	130	150	250
(UI/C)																			
Country Residential (400.4)	Internal rural residential road accessing less than 10 lots and is not a through road.	<200	2	Paved	50	40	10	25	7.0 / 9.0	3:1	2.5 may vary	1	80	12	12	7 / 0.6	90	100	200
(CR)																			
Country Collector (400.5)	Minor residential collector accessing more than 10 lots and/or is a through road.	200 - 2,000	2	Paved	60	50	15	25	8.0 / 10.0	3:1	2.5 may vary	1	120	20	20	7 / 0.6	120	100	250
(CC)																			
Industrial / Commercial ³ (400.6)	Directly services lots in industrial / commercial subdivisions.	N/A	2	Paved	60	50	**	30	10.0 / 13.5	4:1	2.0 may vary	1	120	12	12	4 / 0.6	130	150	250
(I/C)																			
Industrial/Commercial Collector ⁴ (400.7)	Main access road that services all aspects of industrial and commercial subdivisions.	N/A	2 or 4	Paved	80	70	**	36	18.0 / 21.4	4:1 / 3:1	2.0 may vary	1	230	35	35	7 / 0.6	150	175	300
(I/CC)																			
Municipal Grid Roads																			
Regional Low Volume ⁵ (400.8)	Not applicable to internal roads. Not a through road with max 200 VPD from new access to nearest developed intersection of RMV Standard or higher	<200	2	Gravel	70	60	10	20	7.0 / 9.0	3:1	V ditch	1	170	25	25	8 / 0.6	-	100*	250
(RLV)																			
Regional Moderate Volume ^{5,6} (400.9)	Moderate traffic volume regional network road. Through and non through road with less than 500 VPD	<500	2	Gravel	90	80	10	20	8.0/10.0	3:1	V ditch	1	300	55	40	8 / 0.6	-	100*	250
(RMV)																			
Regional Transitional Paved ^{5,6} (400.10)	Moderate traffic volume regional network road. For use when limitations of existing ROW exist and a paved standard is required.	200-1000	2	Paved	90	80	10	20	8.0/10.0	3:1	V ditch	1	300	55	40	8 / 0.6	120	100	300
(RMVP)																			
Regional Collector ⁷ (400.11)	High traffic volume regional network road.	501 - 2500	2	Paved	90	80	**	30	9.0 /12.5	4:1	2.5 may vary	1	300	55	40	6 / 0.6	120	100	300
(RC)																			
Regional Arterial ⁸ (400.12)	High traffic volume road.	>2500	2	Paved	100	90	**	30	10	4:1	3.5 may vary	1	390	75	50	3	150	100	300
(RA)																			

Attachment 3

Canal Court

We feel it is important to take into account the questions of the surrounding area and put to rest any concerns raised. Advisors will be on site to answer any questions you may have.

*You are invited to the
Open house for the
proposed Subdivision*

Canal Court

August 22nd 2018

6:00 pm – 8:00 pm

*At the site
97 Canal Court*

(look for the white market tent)



BACKGROUND:

The purpose of this application is to redesignate the subject lands from Agricultural Holdings District to Residential Two District to accommodate the development of fifteen country residential lots with an internal access road.

The subject lands are composed of four separate parcels, two of which contain dwellings. The two northern lots are accessed via Canal Court, and the two southern lots are accessed via Township Road 233, both of which are gravel standard roads. The lots are serviced by individual wells and private septic systems.

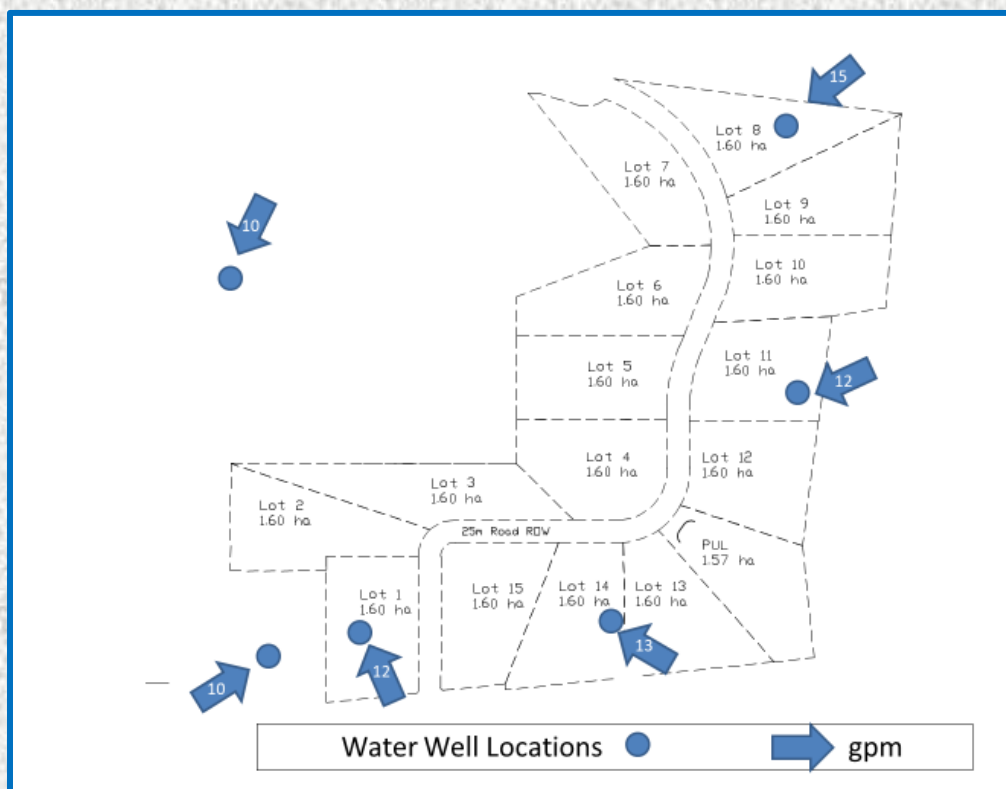
The lands are generally flat with drainage toward the east. There are four wetlands on site; however, they are minor and would not impede subdivision potential.

The lands in the vicinity of the site feature a mix of land uses. Generally, lands to the northwest feature a mix of small agricultural parcels and country residential parcels, while lands to the east and south are mainly agricultural. The Western Irrigation District Canal is located immediately east of the lands. The quarter section in which the subject lands are located is fragmented and currently contains twenty-six existing parcels.

Groundwater

No significant change in water levels is observed and indications of aquifer dewatering are not apparent. The water quality in the area is generally acceptable, but some users may prefer to treat water prior to use

(Groundwater Information Technologies, Ltd., 2016, Phase 1 Aquifer Analysis; Portions of N 1/1 of Sec 18 & S ½ of Sec 19-23-27 W4M; Rocky View County).



Stormwater

With regards to storm water and spring melt affecting sewage treatment systems, regionally, surface drainage is towards the east, away from existing development

(Western Water Resources Inc., 2016, *Stormwater Management Plan*, 16 Lot Country Residential Subdivision, prepared for Canal Court)

Traffic Impact Assessment

From the inquiry if there would be a difference when allowing 28 secondary suites in the proposed development - no changes to the recommendations of the previous report result. Changing the proposed development intensity on site has no impact on the observed existing or future background conditions. These sections of the TIA report are unaffected.



"No Hurdle too high"

Carswell Planning



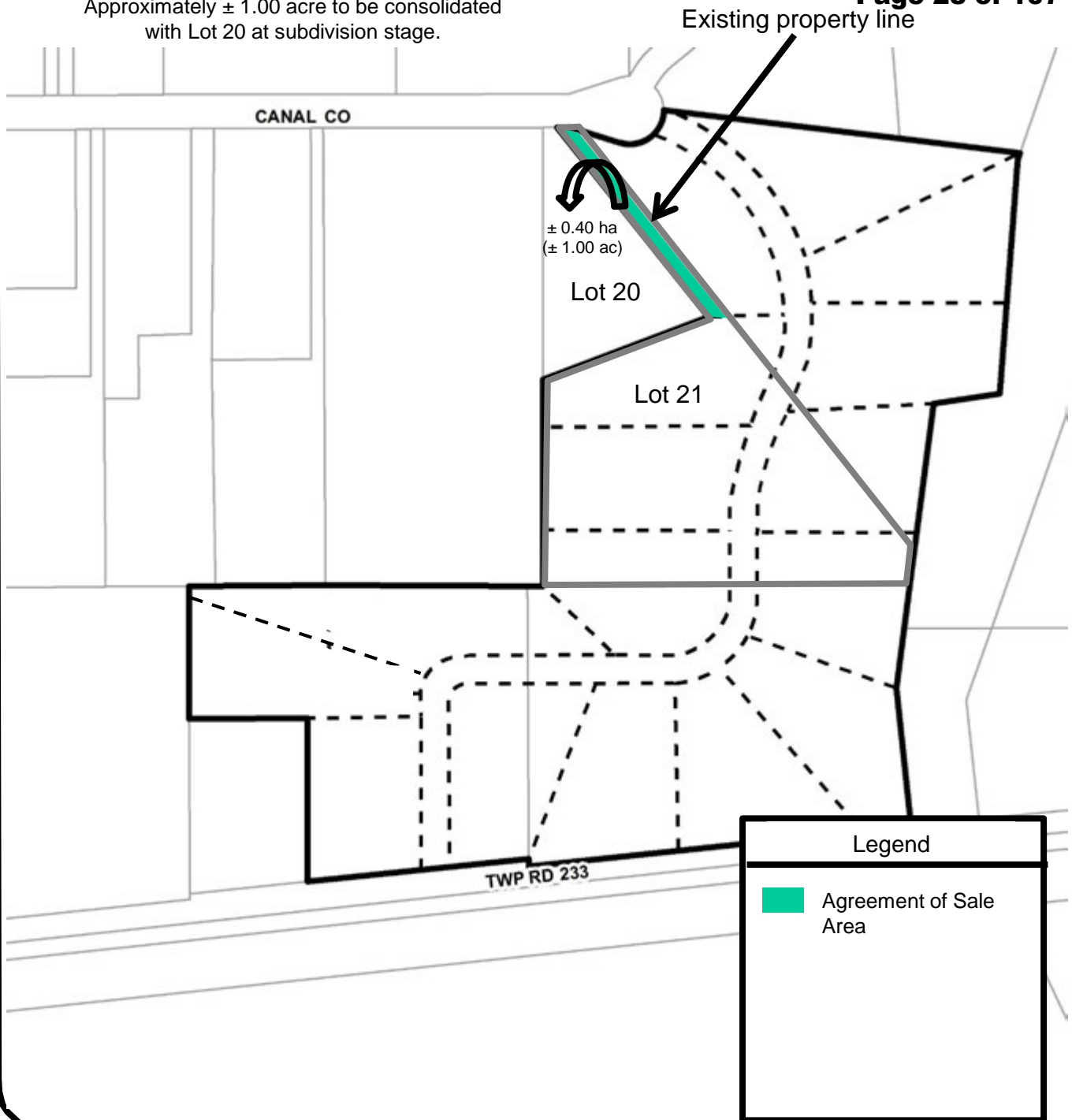
Phone: 587 437-6750

Carswellplanning@carswell.ca

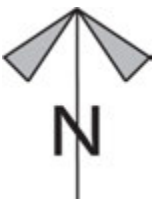
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9
(within Remax Complete Commercial)

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd.
NW Calgary, AB T2N 3P7

Approximately ± 1.00 acre to be consolidated
with Lot 20 at subdivision stage.



Lot 20 and Lot 21 Access and Ownership Arrangements



N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

Division # 4

03219035, 03218020,
File: 03218008, 03219019

AGENDA

Page 108 of 907



Page 109 of 907



PLANNING SERVICES

TO: Council

DATE: June 12, 2018 **DIVISION:** 4

TIME: Morning Appointment

FILE: 03218008/8020/9019/9035 **APPLICATION:** PL20150116

SUBJECT: Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District

¹ADMINISTRATION RECOMMENDATION:

Motion #1 THAT Bylaw C-7674-2017 be given first reading.

Motion #2 THAT Bylaw C-7674-2017 be given second reading.

Motion #3 THAT Bylaw C-7674-2017 be considered for third reading.

Motion #4 THAT Bylaw C-7674-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District to accommodate the development of fifteen country residential lots with an internal access road.

Access and servicing was considered, and a lot and road plan was provided, all of which were found to be acceptable; the details of the evaluation can be found in the Technical Considerations section of this report.

The subject land is not located within the policy area of an area structure plan, and as such, the application was assessed in accordance with the Fragmented Country Residential policies of the County Plan. Administration determined that:

- The proposal is consistent with the Fragmented Residential policies of the County Plan;
- The provided lot and road plan is consistent with the policies of the County Plan;
- The proposed land use is appropriate for the intended parcel sizes;
- The proposal would not limit future subdivision potential for adjacent parcels; and
- All technical matters could be further addressed through the future conditions of subdivision approval.

Therefore, Administration recommends approval in accordance with **Option #1**.

DATE APPLICATION RECEIVED: September 29, 2015
DATE APPLICATION DEEMED COMPLETE: March 1, 2018

PROPOSAL: To redesignate the subject lands from Agricultural Holdings District to Residential Two District to accommodate the development of fifteen (15) country residential lots.

¹ Administration Resources

Jessica Anderson, Planning Services
 Gurbir Nijjar, Engineering Services



LEGAL DESCRIPTION:	<p>Lot 13, Plan 7911308, NW-18-23-27-W04M</p> <p>Lot 14, Block 2, Plan 0613763, NW-18-23-27-W04M</p> <p>Lot 10, Block 1, Plan 7710827, SW-19-23-27-W04M</p> <p>Lot 21, Block 3, Plan 0214041, S-19-23-27-W04M</p>
GENERAL LOCATION:	Located approximately 0.81 km (1/2 mile) east of Highway 791 and on the north side of Twp Rd 233, 2.5 miles west of Langdon.
APPLICANT:	Carswell Planning
OWNERS:	Heather Palmer, 1234236 Alberta Ltd., Mehar Singh Banipal, Balbir S & Dalhjeet K Parmar, Gurmail K & Gursewak S Warring
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District (AH)
PROPOSED LAND USE DESIGNATION:	Residential Two District (R-2)
GROSS AREA:	± 27.99 hectares (± 69.17 acres)
SOILS (C.L.I. from A.R.C.):	Class 1, 1 – No significant limitations

PUBLIC & AGENCY SUBMISSIONS:

The proposal was circulated to 52 adjacent landowners. Twenty-three (23) responses were received in objection to the application (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. These responses are found in Appendix 'A'.

HISTORY:

April 25, 2014	All lots in quarter	An application for a Conceptual Scheme and land use redesignation (2008-RV-295 and 2007-RV-415) was withdrawn by the applicant.
June 3, 2013	Lot 14	A subdivision application (2013-RV-056) to create one additional lot was withdrawn.
October 2, 2007	Lot 10	A land use application (2007-RV-026) to redesignate the lands from Agricultural Holdings District to Residential Two District was refused.
October 17, 2006	Lot 14	Plan 061 3763 was registered, which created two parcels including the subject 15.64 acre (6.33 hectare) Lot 14 parcel.
November 1, 2005	Lot 21	A land use application (2003-RV-075) to redesignate the lands from Agricultural Holdings District to Residential One District was refused.
November 29, 2002	Lot 21	Plan 0214041 was registered, which created two parcels including the subject 15.00 acre (6.071 hectare) Lot 21 parcel.
November 23, 1979	Lot 13	Plan 791 1308 was registered, which created thirteen (13) parcels including the subject 19.36 acre (7.83 hectare) Lot 13 parcel.
May 31, 1977	Lot 10	Plan 771 0827 was registered, which created two parcels including the subject 19.17 acre (7.76 hectare) Lot 10 parcel.



BACKGROUND:

The purpose of this application is to redesignate the subject lands from Agricultural Holdings District to Residential Two District to accommodate the development of fifteen country residential lots with an internal access road.

The subject lands are composed of four separate parcels, two of which contain dwellings. The two northern lots are accessed via Canal Court, and the two southern lots are accessed via Township Road 233, both of which are gravel standard roads. The lots are serviced by individual wells and private septic systems.

The lands are generally flat with drainage toward the east. There are four wetlands on site; however, they are minor and would not impede subdivision potential.

The lands in the vicinity of the site feature a mix of land uses. Generally, lands to the northwest feature a mix of small agricultural parcels and country residential parcels, while lands to the east and south are mainly agricultural. The Western Irrigation District Canal is located immediately east of the lands. The quarter section in which the subject lands are located is fragmented and currently contains twenty-six existing parcels.

POLICY ANALYSIS:

County Plan (Bylaw C-7280-2013)

The subject land is not located within the policy area of an area structure plan; therefore, the application was assessed in accordance with the Fragmented Country Residential Policies of the County Plan.

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

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

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

The proposal meets this definition, and therefore, the fragmented policies in section 10 were used to evaluate this proposal:

10.11 Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:

- a. A lot and road plan is provided that;*
 - i. Plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;*
 - The Applicant provided a lot and road plan to comprehensively address lot layouts and access for possible future subdivision applications. Due to the existing configuration within this fragmented quarter section, it was determined that the plan should address the subject lands and the lands immediately to the west only, as the lots to the north are serviced by an existing internal access road, and the irrigation canal abuts the lands to the east. The plan demonstrates that the proposed development would not inhibit subdivision potential on the adjacent lands.



- ii. *Includes design measures to minimize adverse impacts on existing agriculture operations; and*
 - The design provides access to the proposed parcels by way of Township Road 233 and Canal Court, and as such, it would not significantly increase the impact on existing agricultural operations. The proposal meets policy 8.30 of the County Plan as design considerations including access, boundary areas, lot configuration, and road layouts were considered in accordance with the Agricultural Boundary Design Guidelines.
 - iii. *demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.*
 - Potential connectivity to future country residential development to the north is available from Canal Court. The Applicant demonstrated that lots to the west could obtain access from the north or south, and should development proceed on the adjacent lots in the future, there is potential for further connectivity between Canal Court and lands to the west at that time.
- b. *A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:*
 - i. *The internal road network, water supply, sewage treatment, and stormwater management; and*
 - The proposed lot and road plan is capable of supporting the increased residential development proposed by this application. The proposal addresses the internal road network, water supply, sewage treatment, and stormwater management.
 - ii. *Any other assessment required by unique area conditions.*
 - There are no further assessments required at this stage.
- c. *A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;*
 - The Applicant provided a Traffic Impact Assessment and Stormwater Management Plan. The recommendations of these reports would be implemented at the subdivision stage.
- d. *A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.*
 - The Applicant indicated that the adjacent landowners did not express an interest in participating in the lot and road plan. Extensive engagement was completed for a previous application for the Canal Court Conceptual Scheme, and the Applicant prepared their proposal in accordance with the concerns expressed during that engagement session.
 - The Applicant also prepared a report that documents the consultation process undertaken with adjacent landowners and details the Applicant's response to their concerns.

TECHNICAL CONSIDERATIONS:

The Applicant submitted the following reports in support of the application: a Traffic Impact Assessment, a Stormwater Management Plan, a Phase I Aquifer Evaluation, and a Level IV PSTS Assessment.



Water

Potable water is proposed to be supplied by individual water wells. A Phase I Aquifer Evaluation was submitted with the application, and it concludes that the aquifer has the capability to supply water to the proposed subdivision long-term and would have minimal impacts to existing well users in the area. A Phase 2 Aquifer Evaluation report will be required at subdivision stage to further verify that there would be minimal impacts to other users of the aquifer.

Wastewater

Wastewater is proposed to be managed through the installation of advanced treatment systems on all proposed parcels. The Level IV PSTS Assessment provided is consistent with Policy 449 and the County Servicing Standards.

Wetlands

As per the County's Wetland Impact Model, two altered wetlands appear to exist within the subject lands. The proposed stormwater management concept for the development consists of converting some of the non-wetland areas into evaporative stormwater ponds to manage the post development runoff. As a condition of future subdivision, the Applicant would be required to obtain all necessary Alberta Environment and Parks approval for the disturbances to any of the on-site wetlands.

Fire Suppression

As a condition of future subdivision, the Applicant would be required to ensure that the central stormwater pond is adequately sized and equipped (via a drafting hydrant) to address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws.

Transportation

The Applicant would be required, at the future subdivision stage, to provide payment of the Transportation Offsite Levy and enter into a Development Agreement for:

- the paving of Township Road 233 from the proposed site access to Highway 791;
- intersectional upgrades at Township Road 233 and Highway 791 to a Type IIb standard as per the findings in the TIA;
- the construction of the internal road and all associated infrastructure (approaches, ditches, lighting, etc.).

Stormwater

The proposed stormwater management concept uses roadside ditches and swales to convey stormwater flows to zero-release wet ponds, and converts some of the non-wetland areas into evaporative stormwater ponds to manage post-development stormwater flows. The proposal is consistent with County Servicing Standards.

Municipal Reserve

Municipal Reserves are outstanding on the subject lands. The Applicant proposes to provide cash-in-lieu for the outstanding reserves at the future subdivision stage.

PROPOSED AMENDMENT TO BYLAW:

As per the Land Use Bylaw, the purpose and intent of the Residential Two District is to provide a residential use on a small parcel of land that accommodates minor agricultural pursuits and required accessory buildings. The proposed Residential Two District is appropriate for the intended parcel sizes.



ROCKY VIEW COUNTY
Cultivating Communities

CONCLUSION:

The subject land is not located within the policy area of an area structure plan, and as such, the application was assessed in accordance with the Fragmented Country Residential policies within the County Plan. Administration determined that:

- The proposal is consistent with the Fragmented Residential policies of the County Plan;
- The provided lot and road plan is consistent with the policies of the County Plan;
- The proposed land use is appropriate for the intended parcel sizes;
- The proposal would not limit future subdivision potential for adjacent parcels; and
- All technical matters could be addressed through the future conditions of subdivision approval.

Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7674-2017 be given first reading.
 Motion #2 THAT Bylaw C-7674-2017 be given second reading.
 Motion #3 THAT Bylaw C-7674-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7674-2017 be given third and final reading.
- Option #2: THAT application PL20150116 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Interim County Manager

JA/rp

APPENDICES:

APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7674-2017 and Schedule A
 APPENDIX ‘C’: Map Set
 APPENDIX ‘D’: Landowner comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 791. Presently, the application does not appear to comply with any category of Section 14 of the Regulation. The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the sixteen lots being created by this application should not have a significant impact on the provincial highway system. Alberta Transportation has no objection to this proposal and would be prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation at the time of subdivision. Pursuant to Section 678(2.1) of the Municipal Government Act, Alberta Transportation varies the distance to a highway set out in Section 5 of the Subdivision and Development Regulation.</p> <p>From the department's perspective any appeals to be heard regarding this subdivision application may be heard by the local Subdivision and Development Appeal Board rather than the Municipal Government Board.</p>
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to redesignate the subject lands from



AGENCY	COMMENTS
	<p>Agricultural Holdings District to Residential Two District in order to facilitate the creation of fifteen (15) ± 1.60 hectare (± 3.95 acre) parcels. Based on the information provided, AHS would like to make the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. AHS supports the regionalization of water and wastewater utilities, and in particular supports connection to existing Alberta Environment-approved municipal or regional drinking water and wastewater systems. 2. AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which states the following: <ul style="list-style-type: none"> <i>“No person shall locate a water well within</i> <ol style="list-style-type: none"> a) <i>10m of a watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system</i> b) <i>15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy</i> c) <i>30m of a leaching cesspool</i> d) <i>50m of sewage effluent on the ground surface</i> e) <i>100m of a sewage lagoon, or</i> f) <i>450m of any area where waste is or may be disposed of at a landfill” (AR 243/2003, s. 15)</i> 3. Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment standards and regulations. 4. Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner. 5. Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor in an approved manner. 6. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified. 7. Ensure the property is maintained in accordance with the



AGENCY	COMMENTS
	<p>Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
Public Utility	
ATCO Gas	No comments received.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments received.
FortisAlberta	Please be advised that FortisAlberta requires easement and the subject application should only be approved conditionally, or not approved, based upon this requirement.
Telus Communications	<p>In response to the abovementioned Subdivision of Land request, TELUS Communications Inc. has no objection to the proposed Subdivision provided the following conditions are met:</p> <p>The Land Owner/applicant must execute a TELUS utility right of way agreement in order to protect TELUS's existing, and any future facilities. Our department will be contacting the owner directly. Any relocation or rearrangement costs will be 100% by the owner/developer. TELUS approval will be granted upon receipt of confirmation of agreement registration and for payment for relocation of facilities.</p>
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No comments received.
Other External Agencies	
Western Irrigation District	<p>Further to the above noted Proposed Redesignation within the following locations</p> <p>Lot 13 Block Plan 7911308, NW-18-23-27-W04M</p> <p>Lot 10 Block 1 Plan 7710827, SW-19-23-27-W04M</p> <p>Lot 21 Block 3 Plan 0214041, S-19-23-27-W04M</p> <p>Lot 14 Block 2 Plan 0613763, NW-18-23-27-W04M</p> <p>WID has the following comments;</p>



AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	<ol style="list-style-type: none"> 1) All permanent structures and utilities must be setback a minimum of 30 Meters from the edge of our Canal ROW. 2) Any storm water release needs to meet WID Stormwater guidelines. Please refer to our website www.wid.net for a copy of the Guidelines.
ASB Farm Members and Agricultural Fieldman	<p>This residential proposal appears to fit into the fragmented adjacent parcels, but it is unclear from the information available what the water servicing and stormwater plan will be. Neighboring agricultural lands could be impacted by additional wells and stormwater runoff. Also, to reduce traffic and dust impacts to agricultural operation to the south of Twp Rd 233, consider changing the main access and using an extension to Canal Co, with an emergency access point at 233 instead. Please consider the Agricultural Boundary Design Guidelines.</p>
Rocky View Recreation Board	No comments received.
<i>Internal Departments</i>	
Municipal Lands	<p>The Municipal Lands Office has no concerns at this time; however, comments will be provided at any future subdivision stage.</p>
Development Authority	No comments received.
GeoGraphics	<p>This is early in the process but the road will eventually need a name for addressing purposes.</p>
Building Services	No comments received.
Emergency Services	<p>Fire services is concerned about the ability to protect the risks proposed for this subdivision and the impact this new development will have on existing services.</p> <p>We will recommend that:</p> <ul style="list-style-type: none"> • All structures built on site have sprinklers installed to NFPA standards • Non-combustible siding and roofing materials are used • Fire Smart Community strategies are in place • Details on the water systems and its capabilities to provide water for firefighting. A water system may be required for any development on site. • Details on the road access for firefighting will also be



AGENCY	COMMENTS
Infrastructure and Operations - Engineering Services	requested at subdivision stage.
	Previous Enforcement:
	<ul style="list-style-type: none"> None.
	Current Enforcement:
	<ul style="list-style-type: none"> None.
	<u>General</u>
	<ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; As a condition of future subdivision, the applicant will be required to provide a detailed construction management plan including but not limited to traffic accommodation, noise control, erosion and sedimentation controls, control of stormwater during construction, construction waste management, firefighting procedures, evacuation plans, weed control, hazardous material containment and other related 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 and street lighting with all necessary utility providers to the satisfaction of the County; As a condition of future subdivision, the applicant is required to locate all mailbox locations in consultation with Canada Post to the satisfaction of the County; As a condition of future subdivision, the applicant will be required to enter into a Deferred Services Agreement with the County requiring the future owners of the proposed parcels to tie to municipal services (wastewater, water and storm) when available.
	<u>Geotechnical</u>
	<ul style="list-style-type: none"> ES has no requirements at this time; As a condition of future subdivision, the applicant will be required to conduct a geotechnical investigation assessing subgrade conditions and to make recommendations for the pavement structure design of the proposed internal road and TWP Road 233 and to determine the soil suitability to support proposed subdivision (groundwater measurement program, pond liner recommendations, etc.)
	<u>Transportation</u>
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable Levy at time of subdivision approval for the total gross acreage of the lands



AGENCY	COMMENTS
	<p>proposed to be subdivided.</p> <ul style="list-style-type: none"> ○ Base TOL = \$4595/acre + Special Area #7 \$884/acre Acreage = 69.17 acres. ○ TOL payment = (\$5,479/acre)*(69.17 acres) = \$378,982.00 ○ As part of the application, the applicant submitted a TIA prepared by D.A. Watt Consulting dated April 23, 2010. As the report was prepared based on the previous configuration of 28 parcels, the trips to be generated by the current proposal would be less. Through further correspondence with D.A. Watt Consulting, the methodology and findings within the TIA are still valid given the analyzed horizons and low traffic to be generated by the proposed development. The applicant also provided an illumination warrant for the site access which concluded that no illumination is warranted at the site site access onto TWP Road 233. ES has no further concerns; ○ It is to be noted that TWP Road 233 east and west of the proposed site access is graveled. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for: <ul style="list-style-type: none"> ○ the paving of TWP Road 233 from the proposed site access to Highway 791; ○ intersectional upgrades at TWP Road 233 and Highway 797 to a Type IIb standard as per the findings in the TIA; and ○ the construction of the internal road and all associated infrastructure (approaches, ditches, lighting, etc.); • The applicant will be eligible to enter into a Cost Recovery Agreement with the County for the offsite upgrades to TWP Road 233 in accordance with County Policy 406. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> ○ ES has no requirements at this time; ○ As part of the application, the applicant provided a Level IV PSTS assessment prepared by Groundwater information Technologies dated April 17, 2015. The report states that although the groundwater table influence (depth) is of no concern, the groundwater aquifer is not isolated from the effluent and the aquifer is at risk of contamination from primary treated effluent of typical strength and recommends that an advanced treatment system be installed to mitigate against this risk. As a condition of future subdivision, the applicant will be enter into a Site Improvements Services Agreement with the County for the installation of an advanced treatment system on all proposed parcels in accordance with the recommendations of the Level IV PSTS assessment prepared by Groundwater information



AGENCY	COMMENTS
	<p>Technologies dated April 17, 2015;</p> <ul style="list-style-type: none"> It is to be noted that the proposal meets the requirements of County Policy 449 as the proposed parcel are greater than 1.98 acres as there would be a total of 37 parcels within a 600m radius of the proposed subdivision; It is to be noted that although the proposed subdivision is within one (1) kilometer of the East Rocky View Transmission Line, connection to the system is not feasible at this time as the subject lands have not been identified as a service area in the Wastewater/Water Offsite Levy Bylaw and the high costs associated with the construction of the necessary infrastructure. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Phase I Aquifer Evaluation for the proposed subdivision prepared by Groundwater Information Technologies dated January 16, 2017. The report concludes that the aquifer has the capability to supply water to the proposed subdivision long term and will have minimal impacts to existing well users in the area; As a condition of future subdivision, the applicant will be required to provide a Phase II Aquifer Testing Report to determine the safe yield and recommended pumping rate of the wells to be drilled on the proposed parcels. All testing and reporting shall be in accordance with the requirements of the County's Servicing Standards. It is to be noted that as the proposed subdivision is contained within two separate quarter sections, two separate production wells will be required to be utilized when testing the aquifer; As a condition of future subdivision, the applicant will be required to drill a new well on each of the proposed parcels and provide the County with a Well Driller's Report confirming a minimum flow of 1 iGPM or greater. The Well Driller's Reports for all new wells drilled are required to be reviewed by a qualified professional to determine if the wells are drawing water from the same aquifer that was pump tested in the Phase II Report. If any of the wells are drilled into a different aquifer other than the one that was pump tested, a new Phase II Aquifer Testing report will need to be prepared to determine the safe yield and recommended pumping rate of the wells drilled into it; It is to be noted that the proposed subdivision is approx. five (5) kilometers west of the Hamlet of Langdon and is outside of the Langdon Waterworks Service area. The subdivision is adjacent to the WID canal to the east for which two water diversion licenses are active. As the existing licenses are for industrial/agricultural uses, the option of converting one of these licenses for a residential use and the construction of a decentralized water treatment facility is not feasible at this



AGENCY	COMMENTS
	<p>time;</p> <ul style="list-style-type: none"> ○ As a condition of future subdivision, the applicant will be required to ensure the central stormwater pond has be adequately sized and equipped (drafting hydrant) to address all fire suppression requirements for the proposed development in accordance with the requirements of NFPA 1142 and all applicable County standards and bylaws. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> ○ The applicant submitted a Stormwater Management Plan for the Canal Court subdivision prepared by Western Water Resources dated February 01, 2017. The proposed concept utilizes roadside ditches and swales to convey stormwater flows to an evaporative stormwater pond to be located at the southeast corner of the subject lands as well as converting some of the non-wetland areas to evaporative stormwater ponds to manage the post development runoff. ES has reviewed the report and has no further concerns or comments at this time; ○ As a condition of future subdivision, the applicant will be required provide detailed designs of all required stormwater infrastructure and enter into a development agreement with the County for the construction and implementation of the stormwater management infrastructure. The applicant will be required to register easements over all required infrastructure (ponds, swales) to the satisfaction of the County; ○ As a condition of future subdivision, the applicant will be required to provide an erosion and sediment control (ESC) plan, prepared by a qualified professional, addressing all ESC measures to be implemented during the construction of all infrastructure for the proposed development. <p><u>Environmental</u></p> <ul style="list-style-type: none"> ○ As per the County's Wetland Impact Model, two (2) altered wetlands appear to exist within the subject lands however, from the review of the aerial imagery, it appears that these wetland areas have been cultivated. As part of the stormwater management plan, the report indicated that a total of 19 wetland systems had been identified within the Subject Lands. As per a Wetland System Assessment Letter prepared by Western Water Resources dated February 10, 2017, all identified wetland areas afford no protection under the new Alberta Wetland Policy with the exception of a single Temporary Class I-II Wetland System. The proposed stormwater management concept for the development consists of converting some of the non-wetland areas to evaporative stormwater ponds to manage the post development runoff. As a condition of future subdivision and prior to signing the Development Agreement, the applicant



AGENCY	COMMENTS
	will be required to obtain all necessary AEP approval for the disturbances to any of the onsite wetlands.
Infrastructure and Operations - Maintenance	No comments received.
Infrastructure and Operations - Capital Delivery	No comments received.
Infrastructure and Operations - Operations	No comments received.
Agriculture and Environmental Services - Solid Waste and Recycling	No comments received.

Circulation Period: October 21, 2015 to November 11, 2015



BYLAW C-7674-2017

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7674-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 32 and 32 NW of Bylaw C-4841-97 be amended by redesignating a portion of S-19-23-27-W04M and N-18-23-27-W04M from Agricultural Holdings District (AH) to Residential Two District (R-2) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of S-19-23-27-W04M and N-18-23-27-W04M is hereby redesignated to Residential Two District (R-2) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7674-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04
File: 03218008/8020/9019/9035/ PL20150116

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

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7674-2017



AMENDMENT

FROM Agricultural Holdings District TO Residential Two District



Subject Land _____

LEGAL DESCRIPTION: N-18-23-27-W04M and
S-19-23-27-W04M

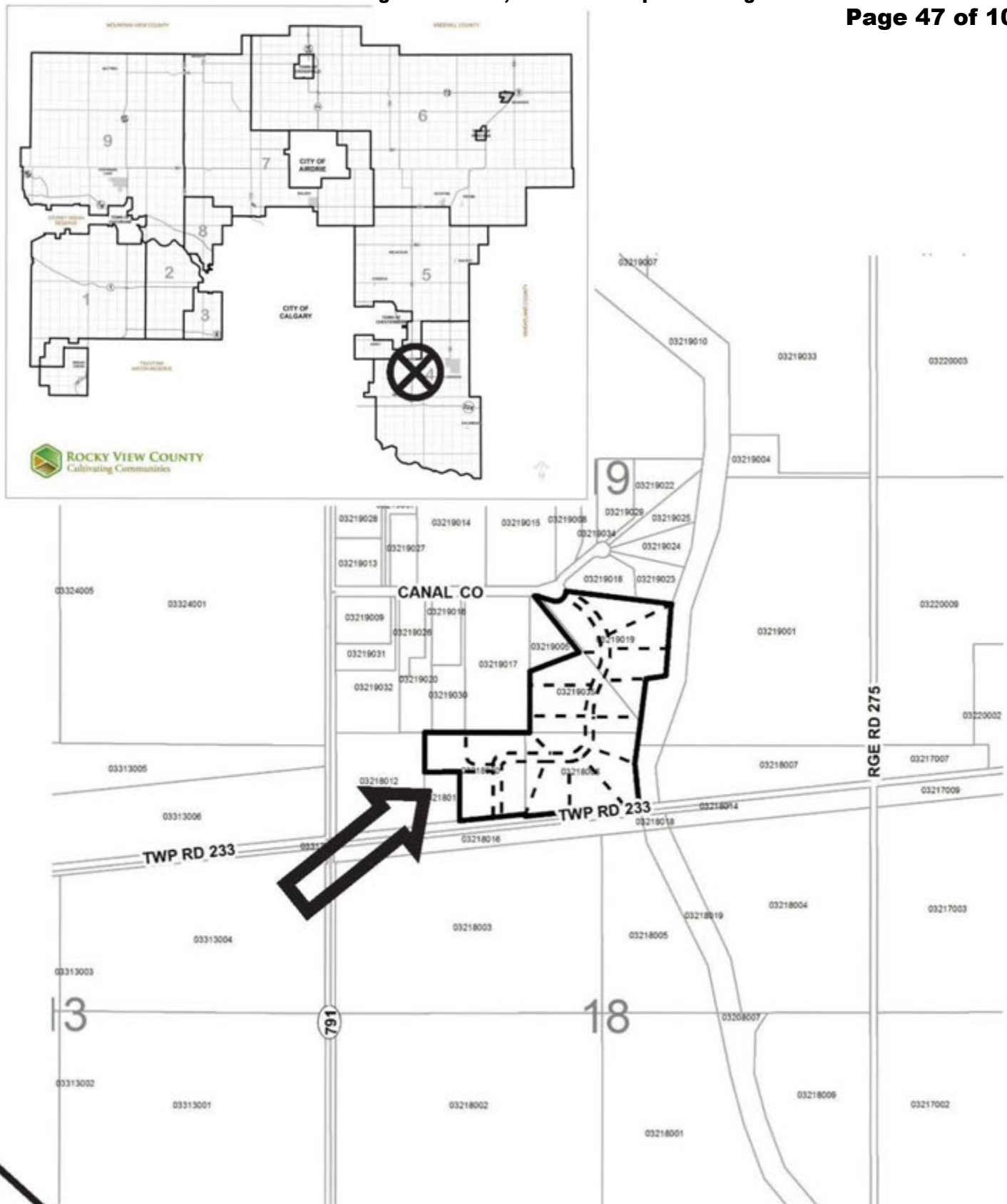


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03218008/8020/9019/9035-PL20150116

DIVISION:

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LOCATION PLAN

N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

Division # 4

03219035, 03218020,
File: 03218008, 0321

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Development Proposal: To redesignate the subject lands from Agricultural to Residential Two District in order to facilitate the creation of fifteen (15) \pm 1.60 hectare (\pm 3.95 acre) parcels.



DEVELOPMENT PROPOSAL



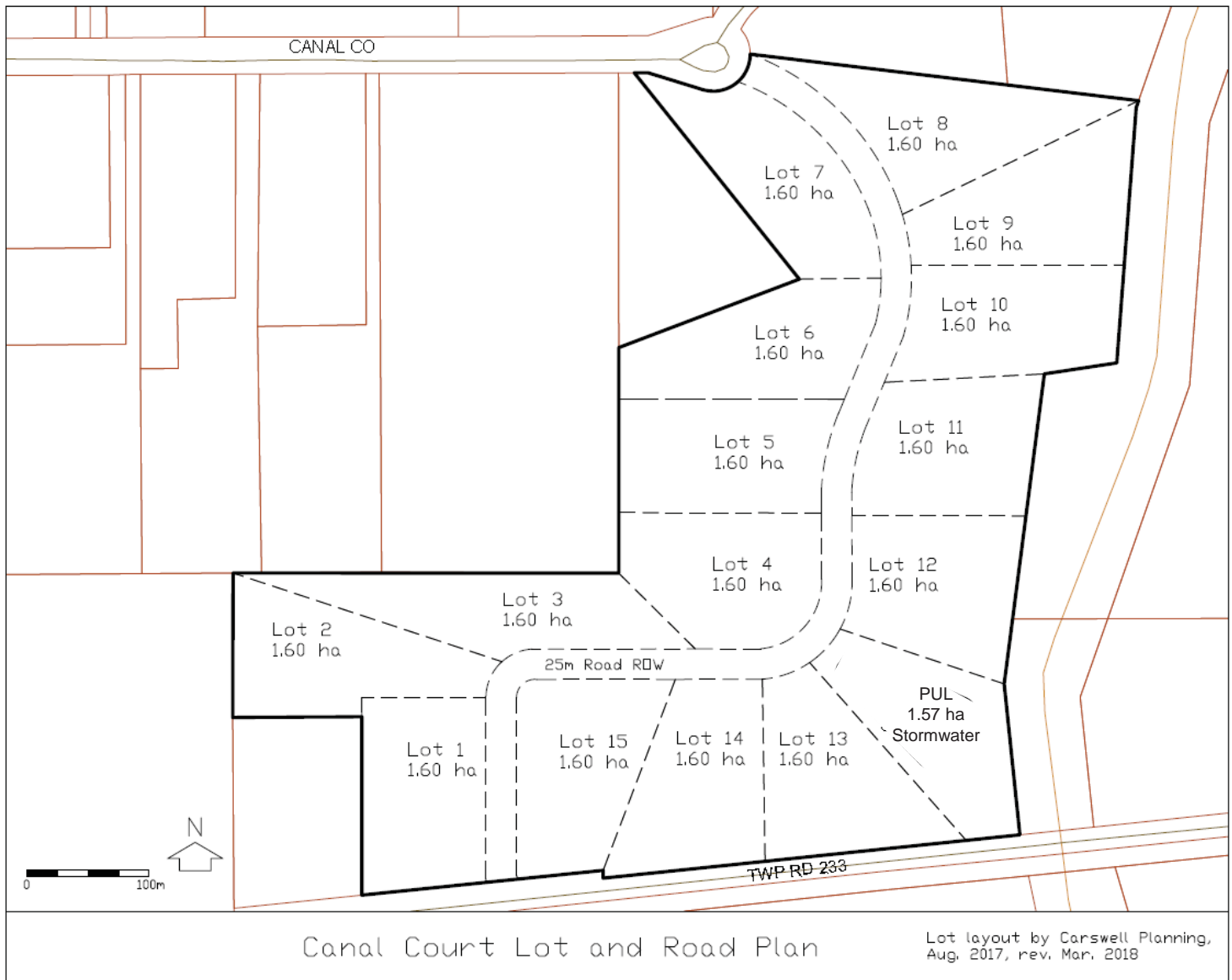
N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

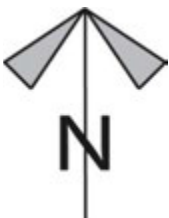
Division # 4

03219035, 03218020,
File: 03218008, 0321

AGENDA



LOT & ROAD PLAN



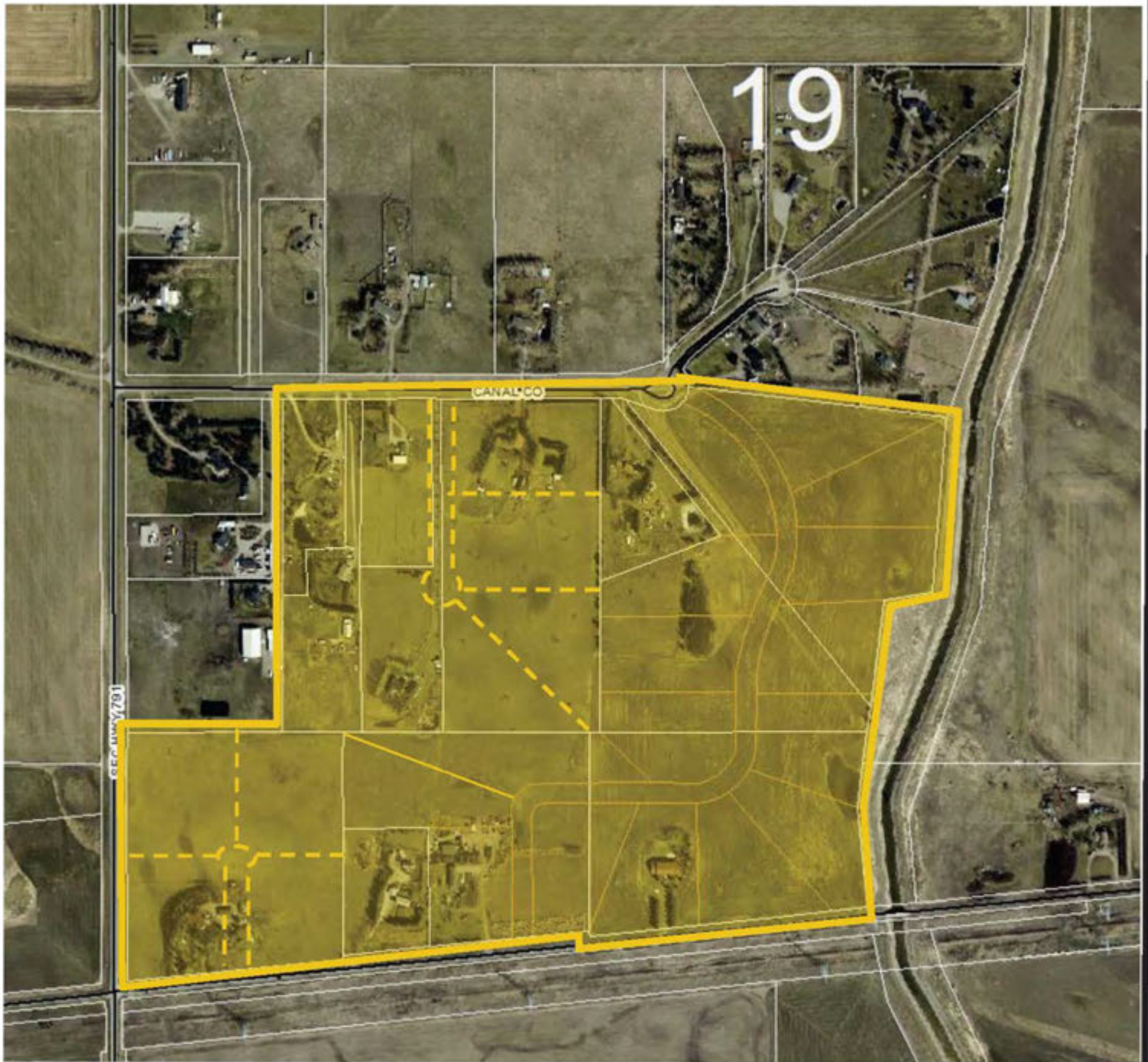
N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

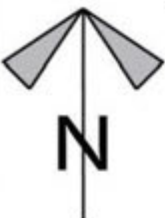
Division # 4

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File: 03218008, 0321

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LOT & ROAD PLAN AREA



N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

Division # 4

03219035, 03218020,
File: 03218008, 0321

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LAND USE MAP

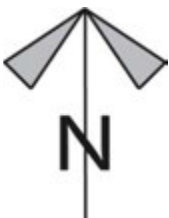




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

Division # 4

03219035, 03218020,
File: 03218008, 0321

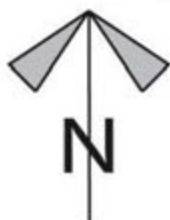
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2014



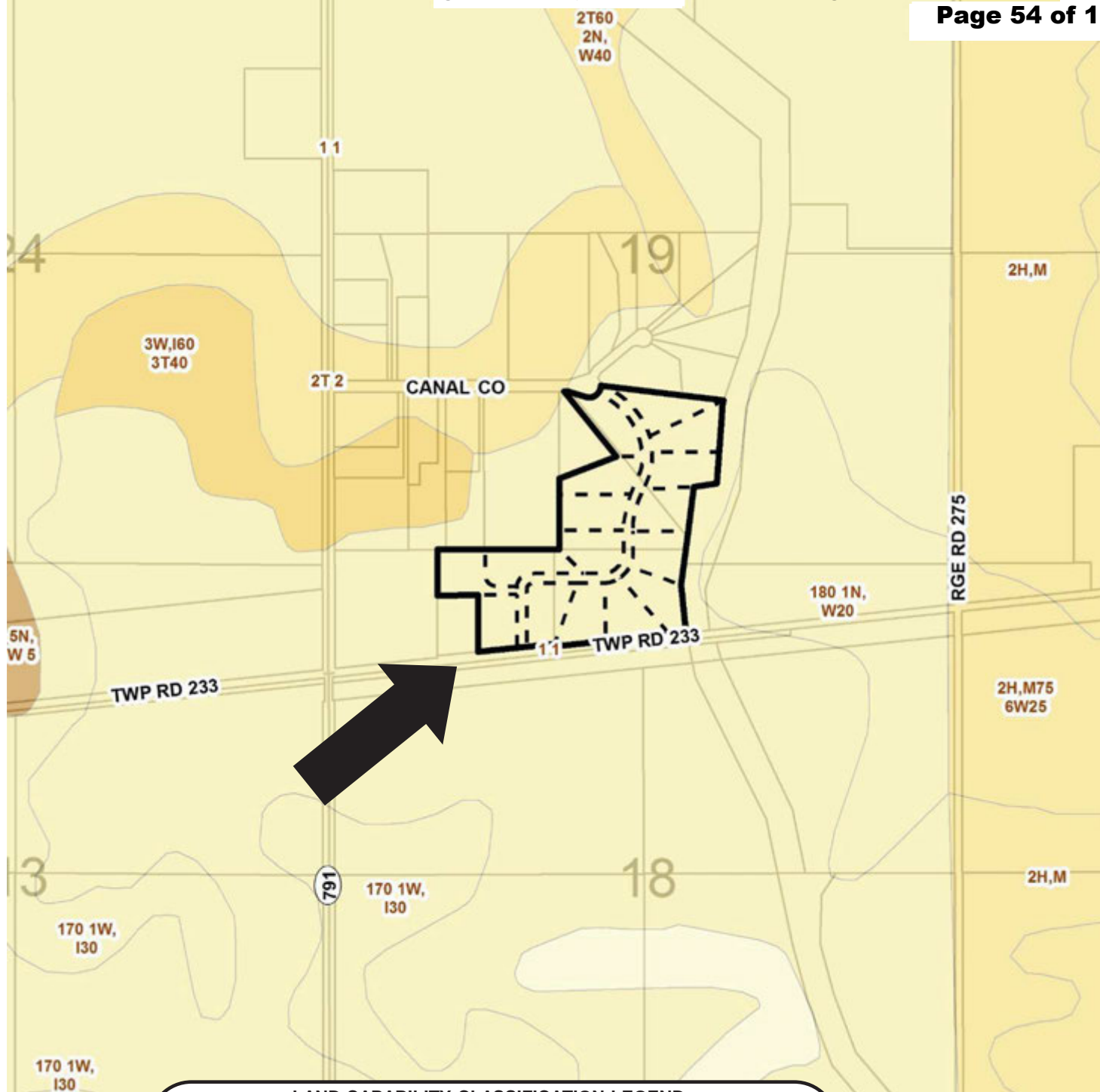
N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

SOIL MAP



N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

Division # 4

**03219035, 03218020,
File:03218008, 0321**

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

HISTORIC SUBDIVISION MAP

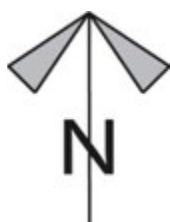
N-18-23-27-W04M & S-19-23-27-W04M

Date: Oct 20, 2015

Division # 4

**03219035, 03218020,
File:03218008, 0321**

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Mrs. Louise Treharne

April 5, 2018

Rocky View County Office
Planning and Development Department
911 - 32nd Avenue NE
Calgary, Alberta T2E 6X6

ATTENTION: Charlotte Satink, Deputy Municipal Clerk
VIA FAX: 403-520-1659

Dear Ms. Satink,

Re: Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

This letter is to oppose the above application. I will try not to elaborate in great detail on the reasons for my opposition as I'm sure neighbours that are much more eloquent have already done so.

1. Well water. A major concern to all residents of Canal Court is the quality and quantity of our drinking water. The old well on this property dried up before we purchased the acreage. When the new well was dug it is way out in the back field and, at that time, the next door neighbours well dried up overnight. With the addition of 15 new properties, the potential for this to happen again is great.
2. Septic fields. One may assume each property will require a separate septic field – again posing possible contamination to the underground water stream that provides for current wells.
3. Dogs. Many people that move to the "country" assume they can let their dogs run free which always poses a problem with them chasing my farm animals. I don't want to have to contend with 10-15 of the new neighbours and their dogs!
4. Road access. It's my understanding that access to 791 will no longer be on Canal Court. I do not want to travel thru the new subdivision, especially in winters with heavy snowfalls as has been seen this year.
5. Quality of Life. This includes additional noise, additional lights, and additional traffic. My family moved here to get away from all those concerns. With each additional new dwelling comes more traffic which produces additional dust and additional potholes in the road; additional garbage in the ditches, blowing into the fields, and tangling on the barbed wire; and additional litter around the mailboxes that people are too lazy to take home to deal with. The addition of such a large development will adversely affect my family's quality of life.
6. Resale value. People interested in buying 20 acres do so for the privacy and quality of life. Selling my 20 acres to such a family adjacent to so many houses would be difficult.

Thank you for your consideration in this most important matter.

Sincerely,



M. L. Treharne

From:
To: [Jessica Anderson](#)
Subject: File Number 03218008/8020/9019/9035 and Application Number PL20150116
Date: Monday, November 09, 2015 8:15:01 PM

Attn:
Planning and Development Department
Rocky View County
911-32nd Ave. NE
Calgary, AB

To Jessica Anderson,

I have several concerns regarding the application number PL20150116, File Number 03218008/8020/9019/9035. As a resident of the Canal Court area of almost 15 years, several factors come to mind when suggesting the development of so many lots in close proximity to the existing acreages in the area.

First of all, we do have water issues in the area particularly in the eastern half of Canal Court. Several of us have had to drill new wells as the first has dried up and those of us that do have water, have very low Gallon per minute readings. In addition to this, our parcel of land actually has a caveat put on by the Municipal district of Rocky View stating that our water does not meet the Canadian Drinking Water Guidelines for TDS, iron, sodium, sulphate and alkalinity. I am concerned that this new development will not be able to support the new owners with appropriate water sources and that this may have a detrimental effect on the water that is currently in the area. I am not sure if the plan is to have individual wells on the property but 16 new wells in a relatively small area causes me a great deal of concern as to water quantities and quality. It is definitely not cheap if we were now to dry up and have to drill a new well for ourselves.

In relation to water quality, I am also concerned with sewage disposal. Every spring, we need to open our septic tank and pump out any liquid in the system due to flooding of our septic field as the snow melt comes down the Canal Court Hill and down the fields into our acreage. The area of the proposed acreages also has many low spots and is where the water from our acreages eventually runs to. With a lot more development in the area, new driveways, houses and new landscaping, I am concerned on how water will flow over the land and the eventual effects this may have on the water running over our property.

As well, there is a neighbourhood concern about the Utility Right of Way and Easements that have been registered on the properties for the use of Indus Water Inc. Indus Water Inc. has an agreement with the WID to gain access to Canal water for irrigation and animal use at 12 of the properties on Canal Court. This easement will go through 2 of the proposed acreages and the new property owners will need to be aware of this pipe system going through the middle of their properties. This could be an issue if the developers are not aware of this easement. The last time this property was in the planning stage, the owners seemed surprised to hear that there was an easement at all. As secretary of Indus Water Inc., I see many potential issues here if this is not dealt

with up front.

Lastly, I have a concern about services. This area of Canal Court is not always well serviced in terms of mowing, grading or snowplowing. The last 6 houses on the Canal Court Road are often not plowed out because the bend in the road seems to be considered a driveway and many of the equipment operators turn around before the actual end of the road. As a group on Canal Court, we deal well with this fact and many of us help each other out during snowstorms or severe weather events. As well, we also receive fire and police service from fairly long distances and there is no waste service in the area at all. I am not sure it is a good County plan to put another 16 acreages in this area when we already have concerns with services and most of us here are fairly self-sufficient. The new acreage owners would need to be aware that the area is actually quite rural despite the significant number of current acreages in the area. They would need to be able to take care of themselves for a time until the County has time to catch up during weather events or at any time regarding waste disposal.

Thank you for your time and considering my concerns,

Sincerely,

Diana Baker

April 8, 2018

Rocky View County Office
Planning and Development Department
911 - 32nd Avenue NE
Calgary, Alberta T2E 6X6

ATTENTION: Charlotte Satink, Deputy Municipal Clerk

Dear Ms. Satink,

Re: Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

This letter is to oppose the above application.

1. Well water. A major concern to all residents of Canal Court is the quality and quantity of our drinking water. The water issue is of huge concern. We are currently on a parcel of land that actually has a caveat put on it by the Municipal District of Rocky View stating that our water does not meet the Canadian Drinking Water Guidelines for TDS, iron, sodium, sulphate and alkalinity. Water is not easy to find in our area, does not have great quality and is usually low in GPM. The fear of wells drying up is a real concern as this has already occurred with several of the land parcels in our area.

2. Livestock/Animal Control. Most of us have large animals and enjoy the country residential setting this area has always supported. There are still several homes that are in agricultural holdings designation and support agricultural activities as well. With allowing so many new lots, this lifestyle could be in jeopardy. Those of us with animals are worried that now we will have to deal with complaints about the corrals thawing in the spring, donkeys, chickens and roosters making noise and other general animal complaints. Included in this is the ability of these new landowners to keep any pets they may have on their properties at all times. This has already been an issue in this area with access to mailboxes on Township Road 233 and dogs that are constantly at large.

3. Country Residential Lifestyle. With 15 additional acreages, we will see increased traffic, more dust, more noise pollution, garbage and lastly light pollution. This will make this area more populated than the Indus hamlet site and Rocky View Services will need to be improved greatly to support this new population. With the snow we had this year, several of us had to help each other out on a regular basis due to the roads not being cleared quite yet.

4. Indus Water Inc. There is actually a Utility Right of Way and Easement registered on the land title of one these properties that allows a 4 inch pipeline to push WID water up through to Canal Court for agriculture purposes. At this time, Indus Water Inc. has no desire to add further members yet the pipeline will go through the middle of two of these properties. I am not convinced that the developers know or care about this based on previous development applications where they seemed to be surprised to learn about this. As a Co-op, we had these Utility Right of Way set up for just this sort of occurrence fearing someone would try to block our access to water we pay for. I am not sure how this would be resolved.

Thank you for your consideration of our concerns.

Sincerely,



Diana Baker

From:
To: [Jessica Anderson](#)
Subject: FW: Application PL20150116 -new proposed subdivision of 16 houses south of Canal court
Date: Monday, October 26, 2015 9:55:43 PM

Dear Jessica

I would like to file a very strong objection to the redesignation of the agricultural holdings from agricultural to residential as per File number 03218008/8020/9019/9035 application PL20150116 for the following reasons:

water, sewage, noise, drainage, added people, construction
'hassle.'

Lots of land available in Chestermere , Langdon, Indus that are already designated for building not Agriculture .

Sorry not for us

Thanks

Chris and Ann Blackmore

From: David Blackmore
Sent: Monday, April 09, 2018 10:01 PM
To: PAA_ LegislativeServices
Cc: blackmore
Subject: Bylaw C-7674-2017

Rocky View County Office
Planning and Development Department
911 - 32nd Avenue NE
Calgary, Alberta T2E 6X6

ATTENTION: Charlotte Satink, Deputy Municipal Clerk

Dear Ms. Satink,

Re: Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

-
-
As residents of Canal Court we are writing to adamantly **OPPOSE** the above application that will result in the development of fifteen residential lots immediately to the south.

In the absence of an impact study done by either the County or the Developer, we are left to surmise how we believe we will be impacted by the above application and provide the following reasons for our opposition:

Water & Septic: The drilling of additional wells into aquifers that barely support the existing wells will create issues that decrease the current rate of flow, impact the quality of water, and in some cases necessitate the drilling of new wells. Fifteen residences will require fifteen septic systems. If these are not properly maintained, the wastewater can contaminate well water sources. For those of us whose

wells provide potable water, there will always be a concern over the safety of our drinking water.

Traffic: The potential increase in vehicular traffic through our subdivision will create safety issues for our children. An increase in maintenance requirements for the road will no doubt have an impact on our property taxes.

Internet Congestion: Our internet providers have advised us for some time now that the number of users in our area exceeds capacity for the system. We currently experience extremely slow downloading rates on the internet. The addition of multiple users from each of the fifteen residences will further exacerbate the level of service. Internet access has become an essential service for retired rural residents.

Reduction in Property Values: Any residential development around Canal Court, no matter how well designed, will not foster a sense of community. The resulting cost can be a reduction in property value. The addition of supply in housing will tend to put downward pressure on existing housing prices.

Thank you for your consideration,

David & Elizabeth Blackmore

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From:
To: [Jessica Anderson](#)
Subject: Application number PL20150116
Date: Monday, November 09, 2015 4:35:45 AM

Hi Jessica,

I read in a letter to landowners Other application details and notes, that under the heading Legal: all land involved is not mentioned, land in NE-18-23-27-W4, is absent though shown as being a part of the project on the map accompanying the letter.

Will the lots that have a presence on TWP RD 233 each have an approach located on TWP RD 233 or will access to these lots only be from the new road that is depicted in the map?

Would an extension of Canal Co. to service these proposed new lots be more appropriate, as TWP RD 233 is a gravel road and the increased traffic may create dust and other issues for other residences along TWP RD 233

Will the lots that touch onto Canal Co. still have access to Canal Co. or only from the new road?

I note there is no mention of access to a source of fire protection water.

Will the new parcels be serviced by a water co-op or individual wells?

Will these new lots be connected to the sewage line just east of this location, and could the other properties on Canal Co. also benefit from being connected to the same line? This would lessen the impact on the groundwater from additional septic fields in the area.

Regards Vern Bretin

From:
To: [Jessica Anderson](#)
Subject: Application PL20150116 -new proposed subdivision of 16 houses south of Canal court
Date: Thursday, October 29, 2015 12:46:34 PM

Jessica

We would like to file a very strong objection to the redesignation of the agricultural holdings from agricultural to residential as per File number 03218008/8020/9019/9035 application PL20150116 for the following reasons:

- 1) WATER: This area has very little water, in fact there have been instances in our 22 years as residents of this cul-de-sac that we have run out of water. The proposal is to put in 16 houses, which in my opinion, would hinder the already low flow water table in this area.
- 2) SEWAGE: Our land does not have very good drainage, and as a result in years of unusually rainy weather our septic field has become saturated which leads to limiting clothes washing, showering, dishwashing etc.. I hazard to guess what 16 more septic fields has the potential for.
- 3) SECURITY: Currently Canal Court is a quiet, safe, neighborhood with very few security or noise concern. The introduction of 16 more houses in this area could negatively affect the local long term residents.
- 4) WATER CO-OP AND THE IRRIGATION CANAL: The proposed area is next to an existing irrigation canal designed for agricultural purposes. In conjunction with to a multi-member co-op several of us backing onto the canal have access

through the WID to water from the canal for garden and yard irrigation. As mentioned in point #1 water is at a premium from our wells, how will 16 more houses water their lawns, gardens, trees, etc..with access only to well water.

5) NOISE: As residents of Canal Court for 22 we have enjoyed the quiet and serenity of living on a cul de sac, backing onto the canal.

We can actually hear the leaves falling from the trees in the fall, and enjoy the many birds and other wildlife that can be seen and experienced in our own backyard. We don't need, nor want, more quads, snow machines, vehicle noise, household noise, smoke, and pollution. 16 more houses in this area has the potential to shatter the peace and quiet that we enjoy.

6) LOSS OF AGRICULTURAL USE: As our property borders the proposed area, and we have enjoyed all these years just looking out our window at green grass, prairie grass, and the occasional round bale dotting the open field do you think that we want to look at a housing development right next to us. The City of Chestermere is less than 15 kms away and the town of Langdon 7 kms away, with all the development occurring at these two (2) locations does the county want another large subdivision that close ? Is the existing firefighting services and police services adequate to handle this proposal, not to mention infrastructure costs for road maintenance, development, garbage concerns, school bussing, etc...

7) FLOODING: This past summer we had a very rainy stretch and the land in question flooded in several places. Would development of this proposed area cause existing properties to flood if there is more heavy rains?

In conclusion, does this land need to be developed? No. We, as a county where people have enjoyed the rural way of life for years, should be embracing our green spaces instead of developing them. At the corner of Hwy 791 and Hwy 560, there is a wild life habitat designation area. There is a parking lot there and people park there and then walk the canal path with their horses, and dogs, or on their own. Does it make sense to add more houses to an area that is considered pristine enough to have this designation?

We as residents of this cul-de-sac strongly object to application PL20150116.

I sincerely hope that our neighbors will take the time to voice their opinions to you in regards to this development as well.

Regards,

Colin and Barbara Burr

From:
Sent: Tuesday, May 22, 2018 2:32 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7674-2017, Opposed

Re: Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

This letter is to add the opposition of my husband and myself to the above application. As you are aware many of our neighbours have sent in their emails opposing this development as well, I feel that we should all have our say in same.

1. Well water. A major concern to all residents of this cul-de-sac is the quality and quantity of our drinking water. Although we have been lucky so far in not having to dig a new well, several of our neighbors have, a costly endeavor to be sure. We have on occasion run out of water, mostly due to the fact that “new folks” moving from a more urban environment who do not realize the volatility of the water table, and then taking too much water out in a small time frame will affect those on the same table level. Although I am not an engineer or geologist I can imagine that with the addition of 15 new properties, the potential for water issues will be daily reality. In order to prove that the area has the minimum capacity of GPM’s all 15 wells would have to be already operational, and the flow testing would have to occur at the same time on each potential well.
2. Septic fields. One may assume each property will require a separate septic field – again posing possible ground water contamination problems to the underground water stream .
3. Hobby animals and Dogs. Many people that move to the “country” want to experience the freedom of being small hobby farmers, which again affects both ground water and water usage. As a second consideration, dogs, as the bylaws of Rockyview permit up to three (3) licensed dogs per household, I shudder to think of up to 45 dogs wandering into yards that are not their own and

chasing, and our killing, hobby farm animals might evolve into in a neighborhood. This is part of our personal experience in, having come home to have our sheep bleeding standing on our doorstep because of uncontrolled dogs, and the subsequent devastation of losing that animal.

4. Road access. As access to 791 will no longer be available from Canal Court will the county be upgrading and maintaining a new and better road through the development as in the past 25 years this road has been very poorly maintained, and without the help of neighbors in winter I can't imagine a road with 15-30 more vehicles, recreational vehicles, atv's, snow machines on it daily will look like.

5. Privacy and Resale value. For the past 25 years we have enjoyed the quiet of country life including the occasional deer, hawk, or owl family sharing our acreage space. As our property is adjacent to the proposed development, the loss of the quiet, private, and pristine country setting would not only affect our daily lives, but the resale value of our property, country acreage versus mass development (15 houses) next door.

Thank you for your time and consideration,

Sincerely,

Barbara and Colin Burr

From:
To: [Jessica Anderson](#)
Cc:
Subject: Objection to application PL20150116
Date: Tuesday, November 10, 2015 2:16:56 PM

Jessica

I would like to file an objection to the re designation of the agricultural holdings from agricultural to residential as per File number 03218008/8020/9019/9035, application PL20150116.

Part of my property, is the lowest lying land in the area and is drained onto from surrounding property an all sides. My property has no place to drain to. Historically, I have had water in my pasture area in the spring as the snow melts and for the remainder of the year area has provided good pasture. In recent years, there has been some development of additional structures as well as driveway and parking areas developed or enlarged on some of these adjacent properties. The result is that after each heavy rainfall, water rapidly runs onto my property causing much of my pasture area to remain flooded much of the summer. This has killed the grass in the field. After some heavy rains, the water rises to a level that also has been threatening flood my well. This well is the only water that supplies my house. Overland flooding of my well would definitely affect my family's health and would cause me great financial hardship should ever have to replace it.

Much of the property covered by application PL20150116 drains onto my property. I am firmly against any further development on any lands near my property that drains onto my property. We require the natural grassland to help absorb and retain the rain water. Further development will only accelerate the drainage onto my property.

It is also unknown what the effect of having 16 additional households with wells and septic fields in the immediate area would be on our existing wells. This development, as requested must not be allowed to proceed.

Regards

Andy Hamel

April 10, 2018

Rocky View County Office
Planning and Development Department
911 - 32nd Avenue NE
Calgary, Alberta T2E 6X6

ATTENTION: Charlotte Satink, Deputy Municipal Clerk

Dear Ms. Satink,

Re: Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

As a resident of Canal Court, I am writing to adamantly **OPPOSE** the application to re-designate this property that will result in the development of fifteen residential lots immediately to the south.

In the absence of an impact study done by either the County or the Developer, I am left to guess how I believe I will be impacted by the above application and am in opposition for the following reasons:

Water & Septic: The drilling of additional wells into aquifers that barely support the existing wells will create issues that decrease the current rate of flow, impact the quality of water, and in some cases necessitate the drilling of new wells. Fifteen residences will require fifteen septic systems. Even if properly installed and maintained, the wastewater can contaminate well water sources. For me and my neighbours who depend on our wells to provide potable water, there will always be a concern over the safety of our drinking water.

Traffic: The potential increase in vehicular traffic through our subdivision will create safety issues for our children. Currently, maintenance on our road in Canal Court by the county is very limited. The road is often left in very poor condition, full of pot holes and very rough. Any increase in traffic will only make it worse.

Surface Water/run-off: Over the past couple decades, additional homes and outbuildings were built along with additional driveways and parking areas, on lots near my property. Surface water from these lots all drain onto my property as it is the lowest property in the area. Over the years, as more building was done, flood water levels on my property have been rising higher each year, particularly in the spring. In the spring of 2017, I had to spend considerable effort (time and money) to get rid of flood water on my property as it was threatening to flood my well. This is the first time in the nearly forty years the well has been there. Much of the west end of the property being proposed for re-designation and development, drains onto my property. I vehemently oppose any development on that part of the property where the surface drains toward my property. My only well provides water to my home. Should it become contaminated, it is likely to affect my health and that of my family and will cause me great financial harm.

Community: This subdivision was created as large acreages, most are in the six to twenty-acre range. Many residents own large animals and our community was built around this lifestyle and it has been working just fine. Should property be developed with higher density adjacent to ours, there is likely to

be more complaints about animals, etc. I know that the most common complaint of all, “Dogs running loose” is certain to rise. Along with the new house on each of the small acreages/lots, comes one or more dogs... Dogs running loose is already the most common complaint in the area.

Any residential development around Canal Court, of a density any higher than what is currently here, will not foster a sense of community. The result will be a reduction in property value.

Thank you for your consideration,

Andre Hamel

From:
To: [Jessica Anderson](#)
Subject: Application PL20150116
Date: Monday, November 09, 2015 8:41:53 PM

Dear Jessica

File number 03218008/8020/9019/9035

Application PL20150116

My husband and I are residents of Canal Court. When we moved here 7 years ago we thought we had finally found our piece of heaven.

We lived in Calgary for a number of years but never felt as if we belonged, then we found Canal Court. When we look out of our window and from our deck we see fields and horses and llamas and everything is just so peaceful. We are far enough away from our neighbours but close enough if something were to happen to us. We feel at home here.

Building 16 more houses so near to Canal Court would make the water supply practically non existent.

This area has very little water and even now some of our neighbours have no water at all and some have very slow flowing wells.

We are next to the irrigation canal so why would you consider building houses on agricultural land. The land in question floods when we have heavy rain and the snow melts.

If 16 more houses are built so close to us we will have about 32 more vehicles driving around and the noise and pollution will shatter the quite neighbourhood that we enjoy so much.

The proposed area will cut off the walking area that we have to get to the canal our neighbours ride their horses down by the canal how do they do that if this land is allowed to be developed.

We strongly disagree with the new proposal and strongly object to application PL20150116.

thank you for your time

Janet and Roy Hargreaves

We ask you to please reconsider the proposal that has been made and keep the land as it is.

Mrs Janet Hargreaves

April 10th 2018

Rocky View County Office
Planning and Development Department
911 -32nd Ave NE
Calgary Alberta T2E 6X6

Attention: Charlotte Satink, Deputy Municipal Clerk
Via Fax 403-520-1659

Re: Bylaw C-7674-2017. Application No. PL20150116 (03218008/8020/9019/9035)

This letter is to oppose the above application.

There are a few reasons for my opposition to this re-development.

When we bought this property it was to leave all the hustle and bustle of city life and have a calmer way to live.

With the development of 15 more acreages it will bring the city back to us.

Water in this area is very scarce and adding more houses people and animals is going to make it near impossible to find.

Every house or acreage is going to need a septic field and that could also impact our water.

It seems every year since we have bought out here this property has put in the same if slightly different proposal to re-designate their land to residential so it could be broken up into smaller acreages.

With so many new residences the traffic and noise the dust and the garbage will have a bigger impact on all of our lives.

The property in question floods most years when we have either heavy rain or snow falls, is it going to be any different for the families that move onto it?

Our right of way to the canal is also in jeopardy as the houses that are built will not want all of us traipsing through their land.

It is my understanding that our road at Canal Court will be closed and we will have to go through the sub division to leave our homes. If all of our winters are like this last one I will have a hard time leaving my property. I was able to get out this winter because of my neighbours help and then straight onto canal court but If we then have to drive through a sub division it will be like going back to the neighbourhoods in other cities.

I also feel that the value of our homes would be impacted by this re-development.

I strongly advise you to come and see for yourself how this would adversely affect all of us here.

Thanking you in advance for your understanding of our concerns.

Sam McConkey,

April 8 2018.

Attn.:

Planning and Development Department
Rocky View County
911-32nd Ave. NE
Calgary, AB

Application No.: PL20150116 (03218008/8020/9019/9035)

To whom it may concern

I oppose this application.

I moved to Canal Court in 2001 and within two months my water well dried up. The well produced eratically for a couple of months and then stopped completely. The ability of the well to reliably produce water was a concern so a computerized pumping system had been installed by the previous owner such that water would be pumped when available.. As the water table dropped there was no water to pump. This necessitated my having to have water delivered from Calgary or haul it myself I have been considering having a new well drilled but having fifteen new wells or one that produces enough for fifteen lots drilled raises a major concern on my part.

At this point there is no information about the size of the fifteen lots and the amount of the development dedicated to a road. If in the future Canal Court access to the 791 is blocked off will the road and route through the new development accommodate the traffic we as a neighborhood need at present? There are three twenty acre parcels that may need agricultural equipment access from time to time. Presently there are home based businesses in Canal Court that have some fairly large vehicles coming and going at present. I imagine the folk who own these businesses chose the neighborhood because of its access. Best to raise this issue at this stage than when it is too late. It means the number of lots would need to be reduced in order to have straighter access to township road 233.

Twelve properties on Canal Court have a registered Coop that has a contract with the Western Irrigation District so that they can access the canal to withdraw water for irrigation of trees and gardens and for livestock. A distribution system was developed to supply these properties and to that end had rights of way registered across properties to deliver the water. Having that distribution pipeline pass under

a road may present a major issue. Having access to a consistent water supply was a major factor in choosing to purchase a property on Canal Court in the first place. Loss or impairment of that access to water in the canal would really affect the resale value of all the properties involved.

Respectfully,

Sam McConkey

From:
 To: [Jessica Anderson](#)
 Subject: Application PL20150116 -new proposed subdivision of 16 houses south of Canal court
 Date: Thursday, October 22, 2015 5:46:27 PM

Jessica I would like to file a very strong objection to the redesignation of the agricultural holdings from agricultural to residential as per File number 03218008/8020/9019/9035 application PL20150116 for the following reasons:

- 1) WATER: This area has very little water and in my case I have a low flow well and I am aware of another property on this road that could not find water, last time there were wells drilled near range road 233 my well went dry and I had to drill another one at a cost of more than \$20,000.00. The proposal is to put in 16 houses, which could adversely affect current wells.
- 2) Sewage: My land and I know of others in the area does not have very good drainage, as a result I have two septic fields, 16 more septic fields has the potential to adversely affect the local fields
- 3) Security: Right now Canal court is a quiet safe neighbourhood with very few security or noise concerns, by adding 16 more houses this could change adversely for the local long term residents
- 4) The proposed area is next to an existing irrigation canal designed for agricultural purposes, our farm land is disappearing, during times of drought this land can be irrigated
- 5) Noise: I bought my house on Canal court more than 20 years ago to avoid the hassle and noise of the city, adding 16 more houses in this area has the potential to adversely affect the peace and quiet that I enjoy
- 6) There is the city of Chestermere close by and the town of Langdon close by, does the county want another large subdivision that close ? Is the existing firefighting services and police services adequate to handle this proposal, I do not think so. I would much prefer to see this land left in agricultural use
- 7) Flooding: during the recent heavy rains the land in question flooded, would development of this property cause existing properties to flood if there is more heavy rain ?
- 8) We have been residents of 139 Canal court since 1994 and like to peace and quiet of this neighbour hood, 16 more houses has the potential to adversely affect that peace and quiet, I would like to live here another 20 years

Please note that we strongly object to application PL20150116

Regards

Dave and Carol McNab

From: Dave McNab
Sent: Thursday, March 29, 2018 10:27 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7674-2017 "oppose"

County of Rockview
Notice of Public hearing
Tuesday April 24th 2018

Dear Sir(s):

The McNab family has lived at _____ for almost 24 years and we are in opposition to the proposed redesignation as specified in application PL20150116

I would like to give my objections to the proposed re-designation for several reasons:

1) Water: I have a low volume well and had to drill a new one when houses were added south of us, wells are expensive and water is hard to find in this area. What will this do to the existing wells when 15 more are added in this area. My last well cost me approx \$20,000.00

now that I am retired on a fixed income, this could adversely affect the quality of life of long term residents in this area.

2) I moved to this area approx. 24 years ago to enjoy the quiet country life. 15 more houses will increase the noise, light and pollution in this quiet area.

3) There have been several accidents at the corner of 791 and 560 already, will this not increase to potential for more serious accidents?

4) This land is next to an irrigation canal and should be kept agricultural, such that our farmers have access to water for agricultural purposes. Once this land has houses built on it, it will never go back to agricultural.

5) Most of us living along canal court have been here for years, we enjoy our community and do not want it to change

Thanks for listening

Regards,

Dave / Carol McNab and family

From:
To: [Jessica Anderson](#)
Subject: file-03218008/8020/9019/9035 app pl20150116
Date: Monday, November 09, 2015 4:43:07 PM

Hello, my concerns for this development : 1 there is not enough water in the area, I live east of proposed development at NE 18 23 27 w 4 according to map you sent out 03218007, We have already run out of house hold and livestock water over the years. 2 Sewage another problem, Soil gets saturated and does not run through septic fields as it should. Noise, Garbage, Police and Fire response would not be up to par as well. The land this proposal wants is Number 1 Soil and only 4 percent of Canadian Soil exists now, Please keep our Farmlands from Acreage Developers.
Jennifer Moor
Regards Leonard and

From:
 To: [Jessica Anderson](#)
 Subject: Application PL20150116 - new proposed subdivision of 16 houses south of Canal Court
 Date: Monday, November 09, 2015 7:33:01 PM

Hello Jessica,

I would like to file a strong objection to the redesignation of the agricultural holdings from agriculture to residential as per File Number 03218008/8020/9019/9035 application PL20150116 for the following reasons:

- 1) Water: In the Twenty-Seven years that I have been living on Canal Court the water flow in my has slowly deteriorated with every lot that has been subdivided off. I used to have a water flow of about 5 gallons a minute and in the last year I am now down to about 1 gallon a minute. As it is now, when I have a shower, the water stops flowing halfway through and I have to turn the tap off and wait a couple of minutes and then resume my shower to hopefully have enough water to finish. This proposal greatly affects me as it surrounds my property on two sides and It will have a large impact on my land and the hay crop that I need to feed my animals. The thought of 16 more houses sinking wells in the immediate area will impact the water table greatly and will most likely end what little water flow in my well that I have now, meaning I will have to go to the expense of drilling a new well and who knows at what cost, depending on the depth I will have to, to find potable water. What compensation would exist for myself and my neighbours if this should occur?
- 2) Sewage: I have had to replace my septic field once in the years that I have been on Canal Court, and with 16 more houses with 16 more septic fields saturating the land, I can see that this will be something that I will have to do again. During rainy years the land around Canal Court becomes saturated and does not have good drains, many of my,neighbours have sloughs on their property and I worry that this subdivision will make the situation worse.
- 3). Security: At the present time Canal Court is a very quiet, safe neighbourhood that has very little noise or security problems but this would soon end with 16 more houses in a small area in close proximity. If we fail to lock our doors at night, it is not a great worry, at the moment I feel extremely safe. We don't lock our vehicles when they are parked in our driveways, but with the number of houses that are being proposed, this will end. We will have to lock up, lock down, and worry about our property, possessions, and livestock that we own. We all moved out here to lead a quiet, rural existence and not to live in a city or town setting, but allowing a subdivision like this, in this area, will mean an end to that. Is the existing firefighting services and police services adequate to handle the number of additional homes that this proposal would mean? What about the infrastructure of road maintenance, plowing, sanding, extra school busses, and garbage disposal and recycling concerns. Has this all been taken into consideration.
- 4). Loss Of Agriculture Use: The majority of the land in this proposal is currently farmed, and is right next to the WID irrigation canal and I am wondering and worrying why you would not keep this prime farm land as agriculture use. It would make more sense as it can easily be irrigated unlike other parcels of land. Also, this proposal is EXTREMELY close to an existing Wildlife Habitat Designation Area that is on Hwy 560' just past the corner of Hwy 791. Many of the area

residents enjoy this peaceful area to see

the wildlife that inhabit the area, with 16 more homes going into the area, I feel that it will have a grave impact on this place. It was

established here for a reason and it will now be in jeopardy.

5). Flooding: Please be aware that the recent heavy rains in the last couple of years, it has caused a lot of flooding on the land that is

the subject of this proposal. Has an assessment been done to make sure that serious runoff and drainage issues will not affect my

home and land and that of my neighbours.

Thank you for taking the time to consider the issues of why I and my neighbours strongly object to this subdivision being given approval. If it was one or two lots every few years it might be more palatable to deal with, 16 will just have to huge an impact on all of our properties and lives. We enjoy a quality of life now that will end and be forever changed if you allow this subdivision to go through.

Sincerely,

Mr. Dwayne Oneski,

April 8, 2018

Rocky View County Office,
Planning and Development Department
911 - 32nd Avenue N.E.,
Calgary, AB
T2E 6X6

Attention: Charolette Satink, Deputy Municipal Clerk
Via Fax: 403-520-1659 and email:legislativeservices@rockyview.ca

Dear Ms. Satink

Re Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

This letter is being written to OPPOSE this application. I have a great many reasons and concerns.

1) Well Water: When I first moved onto my acreage I had great water flow which would decrease a little with the occasional new acreage being built. My flow is now down less than 1 gallon a minute and I can only guess that with 15 more acreages being built in a condensed area what that will do to my water, dry up my well more than likely.

As a family of 3 we have to stagger our showers, we cannot all shower in the morning or all in the evening as there is not enough water. I am also limited to how many loads of laundry that I can do a week and with 15 more acreages, that will as I say reduce my flow greatly or eliminate it.

2) Septic Fields/Disposal of Effluent: I am assuming that each of these 15 lots will have a septic field which will have the potential to contaminate the underground water stream that I and my neighbours utilize for our wells.

3) Noise: I moved out to my acreage many years ago for a quiet, peaceful life, with addition of 15 acreages in a condensed area the increase of noise will be substantial. It will be like living in a community in the city which is what I wanted away from by moving into the country. The increase noise pollution, garbage pollution and light pollution are not what I wish to live next to.

4) Dogs: During the last 3 years I have lost one horse and 3 llamas due to dogs chasing them to ground. People seem to think that in the country dogs can run at large and chase livestock. The initial cost of buying these animals is great but then to have the financial cost of the removal of the dead animals and the financial cost to replace them, as they are work animals, and finally the emotional cost of losing these animals is totally unacceptable due to some people's lack of respect for rules and boundaries. The thought of 15 more homes with their dogs chasing my animals is not acceptable to me.

5) Roads: When I first moved out to my acreage, Canal Court was a quiet cul-de-sac and you could walk up and down it with no concerns, and my children could ride their bikes safely. With the addition of more acreages there has been an increase of traffic and this traffic travelling at any speed they wish, we have now had to have installed speed limits and signs which has helped slightly. Some vehicles still travel at whatever speed they wish, it is now not a safe, quiet road to go for a walk on. With 15 more dwellings it would increase the traffic, the dust, the noise and the danger of being on this road, trying to enjoy a quiet walk.

Thank you for your time and consideration of my concerns in this important matter.

Sincerely,



Dwayne Oneski

From:
To: [Jessica Anderson](#)
Subject: Application PL20150116
Date: Friday, October 30, 2015 3:46:17 PM

Hi Jessica,

File number 03218008/8020/9019/9035

Application PL20150116

My husband and I are residents of Canal Court, and we have concerns regarding the redesignation from Agricultural Holdings District to Residential Two District as described in your letter dated Oct 21, 2015.

We moved to this small community specifically because of the nice mix of properties, with 20 acre parcels interspersed with ~5 acre parcels. Canal Court has the feeling of rural living, with some livestock in the area, space and privacy, farm buildings, and just enough houses to not feel too isolated but to retain a grassroots, small neighbourly feeling to the street. Waking up to a neighbour's rooster, and watching a neighbour ride their horse down the road is exactly the rural vibe that defines this area. Building a new community of 16 houses will nearly double the house count of the existing Canal Court neighbourhood, all jammed into that section of land between the existing residences and the irrigation canal. This will completely destroy the current spacious, farming area feeling which is why we bought here.

We are also very concerned about the water requirements of so many new houses. This area is known to have very little water, and I know some of our neighbours have cisterns because they can't find water at all, while others have low flow wells. This is a tight-knit community, and I have heard of folks who had to drill a new well when development close to us ran their well dry. What kind of compensation exists for us if this new development runs the existing wells dry? Should the existing residents of Canal Court consider hiring legal council to help us defend our water supply, I'm not sure how this works, and what rights we have? But chronically low water is a known problem in this area, so nearly doubling the size of the community seems like a terrible idea.

I am wondering why the County would consider allowing a new community to be built on agricultural land that is right next to the irrigation canal?? Shouldn't this be a prime area to keep as agricultural land, because of the potential for irrigation?

Wouldn't other land that is farther away from the irrigation canal be a better choice for a new housing development? Also, the proposed development is VERY close to an existing wildlife habitat designation area that is on Hwy 560, just past the corner of Hwy 791. Many current residents enjoy this space as a wildlife viewing area, and peaceful walking area, not to mention the animals and birds that make their home there. Why would the County consider allowing a new community to be built so close to this area?

Lastly, please be aware that the recent heavy rains caused a lot of flooding on the land subject to this proposal. It does not have good drainage and often has pools of water even when the rains aren't extremely heavy, and if further developed, I can't see how it could possibly not have serious runoff and drainage issues that would affect the new houses, as well as the existing neighbouring parcels.

Thank you for considering these issues.

Sincerely,

Coral and Scott Sawkins

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<http://www.cenovus.com>

Brad Tennant

November 10, 2015

Rocky View County
911 - 32 Avenue NE
Calgary AB T2E 6X6

Attention: Jessica Anderson

File: 03218008/8020/9019/9035

Application Number: PL20150116

Dear Jessica:

I own the adjacent property . This is will be the second time that I had to protest the development of the surrounding lands adjacent to me.

Reason:

1. They're not providing any fire or emergency access to their proposed cul de sac.
2. They're not providing any curving or lighting for a development of this size.
3. The MD regulations only allow 10 new parcels per subdivision.
4. The size of their parcels do not conform to the existing properties.
5. This area has a shortage of suppliable well water, one of our neighbors cant find water on his land and several neighbors have sulfur water smell at different times of the year, especially during heavy rains. Which leads me to believe that the fresh water veins are not healthy enough to maintain 16 more wells in this area.
6. There was an underground water line that was put into Langdon from Calgary, they should be using that and if so, the rest of the surrounding community should be welcome to use it as well.
7. There was also a sewage line from Calgary to Langdon that also runs close to this parcel, they should be using that instead of septic tanks for a parcel of this size.
8. Our roads are all gravel and treacherous in the winter time. There is absolutely no street lighting and I suspect that they're not going pave their roads either. I feel this would be an error for a new subdivision.
9. I'm concerned if these residential properties are going to be single family units or multi family units as the price of a dwelling today in this area would require at least two people working in order to pay for the bills, that would require 32 more vehicles entering these road ways every day, morning and night. It may require street lights to control the traffic.

10. My main concern, which I have already protested once before, which is the panhandle that borders my property. I have an access easement on the front of the panhandle for my property and also a drainage easement for the back of the panhandle that services my pond. This panhandle runs approximately 40 feet by 250 feet. About 75 feet of the access easement runs on the front of the panhandle another 75-100 feet, roughly, give or take easement for overland drainage easement which runs through the total of the 40 feet concerning the panhandle. I also have a caveat that states that in the event the panhandle is not needed for access to any development the said panhandle will be sold to Brad Tennant for \$1.

(These caveats run as a covenant for all time and were sold to me from the previous owners, these easements and caveats can not be taken off for any reason, therefore, rendering them inaccessible and undividable for any new development. *KERR ROBINSON*

11. When I brought this property years ago, I had long conversations with Kerr, he assured me that Rocky View would not make proposed subdivision without the rest of the communities best interest being taken care of.

I put to the MD of Rocky View that it is their best interest that their planners plan large developments for many years to come and to not interfere with all ready developed parcels, such as mine, where the applicant is only concerned with pure profit and not really the development and prosperity of the area. Legally they do not own the said panhandle adjacent my property, they sold it to me when I brought the property in the beginning, now they want to separate and sell my property for pure profit. I would hope that Rocky View would see and acknowledge the greed and intervene instead of sending me into a court room to fend for myself.

Sincerely,

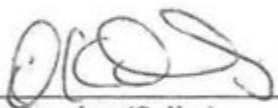
Brad Tennant

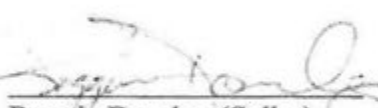


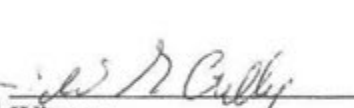
November 15, 2002


LETTER OF INTENT


In the event the 'panhandle' that borders the 4.4 acres being purchased by Gwen & Brad Tennant at 97 Canal Court, Plan 7911308, Lot 9, is no longer required for road access for remaining 15 acre development of lot 9, and upon the approval of Rockyview, it, (the one acre panhandle) will be sold to Gwen and Brad Tennant for the sum of \$1.00. Also, in the event that Don and Reggie Darnley sell the back 15 acres, this letter of intent will be presented to and agreed to by the new buyer.

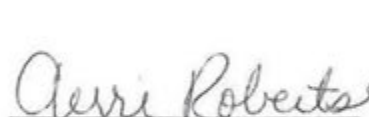

Don Darnley (Seller)


Reggie Darnley (Seller)


Witness


Brad Tennant (Buyer)


Gwen Tennant (Buyer)


Witness

ACCESS EASEMENT AGREEMENT

This indenture made the 12th day of *November*, 2002

Between:

DONALD DARNLEY and REGINA DARNLEY
P.O. Box 14, Site 7
Calgary, Alberta T2P 2G6
(hereinafter referred to as the "Grantor")

being the registered owner of all those lands situate in the Province of Alberta, and more particularly described as follows, namely:

**PLAN 021
BLOCK 3
LOT 21
CONTAINING HECTARES (ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
(hereinafter called the "Servient Lands")**

and

DONALD DARNLEY and REGINA DARNLEY
P.O. Box 14, Site 7
Calgary, Alberta T2P 2G6
(hereinafter referred to as the "Grantee")

being registered owner of all those lands situate in the Province of Alberta, and more particularly described as follows, namely:

**PLAN 021
BLOCK 3
LOT 20
CONTAINING HECTARES (ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
(hereinafter called the "Dominant Lands")**

AND WHEREAS the parties wish to provide for access to the Dominant Tenement by allowing the maintenance and repair of an existing roadway through the Servient Tenement;

AND WHEREAS to accomplish this purpose the Grantor has agreed to grant an Easement for a right of way over, across, and through Servient Tenement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants, conditions and stipulations herein contained, the Grantor does hereby grant to the Grantee and easement for a right of way for persons, animals and vehicles over, across and through the Servient Tenement for the purpose of providing access to and from the Dominant Tenement as described above.

THE GRANTOR AND GRANTEE MUTUALLY COVENANT AND AGREE:

(a) That they will equally contribute to repairs and maintenance of the right of way so as to provide common access for the Dominant Tenement and the Servient Tenement to the point where the driveway to the house on the Servient Tenement branches off said roadway after that point each party shall be solely responsible for the maintenance and repairs to their branch of the roadway;

(b) This easement shall be deemed effective from and including June 1, 2002 being the written confirmation of a verbal agreement made effective on that earlier date.

(c) That this Agreement shall enure to the benefit of and shall be binding upon the respective heirs, executors, administrators, successors and assigns of the parties hereto;

(d) That wherever the singular or the masculine pronouns are used throughout this agreement, the same shall be construed as meaning the plural, the feminine or the neuter where the context or the parties so require;

(e) That this agreement and the covenants herein contained are and shall be covenants running with the land.

The Grantees, in exercising their rights hereunder, will do so in a careful and prudent manner and will cause or do as little damage and inconvenience to the Grantor as is possible.

The Easement for Right of Way hereby granted shall not be extinguished now or in the future in the event, as now, that title to or ownership of the Dominant Tenement and/or the Servient Tenement or any adjoining portion of either of them shall be vested in the same person or persons. Further, and in any event, is any such extinguishment shall occur, and title to the Dominant Tenement or the Servient Tenement or adjoining portions thereof shall thereafter be divested from such common ownership, then and in such event the successors to and in respect of the easement hereby granted shall thereupon once again be entitled to the benefits thereof as created under and by virtue of the Easement.

IN WITNESS WHEREOF the Grantor and the Grantee have set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
by the said Grantor and Grantee in the
presence of

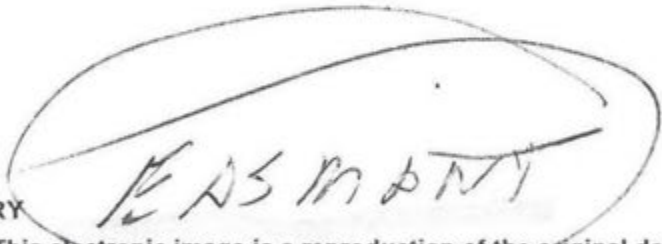


ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

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DOC 10F 1 DRR#: 1032872 ADR/FBELENKY
LINCJ 0029663954

THE LAND TITLES ACT
OVERLAND DRAINAGE EASEMENT

This agreement made the 12th day of November, 2002

Between: **DONALD DARNLEY and REGINA DARNLEY**
as owners of the Servient Lands (herein called the "Grantor")

being the registered owner of **PLAN 021 4041**
BLOCK 3 LOT 21

Excepting thereout all mines and minerals

and

DONALD DARNLEY and REGINA DARNLEY
as owners of the Dominant Lands (herein called the "Grantee")

being the registered owner of **PLAN 021 4041**
BLOCK 3 LOT 20

Excepting thereout all mines and minerals

Do hereby in consideration of the sum of one (\$1.00) dollar (the receipt whereof is hereby acknowledged) do hereby grant and transfer unto the Grantee and each of its successors in title the full right, license, liberty, privilege, and easement in, through and upon that portion of the said lands and premises (hereinafter called the "right-of-way"), more particularly described as follows:

Overland Drainage Right-of-Way Plan 021 4042

For the purposes of clearing, repairing, cleaning and maintaining from time to time a drainage area for drainage purposes, together with all the rights of egress to and from the drainage area the right for its servants, agents, employees, tractors, vehicles, machinery, supplies and equipment for all purposes necessary or incidental to the exercise and enjoyment of the rights herein granted as and from the date of the execution hereof, and for so long thereafter as the Grantee desires to exercise the rights and privileges hereby given on the following terms and conditions which are mutually covenanted and agreed to by and between the Grantor and the Grantee.

1. Grantor shall not in any manner whatsoever obstruct or cause to be obstructed the said drainage area by the deposit therein or thereon of any

debris or material whatsoever or by reason of the uses of the said lands, which includes but is not restricted to:

- a) build, erect, or maintain nor permit or suffer to be built, erected, or maintained on or above the Easement Area any building or structure that would prevent, restrict, or interfere with construction, operation, inspection, maintenance, replacement, or repair on the Overland Drainage Facility;
- b) cause, permit, or maintain any deviation from the grades and/or elevations that are in accordance with the Approved Storm Water Management Plan
- c) plant or maintain on the right-of-way any trees, shrubs, or landscaping which would or could prevent, restrict or interfere with the exercise of any of the rights herein granted:
- d) cause or permit any interference with, alteration to, removal of or damage to the Overland Drainage Facility; and
- e) suffer or permit dirt, fill, loam, gravel, paper debris, plant material, snow, ice, or slush to accumulate on the right-of-way in such a manner that;
 - i) the surface grades are altered to the extent that the drainage is adversely affected; or
 - ii) the use or operation of the Overland Drainage Facility is interfered with restricted, or prevented.

The Grantor shall assume the responsibility for the proper maintenance of the right-of-way to ensure the unimpeded flow of drainage through the drainage area constructed within the right-of-way, if the maintenance of the drainage area by the Grantor is not conducted in a manner satisfactory to Grantee, the Grantee retains the right to enter the right-of-way and perform the necessary maintenance to the drainage area with all costs incurred by the Grantee to be paid by the Grantor immediately upon demand by the Grantee as a debt due and owing to the Grantee and shall be a charge upon the said lands of the Grantor.

2. The Grantee, performing and observing the covenants and conditions on its part to be performed and observed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation, or interruption on the part of the Grantor or of any person, firm or corporation claiming by, through, under, or in trust from the Grantor. Notwithstanding the foregoing, the Grantor shall have the right to conduct his normal yard maintenance across the right-of-way providing such yard maintenance does not unduly interfere with the proper drainage of the drainage area and the Grantor properly maintains the drainage area to ensure the unimpeded flow of drainage through the drainage area within the right-of-way.

3

3. The Grantee in carrying out any operations on the right-of-way shall do so in a good and workmanlike manner and shall cause or do as little damage and inconvenience to the Grantor as is reasonably practicable.
4. The Grantee shall at all times hereafter indemnify and keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor and for which the Grantor is responsible in law as a direct result of anything done by the Grantees, their agents, employees, servants, and workman in the exercise or prepared exercise of the right-of-way herein granted.
5. The right-of-way is, and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents, including all the covenants and conditions herein contained shall extend to, be binding upon, and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the Grantor and the Grantee respectively, and wherever the singular or masculine is used, it shall be considered as if the plural or the feminine or the neuter, as the case may be, had been used, where the context of the parties hereto so require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

IN WITNESS WHEREOF, the Grantor and the Grantee have caused their corporate seal to be affixed under the hands of its proper officers in that behalf this 11 day of

November AD, 2002

DONALD DARNLEY

Per: 

REGINA DARNLEY

Per: 

DONALD DARNLEY

Per: 

REGINA DARNLEY

Per: 

4

CANADA)	I, DAVID L. CAMPBELL, of the Town of
)	
PROVINCE OF ALBERTA)	Calgary in the Province of Alberta,
)	
)	Solicitor,
)	
TO WIT:)	MAKE OATH AND SAY:

1. That I was personally present and did see **DONALD DARNLEY** and **REGINA DARNLEY** named in the within instrument, who is personally known to me to be the person named therein, duly signed and executed the same for purposes named therein.
2. That the same was executed at the Town of Strathmore, in the Province of Alberta, and that I am the subscribing witness thereto.
3. That I know the said **DONALD DARNLEY** and **REGINA DARNLEY** and she is in my belief of the full age of eighteen years.

SWORN BEFORE ME at the Town)
of Strathmore, in the Province)
of Alberta, this 24th day of)
November, A.D. 2002.)

DAVID L. CAMPBELL

Ed. Nelson
A Commissioner for Oaths in and for
the Province of Alberta

Echo Zdebiak
My commission expires
May 25, 2005.

From the desk of Asad Virk

April 11, 2018

Rocky View County Office
Planning & Development Department
911 – 32nd Avenue NE
Calgary, AB
T2E 6X6

Attention: Charlotte Satink, Deputy Municipal Clerk

Re: Bylaw C-7674-2017, Application No. PL20160116 (03218008/8020/9019/9035)

As residents of _____, we are writing this letter to strongly oppose the application noted above, for the proposed development to subdivide into 15 country residential lots on the North side of Township Road 233.

One of the most important items that will be impacted is the quality and the quantity of the water supply. Currently, our water supply is drawn from well-water and is near to, or over, full capacity as it is, which is indicated by the relatively low rate of flow. It is our understanding that some wells in the area have already run dry. To service 15 additional lots, will be further taxing to the current system.

The 15 additional lots will also require septic services, and if these are not properly developed, constructed, and maintained, they could potentially contaminate and impact the quality of the drinking water.

The proposed development will change, or eliminate, the access to Hwy 791 from Canal Court, and re-route it through the proposed development. This is an undesirable change, since it will make our travel substantially more difficult through the winter months. The additional properties also have the obvious increase in population, which results in the undesirable increase in traffic and subsequent maintenance costs of the roads. More population, also means more garbage and the inevitable littering.

In general, the addition of 15 new properties, will lower our quality of life with additional noise, additional lights, traffic dust, and property values. Most importantly, it will remove the main reason we decided to live in this area in the first place, which is the Country Residential Living Lifestyle.

Thank you for the opportunity to present our concerns regarding this proposed development, and trust you will thoroughly deliberate all the concerns of the existing residents of Canal Court.

Yours truly,
Asad & Tahseen Virk

Reva CD Young

April 9, 2018

Rocky View County Office
Planning and Development Department
911 - 32nd Avenue NE
Calgary, Alberta T2E 6X6

ATTENTION: Charlotte Satink, Deputy Municipal Clerk

Dear Ms. Satink,

Re: Bylaw C-7674-2017, Application No. PL20150116 (03218008/8020/9019/9035)

This letter is to **oppose** the above application.

1. Water!!! The basis of all life and our survival is not a joke when living on an acreage when only water wells and septic fields work, we need to take care of our children and animals. Water is not easy to find in our area and the reality of wells drying up is very real as this has already occurred with several of the land parcels in our area.
2. Livestock/Animal Control. Most of us have animals and enjoy the country setting this area has always supported. There are several homes that are in agricultural holdings designation and support agricultural activities as well. Allowing so many new lots, our lifestyle be will be in jeopardy and not why we choose to live out here. Those of us with responsible animals are worried that now we will have to deal with complaints about the smells, corrals thawing in the spring, donkeys, chickens and roosters making noise and other general animal complaints. Included in this is the ability of these new landowners to keep any pets they may have on their properties at all times. This has already been an issue in this area with access to mailboxes on Township Road 233 and the irresponsible owners of the same dogs that are constantly at large.
3. Country Residential Lifestyle, the proposal is we should have no access to Canal Court off hwy 791?? Please take a drive out here and understand how adverse the weather affects my neighborhood and neighbors – we all help each other with our equipment just to get onto our road so we can work to pay our taxes. Based on the 15 proposed additional acreages, we do not have the water nor roads that can not handle the increased traffic. Again, I implore you to come out and see the county's response time on our road when adverse conditions arise.
4. Indus Water Inc. There is actually a Utility Right of Way and Easement- I am the registered land owner for the water line on my property for the good of my neighbors, animals, respect of life style that allows a 4 inch pipeline to push WID water up through to Canal Court. At this time, Indus Water Inc. has

no desire to add further members, yet the pipeline will go through the middle of two of these new properties. This is not the first time someone has proposed this kind of development, very interesting the two previous attempts individually – I know its hard to separate how many titles are on this one but that is why I love living here and my neighbor- each was denied and now they have joined together. Please remember why we are Rocky View County and how it effects our property value!!!

Thank you for your consideration of our concerns.

From:
To: [Jessica Anderson](#)
Subject: Application PL20150116 -new proposed subdivision of 16 houses
Date: Monday, October 26, 2015 4:57:36 PM

Hello Mrs. Anderson

We have been residents of _____ for almost 23 years now. We would like to file a very strong objection to the re-designation of the agricultural holdings from agricultural to residential as per File number 03218008/8020/9019/9035 application PL 20150116 for the same reasons as Mr. and Mrs McNab.

One more question: How is it possible to have not even 4 acres, when Rocky View county informed us that in this area lots must be no less than 6 acres. Did Rocky View county change these regulations and failed to inform us of this?

We feel that 16 more houses in this area is an outrage. We are loosing farm land because somebody wants to make money. We need farm land to survive.

We strongly object to the application PL 20150116

Regard

Vilem Zach

Attn:
Planning and Development Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

To whom it may concern,

I have several concerns regarding the Bylaw C-7674-2017, Application number PL20150116, File Number 03218008/8020/9019/9035. As a resident of the Canal Court area of almost 16 years, several factors come to mind when suggesting the development of so many lots in close proximity to the existing acreages in the area.

First of all, we do have water issues in the area particularly in the eastern half of Canal Court. Several of us have had to drill new wells as the first has dried up and those of us that do have water, have very low Gallon per minute readings. In addition to this, our parcel of land actually has a caveat put on by the Municipal district of Rocky View stating that our water does not meet the Canadian Drinking Water Guidelines for TDS, iron, sodium, sulphate and alkalinity. I am concerned that this new development will not be able to support the new owners with appropriate water sources and that this may have a detrimental effect on the water that is currently in the area. I am not sure if the plan is to have individual wells on the property but 15 new wells in a relatively small area causes me a great deal of concern as to water quantities and quality. It is definitely not cheap if we were now to dry up and have to drill a new well for ourselves.

In relation to water quality, I am also concerned with sewage disposal. Every spring, we need to open our septic tank and pump out any liquid in the system due to flooding of our septic field as the snow melt comes down the Canal Court Hill and down the fields into our acreage. The area of the proposed acreages also has many low spots and is where the water from our acreages eventually runs to. With a lot more development in the area, new driveways, houses and new landscaping, I am concerned on how water will flow over the land and the eventual effects this may have on the water running over our property.

As well, there is a neighbourhood concern about the Utility Right of Way and Easements that have been registered on the properties for the use of Indus Water Inc. Indus Water Inc. has an agreement with the WID to gain access to Canal water for irrigation and animal use at 12 of the properties on Canal Court. This easement will go through 2 of the proposed acreages and the new property owners will need to be aware of this pipe system going through the middle of their properties. This could be an issue if the developers are not aware of this easement. The last time this property was in the planning stage, the owners/developer seemed surprised to hear that there was an easement at all. They are now aware of it, but do not seem overly concerned and just assure us that it will be respected if it is on land title which it is. As secretary of Indus Water Inc., I see many potential issues here if this is not dealt with up front.

Lastly, I have a concern about services. This area of Canal Court is not always well serviced in terms of mowing, grading or snowplowing. The last 5 houses on the Canal Court Road are often not plowed out because the bend in the road seems to be considered a driveway. As a group on Canal Court, we deal well with this fact and many of us help each other out during snowstorms or severe weather events. As well, we also receive fire and police service from fairly long distances and there is no waste service in the

area at all. I am not sure it is a good County plan to put another 15 acreages in this area when we already have concerns with services and most of us here are fairly self-sufficient. The new acreage owners would need to be aware that the area is actually quite rural despite the significant number of current acreages in the area and that they would need to be able to take care of themselves for a time until the County has time to catch up during weather events or at any time regarding waste disposal.

Thank you for your time and considering my concerns,

Sincerely,

Diana Baker
136 Canal Court
Rocky View, AB



FINANCIAL SERVICES

TO: Council

DATE: February 26, 2019 **DIVISION:** All

FILE: 2025-100

SUBJECT: 2018 Audit Service Plan

¹POLICY DIRECTION:

The audit service plan supports the *Municipal Government Act* section 281 (1) – “The auditor for the municipality must report to the council of the annual financial statements and financial information return of the municipality”.

EXECUTIVE SUMMARY:

The Audit Service Plan from MNP is attached to this report for Council's information. This Plan is provided to Council on an annual basis as part of the provincially mandated audit process and sets out how MNP will conduct the 2018 audit. MNP intends to present their audit findings to Council on April 30, 2019.

BACKGROUND:

The *Municipal Government Act* s 281 (1) states that “The auditor for the municipality must report to the council of the annual financial statements and financial information return of the municipality”. On September 25, 2018, Council appointed MNP LLP as Rocky View County's auditors for a period of five years. MNP LLP has provided the attached Audit Service Plan to discuss their overall strategy and general arrangements for the audit of Rocky View's 2018 financial statements. MNP's mandate includes completing an audit of the following areas: (1) The County's annual Financial Statements and supporting information; (2) the Family & Community Support Services (FCSS) program; and (3) the Local Authorities Pension Plan (LAPP) contributions.

MNP Responsibilities are as follows:

- 1) Report whether the December 31, 2018 financial statements present fairly, in all material respects, the financial position, results of operations and cash flows of the Municipality in accordance with Canadian Public Sector Accounting Standards
- 2) Conduct the audit in accordance with Canadian generally accepted auditing standards
- 3) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidenced that is sufficient and appropriate to provide a basis for an opinion.
- 4) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's control.
- 5) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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



- 6) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

MNP will attend Council and will be available to discuss various topics, including fraud, the County's specific needs and expectations, or any other issues or concerns. Council has the opportunity to contact the Auditor at any time or to direct the undertakings of the Auditor. For the purposes of this discussion, Council may choose to move in camera, in accordance with the following:

- a) *Municipal Government Act, Section 197(2); and*
- b) *Freedom of Information and Protection of Privacy Act*
 - Section 24 – (Advice from officials)
 - Section 25 – (Harmful to economic and other interests of a public body)

BUDGET IMPLICATION(S):

None. - The funding for this initiative is included in the 2019 operating budget.

OPTIONS:

- Option #1** THAT the 2018 Audit Service Plan be received for information.
- Option #2** THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director

Chief Administrator Officer

BW/bs

ATTACHMENTS:

ATTACHMENT 'A' – MNP Audit Service Plan for Rocky View County, Year Ending December 31, 2018

Rocky View County
Audit Service Plan
Year Ending December 31, 2018
For presentation at the Council Meeting
February 26, 2019

February 26, 2019

Members of Council of Rocky View County

Dear Members of Council:

We are pleased to present our Audit Service Plan for Rocky View County ("the County"). In this plan we describe MNP's audit approach, our engagement team, the scope of our audit and a timeline of anticipated deliverables. We are providing this Audit Service Plan to Council on a confidential basis. It is intended solely for the use of Council and is not intended for any other purpose. Accordingly, we disclaim any responsibility to any other party who may rely on this report.

Our audit will include an audit of the County's financial statements for the year ended December 31, 2018, prepared in accordance with Canadian public sector accounting standards. Our audit will be conducted in accordance with Canadian generally accepted auditing standards.

At MNP, our objective is to perform an efficient, high quality audit which focuses on those areas that are considered higher risk. We adhere to the highest level of integrity and professionalism. We are dedicated to maintaining open channels of communication throughout this engagement and will work with management to coordinate the effective performance of the engagement. Our goal is to exceed Council's expectations and ensure you receive outstanding service.

Additional materials provided along with this report include both our Engagement Letter and draft Independence Communication. Our Engagement Letter is the formal written agreement of the terms of our audit engagement as negotiated with management and outlines our responsibilities under Canadian generally accepted auditing standards. Our draft Independence Communication formally confirms in writing MNP's independence.

We look forward to discussing our audit service plan with you and look forward to responding to any questions you may have.

Sincerely,



Julie Oliver, CPA, CA
Assurance Services

encls.

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OVERVIEW

Our Audit Service Plan outlines the strategy we will follow to provide Rocky View County's Council with our Independent Auditors' Report on the December 31, 2018 financial statements.

We propose to use \$3,000,000 as overall materiality for audit planning purposes.

To meet your requirement of final financial statements released before the municipal reporting deadline, we plan to present our audit findings to the Council on April 30, 2019.

TOPICS FOR DISCUSSION

We are committed to providing superior client service by maintaining effective two-way communication.

Topics for discussion include, but are not limited to:

- Changes to your operations and developments in the financial reporting and regulatory environment
- Business plans and strategies
- The management oversight process
- Fraud:
 - How could it occur?
 - Risk of fraud and misstatement?
 - Actual, suspected or alleged fraud?
- Your specific needs and expectations
- Audit Service Plan
- Any other issues and/or concerns

KEY CHANGES AND DEVELOPMENTS

Based on our knowledge of the County and our discussions with management, we have noted the recent developments set out below. Our audit strategy has been developed giving consideration to these factors.

Issues and Developments	Summary
Entity specific	Interim managers in a few departments along with interim CAO during the year and permanent CAO position filled in December
New reporting developments	PS 1201 Financial Statement Presentation (New) PS 2200 Related Party Disclosures (New) PS 2601 Foreign Currency Translation (New) PS 3041 Portfolio Investments (New) PS 3210 Assets (New) PS 3320 Contingent Assets (New) PS 3380 Contractual Rights (New) PS 3420 Inter-entity Transactions (New) PS 3430 Restructuring Transactions (New) PS 3450 Financial Instruments (New and Amendment) Revenue, Proposed Section PS 3400 (Exposure Draft) Asset Retirement Obligations, Section PS 3280 Financial Instruments: Transition
New assurance developments	CAS 250 Consideration of Laws and Regulations in an Audit of Financial Statements (New) CAS 315 Identifying and Assessing the Risks of Material Misstatement Through Understanding the Entity and its Environment and CAS 330 The Auditor's Responses to Assessed Risks (Amendment) Auditing Accounting Estimates and Related Disclosures (Exposure Draft) CAS 700 Forming an Opinion and Reporting on Financial Statements and CAS 701 Communicating Key Audit Matters in the Independent Auditor's Report (New and Amended)
Changes to the MGA	Compliance with changes to the MGA is the responsibility of management. Changes have been communicated.

Detailed information on Key Changes and Developments are included as Appendix A.

MNP'S AUDIT PROCESS

MNP's audit methodology, "The MAP", is a risk based audit approach that is divided into four separate stages: Pre-planning, Planning and Risk Assessment, Risk Response and Completion and Reporting. Our audit process focuses on significant risks identified during the pre-planning and planning and risk assessment stage, ensuring that audit procedures are tailored to your specific circumstances and appropriately address those risks.

Council is responsible for approval of the financial statements and County policies. Council should consider the potential for management override of controls or other inappropriate influences, such as earnings management, over the financial reporting process. Council, through delegation to management, is also responsible for the integrity of the accounting and financial reporting systems, including controls to prevent and detect fraud and misstatement, and to monitor compliance with relevant laws and regulations.

Effective discharge of these respective responsibilities is directed toward a common duty to provide appropriate and adequate financial accountability, and quality financial disclosure.

Key responsibilities of MNP and management are outlined in the Engagement Letter (see attached). More detailed discussion about MNP's audit process is provided in Appendix B.

AUDIT MATERIALITY

Materiality is an important audit concept. It is used to assess the significance of misstatements or omissions that are identified during the audit and is used to determine the level of audit testing that is carried out. Specifically, a misstatement or the aggregate of all misstatements in financial statements as a whole (and, if applicable, for particular classes of transactions, account balances or disclosures) is considered to be material if it is probable that the decision of the party relying on the financial statements, who has reasonable understanding of business and economic activities, will be changed or influenced by such a misstatement or the aggregate of all misstatements.

The scope of our audit work is tailored to reflect the relative size of operations of the County and our assessment of the potential for material misstatements in the County's financial statements as a whole (and, if applicable, for particular classes of transactions, account balances or disclosures). In determining the scope, we emphasize relative audit risk and materiality, and consider a number of factors, including:

- The size, complexity, and growth of the County;
- Changes within the organization, management or accounting systems; and
- Concerns expressed by management.

Judgment is applied separately to the determination of materiality in the audit of each set of financial statements (and, if applicable, for particular classes of transactions, account balances or disclosures) and is affected by our perception of the financial information needs of users of the financial statements. In this context, it is reasonable to assume that users understand that financial statements are prepared, presented and audited to levels of materiality; recognize uncertainties inherent in the measurement of amounts based on the use of estimates, judgment and consideration of future events; and make reasonable economic decisions based on the financial statements. The foregoing factors are taken into account in establishing the materiality level.

We propose to use \$3,000,000 as overall materiality for audit planning purposes.

RISK ASSESSMENT

Based on the preliminary risk assessment procedures performed, we have identified the following significant risks which will be addressed during our audit. We have also outlined the proposed audit response to address those risks. We will update our risk assessment as the audit progresses for additional risks identified and will inform management of any additional significant risks identified.

Areas of Audit Risk	Description of Possible Risk	Proposed Audit Response
Cash	The nature of cash makes it susceptible to misappropriation.	Observe safeguards over cash and cash receipts.
Sale of goods/rendering of services	Some fines or services may be paid for in cash which is subject to misappropriation.	Walkthrough additional procedures of City View, bank reconciliations, bad debt and adjustments.
Tax revenues	Values used for calculating property tax are subjective. Risk that improvements on a property do not get reflected in value therefore property tax revenue not complete.	Recalculate overall values for property taxes using approved millrates and compare property values to those submitted to the Alberta government.
Government transfers	Contributions received are subject to restrictions imposed by the contributors and can only be recognized when expenditures related to the restricted use have been incurred.	Select a sample of projects and review a sample of expenditures to ensure that expenditures are eligible for that grant and therefore the stipulations are met.
Expenses	An unauthorized expense may be paid.	Expense testing and payables testing is completed which includes ensuring that invoices are approved before they are paid.
Deposit liabilities	Risk of inaccurate deposit liabilities due to unrecorded deposits or deposits for which all criteria has been met and they should be cleared from the listing.	Complete substantive testing on deposits to ensure that all deposits on the listing are appropriate. Discuss completeness of deposits with employees and corroborate explanations.
Deferred revenue and restricted contributions	Government transfers are significant and could be manipulated by recording in the wrong period.	Complete testing on invoices to ensure that all expenditures allocated to projects are eligible expenditures.
Site contamination and landfill liabilities	The calculation of site contamination and landfill closure and post-closure liabilities is complex and subject to significant estimation.	Discuss with client to ensure all liabilities have been set up in the year. Compare methodology and estimates to the prior period and obtain explanation for changes.
Tangible capital assets	Risk of treating upgrades to capital items inconsistently. This risk includes the risk of contributed assets not being recorded.	Ensure capital items tested are appropriately classified.

TIMING OF THE AUDIT

Based on the audit planning performed and areas of audit risks identified, the following timelines for key deliverables have been discussed and agreed upon with management:

KEY DELIVERABLE	EXPECTED DATE
Presentation of December 31, 2018 Audit Service Plan to Council	February 26, 2019
Interim procedures	December 3, 2018 to December 7, 2018
Year-end fieldwork procedures	March 18, 2019 to March 29, 2019
Draft year-end financial statements to be discussed with management	April 12, 2019
Presentation of December 31, 2018 Audit Findings Report to the Council	April 30, 2019
Presentation of Management Letter to the Council	April 30, 2019
Issuance of Independent Auditors' Report	April 30, 2019

To meet your requirement of final financial statements released on by May 1, 2019, we plan to present our audit findings to Council on April 30, 2019.

AUDIT TEAM

In order to ensure effective communication between Council and MNP, we outline below the key members of our audit team that will be responsible for the audit of Rocky View County and the role they will play:

NAME	POSITION
Julie Oliver, CPA, CA	Engagement Partner
Melisa Milne, CPA, CA	Concurring Partner
Laura Allard	Detail File Review
Gina Van Haren	Audit Senior
Mandy Flahr & Sean Reynolds	Audit Team Members

In order to serve you better and meet our professional responsibilities, we may find it necessary to expand our audit team to include other MNP professionals whose consultation will assist us to evaluate and resolve complex, difficult and/or contentious matters identified during the course of our audit. Additionally, reliance on specialists including engineers may be necessary in order to obtain appropriate audit evidence. Any changes to the audit team will be discussed with you to ensure a seamless process and that all concerned parties' needs are met.

FEES AND ASSUMPTIONS

Our audit hours and fees for the year ended December 31, 2018 are estimated to be the following, exclusive of applicable taxes:

	DECEMBER 31, 2018 ESTIMATE	DECEMBER 31, 2017 ACTUAL
Base audit fee as per our fee quote dated June 4, 2018	42,000	42,000
LAPP audit	2,000	2,000
FCSS Program audit	2,000	2,000
Total	46,000	46,000

Invoices will be rendered as work progresses in accordance with the following schedule:

Progress billing #1 Upon commencement of field work	\$	21,000
Progress billing #2 Upon completion of field work	\$	16,800
Final billing – upon release of the independent auditors' report	\$	4,200
LAPP billing - Upon release of report	\$	2,000
FCSS billing - Upon release of report	\$	2,000

AUDITOR INDEPENDENCE

An essential aspect of all our services to the County is an independent viewpoint, which recognizes that our responsibilities are to the members of Council. While the concept of independence demands a questioning and objective attitude in conducting our audit, it also requires the absence of financial or other interests in the County. In accordance with our firm's policy, and the Rules of Professional Conduct, which govern our profession, neither MNP nor any of its team members assigned to the engagement or any of its partners, are permitted to have any involvement in or relationship with the County that would impair independence or give that appearance. As auditors, we subscribe to the highest standards and are required to discuss the auditors' independence with Council on an annual basis. Under the standard an auditor shall:

- Disclose to Council in writing, all relationships between the auditor and the County that in the auditors' professional judgment may reasonably be thought to bear on our independence;
- Discuss the auditors' independence with Council.

During the course of the audit, we will communicate any significant new matters that come to our attention that, in our professional judgment, may reasonably be thought to bear on our independence. At the completion of our audit, we will reconfirm our independence.

We look forward to discussing with you the matters addressed above. We will be prepared to answer any questions you may have regarding our independence, as well as any other matters of interest to you.

APPENDIX A – Key Changes and Developments

Key Business Developments

There were a number of changes in managers and changes to the CAO position throughout the year. This development creates additional risks in the County's internal control environment. The amount of additional risk created by this turn-over in key management positions was mitigated by the County hiring an interim CAO and having interim managers fill the other roles, as well as the fact that there are multiple controls in place and most are not dependent on the CAO or the other managers. Our audit response to this development will include mainly additional assessments and, where appropriate, testing of the County's internal controls related to the position of CAO for the transition period from May to December.

New and Proposed Reporting and Assurance Developments

New and Proposed Reporting Developments

PS 1201 Financial Statement Presentation (New)

In June 2011, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 1201 *Financial Statement Presentation*, which revises and replaces PS 1200 *Financial Statement Presentation*. The main features of the new standard are:

- Remeasurement gains and losses are reported in a new statement: the statement of remeasurement gains and losses.
- Other comprehensive income arising when a government includes the results of government business enterprises and government business partnerships in its financial statements, is reported in the statement of remeasurement gains and losses.
- Accumulated surplus or deficit is presented as the total of the accumulated operating surplus or deficit and the accumulated remeasurement gains and losses.

The Section is effective in the same period PS 2601 *Foreign Currency Translation* and PS 3450 are adopted. PS 2601 and PS 3450 are to be adopted together and are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.

PS 2200 Related Party Disclosures (New)

In March 2015, the Public Sector Accounting Board (PSAB) issued a new standard, PS 2200 *Related Party Disclosures*.

This new Section defines a related party and established disclosures required for related party transactions. Disclosure of information about related party transactions and the relationship underlying them is required when they have occurred at a value different from that which would have been arrived at if the parties were unrelated, and they have, or could have, a material financial effect on the financial statements.

This Section is effective for fiscal years beginning on or after April 1, 2017. Early adoption is permitted.

PS 2601 Foreign Currency Translation (New)

In June 2011, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 2601 *Foreign Currency Translation*, which revises and replaces PS 2600 *Foreign Currency Translation*. The main features of the new standard are:

- The definition of currency risk is conformed to the definition in PS 3450.
- Removal of the exception relating to the measurement of items on initial recognition that applies when synthetic instrument accounting is used.
- Subsequent to initial recognition, non-monetary foreign currency items included in the fair value category in accordance with PS 3450 are adjusted at each financial statement date to reflect the exchange rate at that date.
- The deferral and amortization of foreign exchange gains and losses relating to long-term foreign currency monetary items is discontinued.

APPENDIX A – Key Changes and Developments (*continued from previous page*)

- Exchange gains and losses are recognized in the statement of remeasurement gains and losses until the period of settlement.
- Removal of hedge accounting and the presentation of items as synthetic instruments.

The transitional provisions in this standard were amended May 2012, effective at the time the standard is initially applied, to clarify application to hedging instruments for government organizations transitioning from the standards in Part V of the CPA Canada Handbook – Accounting. Gains or losses yet to be recognized in net income prior to the transition date associated with designated hedging instruments are accounted for in accumulated remeasurement gains or losses at transition. Additionally, a new transitional provision has been added that applies to government organizations transitioning from the standards in Part V with self-sustaining foreign operations. Accumulated other comprehensive income (OCI) from translation of self-sustaining foreign operations is recognized in accumulated remeasurement gains or losses on transition.

In September 2015, the effective date for governments was extended by three years. The Section is effective in the same period PS 3450 is adopted. PS 2601 and PS 3450 are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.

PS 3041 Portfolio Investments (New)

In March 2012, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 3041 *Portfolio Investments*, which revises and replaces PS 3030 *Temporary Investments* and PS 3040 *Portfolio Investments*. The main features of the new standard are:

- PS 3041 does not make a distinction between temporary and portfolio investments, and is cross referenced and conformed to the requirements of PS 3450.
- Investments previously within the scope of PS 3030, which are not cash equivalents, are now accounted for within the scope of PS 3041.

This Section is effective in the same period PS 1201 *Financial Statement Presentation*, PS 2601 *Foreign Currency Translation* and PS 3450 are adopted. PS 1201, PS 2601 and PS 3450 are to be adopted together and are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.

PS 3210 Assets (New)

In June 2015, new PS 3210 *Assets* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section provides guidance for applying the definition of assets set out in PS 1000 *Financial Statement Concepts*. The main features of this standard are as follows:

- Assets are defined as economic resources controlled by a government as a result of past transactions or events and from which future economic benefits are expected to be obtained.
- Economic resources can arise from such events as agreements, contracts, other government's legislation, the government's own legislation, and voluntary contributions.
- The public is often the beneficiary of goods and services provided by a public sector entity. Such assets benefit public sector entities as they assist in achieving the entity's primary objective of providing public goods and services.
- A public sector entity's ability to regulate an economic resource does not, in and of itself, constitute control of an asset, if the interest extends only to the regulatory use of the economic resource and does not include the ability to control access to future economic benefits.
- A public sector entity acting as a trustee on behalf of beneficiaries specified in an agreement or statute is merely administering the assets, and does not control the assets, as future economic benefits flow to the beneficiaries.
- An economic resource may meet the definition of an asset, but would not be recognized if there is no appropriate basis for measurement and a reasonable estimate cannot be made, or if another Handbook Section prohibits its recognition. Information about assets not recognized should be disclosed in the notes.

APPENDIX A – Key Changes and Developments (*continued from previous page*)

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3320 Contingent Assets (New)

In June 2015, new PS 3320 *Contingent Assets* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section establishes disclosure standards on contingent assets. The main features of this standard are as follows:

- Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the public sector entity's control occurs or fails to occur. Resolution of the uncertainty will confirm the existence or non-existence of an asset.
- Passing legislation that has retroactive application after the financial statement date cannot create an existing condition or situation at the financial statement date.
- Elected or public sector entity officials announcing public sector entity intentions after the financial statement date cannot create an existing condition or situation at the financial statement date.
- Disclosures should include existence, nature, and extent of contingent assets, as well as the reasons for any non-disclosure of extent, and the bases for any estimates of extent made.
- When a reasonable estimate can be made, disclosure should include a best estimate and a range of possible amounts (or a narrower range of more likely amounts), unless such a disclosure would have an adverse impact on the outcome.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3380 Contractual Rights (New)

In June 2015, new PS 3380 *Contractual Rights* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). This new Section establishes disclosure standards on contractual rights, and does not include contractual rights to exchange assets where revenue does not arise. The main features of this standard are as follows:

- Contractual rights are rights to economic resources arising from contracts or agreements that will result in both an asset and revenue in the future.
- Until a transaction or event occurs under a contract or agreement, an entity only has a contractual right to an economic resource. Once the entity has received an asset, it no longer has a contractual right.
- Contractual rights are distinct from contingent assets as there is no uncertainty related to the existence of the contractual right.
- Disclosures should include descriptions about nature, extent, and timing.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3420 Inter-entity Transactions (New)

In March 2015, the Public Sector Accounting Board (PSAB) issued new PS 3420 *Inter-entity Transactions*.

The new Section establishes standards on how to account for and report transactions between public sector entities that comprise a government's reporting entity from both a provider and recipient perspective. The main features of the new Section are:

- Under a policy of cost allocation, revenues and expenses are recognized on a gross basis.
- Transactions are measured at the carrying amount, except in specific circumstances.
- A recipient may choose to recognize unallocated costs for the provision of goods and services and measure them at the carrying amount, fair value or other amount dictated by policy, accountability structure or budget practice.
- The transfer of an asset or liability for nominal or no consideration is measured by the provider at the carrying amount and by the recipient at the carrying amount or fair value.

APPENDIX A – Key Changes and Developments (*continued from previous page*)

- Inter-entity transactions are considered in conjunction with PS 2200 *Related Party Disclosures*.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3430 Restructuring Transactions (New)

In June 2015, new PS 3430 *Restructuring Transactions* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section establishes standards for recognizing and measuring assets and liabilities transferred in a restructuring transaction. The main features of this standard are as follows:

- A restructuring transaction is defined separately from an acquisition. The key distinction between the two is the absence of an exchange of consideration in a restructuring transaction.
- A restructuring transaction is defined as a transfer of an integrated set of assets and/or liabilities, together with related program or operating responsibilities that does not involve an exchange of consideration.
- Individual assets and liabilities transferred in a restructuring transaction are derecognized by the transferor at their carrying amount and recognized by the recipient at their carrying amount with applicable adjustments.
- The increase in net assets or net liabilities resulting from recognition and derecognition of individual assets and liabilities received from all transferors, and transferred to all recipients in a restructuring transaction, is recognized as revenue or as an expense.
- Restructuring-related costs are recognized as expenses when incurred.
- Individual assets and liabilities received in a restructuring transaction are initially classified based on the accounting policies and circumstances of the recipient at the restructuring date.
- The financial position and results of operations prior to the restructuring date are not restated.
- Disclosure of information about the transferred assets, liabilities and related operations prior to the restructuring date by the recipient is encouraged but not required.

The Section is effective for new restructuring transactions that occur in fiscal periods beginning on or after April 1, 2018. Earlier application is permitted.

PS 3450 Financial Instruments (New and Amendment)

In June 2011, the Public Sector Accounting Board (PSAB) issued new PS 3450 *Financial Instruments*. The new standard establishes requirements for recognition, measurement, derecognition, presentation and disclosure of financial assets and financial liabilities, including derivatives. The main features of the new standard are:

- Financial instruments are classified into two measurement categories: fair value, or cost or amortized cost.
 - Almost all derivatives, including embedded derivatives not closely related to the host contract, are measured at fair value.
 - Portfolio investments in equity instruments quoted in an active market are measured at fair value.
 - Other financial assets and financial liabilities are generally measured at cost or amortized cost.
 - An entity may elect to measure any group of financial assets or financial liabilities (or both) at fair value when the entity has a risk management or investment strategy to manage those items on a fair value basis.
- Remeasurement gains and losses on financial instruments measured at fair value are reported in the statement of remeasurement gains and losses until the financial instrument is derecognized.
- Budget to actual comparisons are not required within the statement of remeasurement gains and losses;
- Financial liabilities are derecognized when, and only when, they are extinguished.
- Financial assets and financial liabilities are only offset and reported on a net basis if a legally enforceable right to set off the recognized amounts exists, and the entity intends to settle on a net basis or realize/settle the amounts simultaneously.

APPENDIX A – Key Changes and Developments *(continued from previous page)*

In May 2012, the transitional provisions for this Section were amended, effective at the time the standard is initially applied, to clarify that the measurement provisions are applied prospectively. Adjustments to previous carrying amounts are recognized in opening accumulated remeasurement gains or losses. Additionally, a new transitional provision has been added that applies to government organizations transitioning from the standards in Part V of the CPA Canada Handbook – Accounting with items classified as available for sale. Accumulated other comprehensive income (OCI) from items classified as available for sale is recognized in accumulated remeasurement gains or losses on transition.

In September 2015, the effective date for governments was extended by three years. PS 3450 is effective for fiscal years beginning on or after April 1, 2019. In the period that a public sector entity applies PS 3450, it also applies PS 1201, PS 2601 and PS 3041. Early adoption is permitted.

Revenue, Proposed Section PS 3400 (Exposure Draft)

The Public Sector Accounting Board (PSAB) issued this Exposure Draft (ED) in May 2017 to propose a new Section on revenue to address revenue arising from two specific categories of revenue: exchange transactions and unilateral transactions. The following are the main features of this ED:

- An exchange transaction is a transaction that gives rise to one or more performance obligations for a public sector entity arising directly from a payment or promise of consideration by a payor.
- Performance obligations are enforceable promises to provide goods or services to a payor.
- Revenue from an exchange transaction is recognized when the entity has satisfied the performance obligation(s).
- Performance obligations can be satisfied at a point in time or over a period of time.
- Unilateral revenues increase the economic resources of a public sector without a direct transfer of goods or services to the payor and do not give rise to performance obligations.
- Unilateral revenues are recognized when a public sector entity has the authority to claim or retain an inflow of economic resources and a past event gives rise to a claim of economic resources.

In June 2018, the PSAB approved the final version of PS 3400. This new section will be effective for fiscal years beginning on or after April 1, 2022. Earlier adoption is permitted.

Asset Retirement Obligations, Section PS 3280

The Public Sector Accounting Board (PSAB) issued this Exposure Draft (ED) in March 2017 to propose a new Section on asset retirement obligations (ARO liabilities) and withdraw PS 3270 *Solid Waste Landfill Closure and Post-Closure Liability*. The main features of this ED include the following:

- ARO liabilities represent a legal obligation associated with the retirement of a tangible capital asset.
- Asset retirement costs increase the carrying amount of the related tangible capital asset and are expensed in a rational and systematic manner.
- Asset retirement costs are expensed when they are associated with an asset that is no longer in productive use.
- Subsequent measurement of the ARO liability results in either a change in the carrying amount of the related tangible capital asset or an expense. The accounting treatment depends on the nature of the remeasurement and whether the asset remains in productive use.
- ARO liabilities include costs directly attributable to retirement activities, such as post-retirement operation, maintenance and monitoring.
- The best method to estimate the liability is often a present value technique.

In March 2018, the PSAB approved the final version of PS 3280. This new section will be effective for fiscal years beginning on or after April 1, 2021. Earlier adoption is permitted.

Financial Instruments: Transition

The Public Sector Accounting Board (PSAB) issued this Exposure Draft (ED) in October 2014 to clarify the scope of PS 3450 *Financial Instruments*, and add transitional provisions and new guidance. The main features of

APPENDIX A – Key Changes and Developments *(continued from previous page)*

this ED include:

Purpose and Scope

- The ED clarifies that PS 3450 does not apply unless a contractual right or a contractual obligation underlies a receivable or payable. By definition, there must be a contract for there to be a financial instrument.

Presentation

- The ED clarifies how a transfer of collateral pursuant to a credit risk management mechanism in a derivative contract is accounted for.

Transitional Provisions

- Prior to adopting PS 3450, a public sector entity may have unamortized discounts or premiums attributable to debt buy-backs. To comply with PS 3450, the issuer needs to derecognize these debt instruments at the beginning of the fiscal year in which PS 3450 is first applied. This derecognition is accounted for retroactively without restatement. An unamortized discount or premium associated with the derecognized debt instrument is accounted for as an adjustment to opening surplus/deficit.
- Financial assets or financial liabilities in the cost or amortized cost category may have an associated unamortized discount or premium. When this is the case, the discount or premium is included in the item's opening carrying value.
- Derivatives may not have been recognized or may not have been measured at fair value prior to the adoption of PS 3450. Any difference between the previous carrying value and fair value is recognized in the opening balance of accumulated remeasurement gains and losses.

In June 2015, the PSAB deferred considering the amendments proposed in this ED until a later date.

New and Proposed Assurance Developments**CAS 250 Consideration of Laws and Regulations in an Audit of Financial Statements (New)**

In March 2017, the Auditing and Assurance Standards Board (AASB) issued a revised and replaced version of CAS 250 *Consideration of Laws and Regulations in an Audit of Financial Statements*. The revised CAS 250 incorporates changes to address actual or perceived inconsistencies in the approach to identifying and responding to instances of identified or suspected non-compliance with laws and regulations between the standard and relevant ethical requirements.

This revised CAS:

- Aligns aspects of the standard to the International Ethics Standards Board for Accountants' revised *Code of Ethics for Professional Accountants*, particularly the definition of non-compliance and the examples of laws and regulations within the scope of CAS 250;
- Clarifies the requirement regarding the auditor's determination of whether to report identified or suspected non-compliance with laws and regulations to an appropriate authority outside the entity and the auditor's duty of confidentiality, in order to recognize the different provisions of laws, regulations or relevant ethical requirements;
- Highlights that the auditor may have additional responsibilities under law, regulation or relevant ethical requirements, including possible documentation requirements and communicating to other auditors;
- Enhances the consideration of the implications of non-compliance with laws and regulations on the audit; and,
- Emphasizes the fact that, in certain cases, communication with management or those charged with governance may be restricted or prohibited by law or regulation.

APPENDIX A – Key Changes and Developments *(continued from previous page)*

Other standards impacted by the revisions to CAS 250 include:

- CAS 240 *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*;
- CAS 450 *Evaluation of Misstatements Identified during the Audit*;
- CSRE 2400 *Engagements to Review Historical Financial Statements*; and,
- CSAE 3410 *Assurance Engagement on Greenhouse Gas Statements*.

These standards are amended to more clearly articulate the auditor's responsibilities regarding identified or suspected non-compliance with laws and regulations.

The revised CAS 250 is effective for audits of financial statements for periods ending on or after December 15, 2018. The effective date of CAS 250, and of applicable requirements in CAS 240, CAS 450, and CSAE 3410 differ from those in the corresponding International Standards.

CAS 315 Identifying and Assessing the Risks of Material Misstatement Through Understanding the Entity and its Environment and CAS 330 The Auditor's Responses to Assessed Risks (Amendment)

In June 2017, the Auditing and Assurance Standards Board (AASB) issued amendments to Canadian Auditing Standard (CAS) 315 and CAS 330. CAS 315 and CAS 330 have been amended to enhance the audit of financial statement disclosures.

Amendments to CAS 315 set out the requirements for the auditor to:

- Obtain an understanding of the information system including related business processes that are relevant to financial reporting; and
- Identify and assess the risks of material misstatement.

Amendments to CAS 330 set out required audit procedures related to:

- The financial statement closing process;
- The presentation of the financial statements; and
- Documentation.

The revised CAS 315 and CAS 330 are effective for audits of financial statements for periods ending on or after December 15, 2018. Earlier application is permitted. The effective date of these amended requirements in CAS 315 and CAS 330 differs from that in the corresponding International Standard on Auditing (ISA) 315 and ISA 330.

Auditing Accounting Estimates and Related Disclosures (Exposure Draft)

In May 2017, the Auditing and Assurance Standards Board (AASB) issued an Exposure Draft (ED) that proposes to amend CAS 540 *Auditing Accounting Estimates, Including Fair Value Accounting Estimates, and Related Disclosures*.

The proposed amendments to CAS 540 include:

- Enhanced requirements for risk assessment procedures and the auditor's work effort in responding to the assessed risks of material misstatement for accounting estimates and the related disclosures;
- Consideration of the complexity of accounting estimates, the need for the use of judgment by management, and estimation uncertainty;
- Emphasis on important considerations for complex models, forward-looking information, and internal controls in auditing accounting estimates; and
- Key provisions designed to enhance the auditor's application of professional skepticism and consideration of the potential for management bias.

The proposed effective date is for audits of financial statements for periods ending approximately 18 months

APPENDIX A – Key Changes and Developments *(continued from previous page)*

after the approval of the final CASs. Earlier application will be permitted.

CAS 700 Forming an Opinion and Reporting on Financial Statements and CAS 701 Communicating Key Audit Matters in the Independent Auditor's Report (New and Amended)

In June 2017, the Auditing and Assurance Standards Board (AASB) issued amendments to CAS 700, new CAS 701, and several other amendments to Canadian Auditing Standards (CASs) relating to auditor reporting. The new and amended auditor reporting standards are intended to result in an auditor's report that increases confidence in the audit and the financial statements.

The auditor's report in CAS 700 and other related standards has been restructured as follows:

- The Auditor's Opinion section is required to be presented first, followed by the Basis of Opinion section;
- Enhanced disclosure on going concern is required in accordance with CAS 570 *Going Concern*, including:
 - A description of the respective responsibilities of management and the auditor for going concern;
 - A separate section when a material uncertainty exists and is adequately disclosed, under the heading "Material Uncertainty Related to Going Concern";
- Disclosure of Key Audit Matters when required by law or regulation in accordance with CAS 701 *Communicating Key Audit Matters in the Independent Auditor's Report*;
- For listed entities, a statement about the auditor's independence and fulfillment of relevant ethical responsibilities;
- An enhanced description of the auditor's responsibilities and key features of an audit is provided. Certain components of the description of the auditor's responsibilities may be presented in an appendix to the auditor's report or, where law, regulation or national auditing standards expressly permit, by reference in the auditor's report to a website of an appropriate authority.

CAS 701 addresses the auditor's responsibility to communicate key audit matters in the auditor's report including the auditor's judgment as to what to communicate and the form and content of such communication.

As a result of the new auditor reporting requirements outlined in amended CAS 700 and 701, the following standards have been revised and replaced:

- CAS 260 *Communication with Those Charged with Governance*;
- CAS 570 *Going Concern*;
- CAS 705 *Modifications to the Opinion in the Independent Auditor's Report*;
- CAS 706 *Emphasis of Matter Paragraphs and Other Matter Paragraphs in the Independent Auditor's Report*;
- CAS 800 *Special Considerations – Audits of Financial Statements Prepared in Accordance with Special Purpose Frameworks*;
- CAS 805 *Special Considerations – Audits of Single Financial Statements and Specific Elements, Accounts or Items of a Financial Statement*; and
- CAS 810 *Engagements to Report on Summary Financial Statements*.

Further editorial changes have also been made to other standards as a result of the new and amended auditor reporting standards.

The new and amended auditor reporting standards are effective for audits of financial statements for periods ending on or after December 15, 2018. Earlier application is permitted. The reporting of key audit matters under CAS 701 is only applied in circumstances when the auditor decides to communicate key audit matters in the auditor's report or when required by law or regulation.

The effective dates of CAS 260, CAS 570, CAS 700, CAS 701, CAS 705, CAS 706, CAS 800, CAS 805 and

APPENDIX A – Key Changes and Developments *(continued from previous page)*

CAS 810 differ from the effective dates of the corresponding International Standards on Auditing (ISAs).

APPENDIX B – The Audit Process

Our Plan

Our overall audit strategy is risk-based and controls-oriented. Assessment and identification of risk is performed continuously throughout the audit process. We focus on the risks that have a potential impact on the financial accounting systems and subsequent financial reporting.

Our overall audit strategy does not, and is not intended to involve the authentication of documents, nor are our team members trained or expected to be experts in such authentication. Unless we have reason to believe otherwise, we accept records and documents as genuine. The subsequent discovery of a material misstatement resulting from fraud does not, in and of itself, indicate a failure to comply with Canadian generally accepted auditing standards.

Audit Procedures

To meet our responsibilities in accordance with Canadian generally accepted auditing standards, our audit examination includes:

- Obtaining an understanding of the entity and its environment, including its controls, in order to identify and assess the risk that the financial statements contain material misstatements due to fraud or misstatement;
- Assessing the adequacy of and examining, on a test basis, the key controls over significant transaction streams and over the general organizational and computer environments;
- Assessing the systems used to ensure compliance with applicable legislative and related authorities pertaining to financial reporting, revenue raising, borrowing, and investing activities;
- Examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements;
- Assessing the appropriateness and consistency of accounting principles used and their application;
- Assessing the significant estimates used by management; and,
- Assessing the entity's use of the going concern assumption in the preparation of the financial statements.

As part of our planning process, we will also undertake to inform Council of concerns relating to management's implementation and maintenance of controls, and the effects of any such concerns on the overall strategy and scope of the audit. These concerns might arise from the nature, extent and frequency of management's assessments of controls in place to detect fraud and misstatement, and of the risk that the financial statements may be misstated; from a failure by management to appropriately address significant deficiencies in controls identified in prior audits; and, from our evaluation of the County's control environment, and management's competence and integrity.

Overall Reliance

In general, there are three levels of reliance that we can place on controls, or the absence thereof:

Low/None – where we cannot rely on controls because they are weak or absent, or where it is deemed to be more efficient to carry out a high level of direct substantive tests of transactions and balances. Audit evidence is primarily obtained through detailed verification procedures and sufficient substantive tests of details and transactions.

Moderate – where there are some deficiencies in systems application or procedural controls, or where it is deemed to be inefficient to test systems application controls, but where we can test and rely on the management monitoring systems in place to detect and correct material misstatements in the financial reporting systems. Testing of controls is supplemented with a moderate level of substantive tests of details and transactions.

High – where a high degree of control is in place in the areas of management monitoring controls AND systems application and procedural controls. Our audit work focuses on testing both management monitoring and systems application and procedural controls, and is supplemented with a low level of substantive tests of details

APPENDIX B – The Audit Process *(continued from previous page)*

and transactions.

For the December 31, 2018 audit, we are planning to place some reliance on the County's accounting systems. This level of reliance is consistent with the prior year, and will involve some substantive tests of transactions and balances. The amount of substantive work will be reduced for cycles where there are controls in place that MNP can test and rely on.

As part of our audit work we will update our understanding of the entity and its environment, including the controls relevant to our audit of the principal transaction cycles, sufficient to identify and assess the risks of material misstatement of the financial statements resulting from fraud or misstatement. This will be accomplished through inquiries with management and others within the entity, analytical procedures and observation and inspection. Furthermore, we will consider whether effective controls have been established to adequately respond to the risks arising from the use of IT or manual systems and test the operation of those controls to an extent sufficient to enable us to reduce our substantive work. Our review of the County's controls will not be sufficient to express an opinion as to their effectiveness or efficiency. Although we will provide Council with any information about significant deficiencies in internal control that have come to our attention, we may not be aware of all the significant deficiencies in internal control that do, in fact, exist.

Use of Specialists

To obtain sufficient appropriate audit evidence to support our opinion, we intend to solicit the assistance of Airborne Engineering. By evaluating the volume of gravel inventory, the specialist(s) will form part of our audit strategy in relation to valuation of gravel inventory.

We have sole responsibility for the audit opinion being expressed, and that responsibility is not reduced by our use of a specialist. We will, in accordance with Canadian generally accepted auditing standards, evaluate the competence, capabilities and objectivity of any specialists we employ to ensure their work is adequate for our purposes.

Inherent Limitations in the Auditing Process

An auditor cannot obtain absolute assurance that material misstatements in the financial statements will be detected due to factors such as the use of significant judgment regarding the gathering of evidence and the drawing of conclusions based on the audit evidence acquired; the use of testing of the data underlying the financial statements; inherent limitations of controls; and, the fact that much of the audit evidence available to the auditor is persuasive, rather than conclusive in nature.

Because of the nature of fraud, including attempts at concealment through collusion and forgery, an audit designed and executed in accordance with Canadian generally accepted auditing standards may not detect a material fraud. While effective controls reduce the likelihood that misstatements will occur and remain undetected, they do not eliminate that possibility. Therefore, the auditor cannot guarantee that fraud, misstatements and non-compliance with laws and regulations, if present, will be detected when conducting an audit in accordance with Canadian generally accepted auditing standards.

The likelihood of not detecting material misstatements resulting from management fraud is greater than for employee fraud, because management is in a position to manipulate records, present fraudulent information or override controls.

We will inform the appropriate level of management or Council with respect to identified:

- Misstatements resulting from errors, other than clearly trivial misstatements;
- Fraud, or any information obtained that indicates that fraud may exist;
- Evidence obtained that indicates non-compliance or possible non-compliance with laws and regulations,

APPENDIX B – The Audit Process *(continued from previous page)*

- other than that considered inconsequential;
- Significant deficiencies in the design or implementation of controls to prevent and detect fraud or misstatement; and
 - Related party transactions that are not in the normal course of operations and that involve significant judgments made by management concerning measurement or disclosure.

Our concern as auditors is with material misstatements, and thus, we are not responsible for the detection of misstatements that are not material to the financial statements taken as a whole.

Independence Communication

(See Attached)



February 26, 2019

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

Dear Sirs/Mesdames:

We have been engaged to audit the financial statements of Rocky View County ("the County") as at December 31, 2018 and for the year then ended.

CAS 260 *Communication With Those Charged With Governance* requires that we communicate with you matters that are significant to our engagement. One such matter is relationships between the County and its related entities or persons in financial reporting oversight roles at the County and MNP LLP and any affiliates ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence. In determining which relationships to report, the Standard requires us to consider relevant rules and related interpretations prescribed by the appropriate professional accounting body and applicable legislation, covering such matters as:

- (a) Holding a financial interest, either directly or indirectly, in a client;
- (b) Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client or a related entity;
- (c) Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client or a related entity;
- (d) Economic dependence on a client; and
- (e) Provision of non-assurance services in addition to the audit engagement.

We are not aware of any relationship between the County and MNP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2018 to February 26, 2019.

We hereby confirm that MNP is independent with respect to the County within the meaning of the Rules of Professional Conduct of the Institute of Chartered Professional Accountants of Alberta as of February 26, 2019.

The total fees charged to the County for 2018 audit services interim billings were \$21,000 during the period from January 1, 2018 to February 26, 2019. In addition, the total fees charged for the 2017 audit services was \$46,000. There were no billings for non-audit services.

This report is intended solely for the use of Council, management and others within the County and should not be used for any other purposes.

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you at our meeting on February 26, 2019. We will be prepared to answer any questions you may have regarding our independence as well as other matters.

Sincerely,

MNP LLP

Chartered Professional Accountants

Engagement Letter

(See Attached)



October 23, 2018

Mr. Woods
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Mr. Woods:

This letter will confirm the arrangements discussed with you regarding the services we will render to Rocky View County ("the Municipality") for the fiscal year ended December 31, 2018.

Our responsibilities

We will audit the financial statements of Rocky View County for the year ended December 31, 2018.

Our audit will be conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we will plan and perform our audit to obtain reasonable, but not absolute, assurance that the financial statements taken as a whole are free of material misstatement, whether caused by fraud or error.

Our responsibilities, objective, scope, independence and the inherent limitations of an audit conducted in accordance with Canadian generally accepted auditing standards are detailed in Appendix A, which forms part of our mutual understanding of the terms of this engagement.

Management's responsibilities

The operations of the Municipality are under the control of management, which has responsibility for the accurate recording of transactions and the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards. This includes the design, implementation and maintenance of internal control relating to the preparation and presentation of the financial statements.

Appendix B, which describes in detail management's responsibilities with respect to this engagement, forms part of our mutual understanding of the terms of this engagement.

Reporting

Unless unanticipated difficulties are encountered, our report will be substantially in the form illustrated in Appendix C.

Fees and expenses

Our fees and expenses are discussed in detail in Appendix D.

Other matters

We will, as permitted by the Rules of Professional Conduct, provide additional services upon request, in areas such as taxation, leadership and human resource management, communication, marketing, strategic planning, financial management and technology consulting.

Our standard terms and conditions, included as Appendix E, form part of our mutual understanding of the terms of this engagement. In the event that you choose to terminate this engagement based on the terms outlined in Appendix E, we reserve the right to notify all financial statement users of the change.

The privacy and security of the personal information you provide is important to us. We strive to ensure the strictest compliance with all applicable provincial and federal standards of protection and disclosure of personal information by any and all of our employees, agents, divisions and/or affiliates (referred to collectively as "MNP"). You may review our privacy policy at www.mnp.ca. We will not collect, use, or disclose any of your personal information without your knowledge and consent, unless required to do so by legal authority or the applicable provincial Rules of Professional Conduct.

By signing this engagement letter you agree that for the purposes of this engagement MNP may collect, use, and disclose personal information in accordance with our privacy policy. You also agree that MNP may collect and use personal information from you for the purposes of providing other services or informing you of other opportunities from time to time ("Other Matters"). Personal information that is not relevant to the purposes of this engagement or to any Other Matters will not be disclosed to anyone for any reason without your further prior consent.

In accordance with professional regulations (and by Firm policy), our client files must be periodically reviewed by provincial or national practice inspectors and by other Firm personnel to ensure we are adhering to professional and Firm standards. Confidentiality of client information will be maintained throughout this process.

The arrangements outlined in this letter and its appendices will continue in effect from year to year, unless changed in writing.

We believe the foregoing correctly sets forth our understanding, but if you have any questions, please let us know. If you find the arrangements acceptable, please acknowledge your agreement to the understanding by signing and returning the second copy of this engagement letter to us.

It is a pleasure for us to be of service to you. We look forward to many years of association with you and Rocky View County.

Yours truly,

MNP LLP

Chartered Professional Accountants

encls.

RESPONSE:

This letter correctly sets forth the understanding of Rocky View County.



Officer Signature

Manage Financial

Title Services

November 15, 2018

Date

Appendix A: Our Audit Responsibilities, Objective, Scope and Limitations

The following details our responsibilities as auditors and the objective, scope, independence and inherent limitations of an audit conducted in accordance with Canadian generally accepted auditing standards.

Our responsibilities, objective and scope

Our audit will be planned and performed to obtain reasonable assurance that the financial statements taken as a whole are free of material misstatement, whether caused by fraud or error. If any of the following matters are identified, they will be communicated to the appropriate level of management:

- Misstatements, resulting from error, other than immaterial misstatements;
- Fraud or any information obtained that indicates that a fraud may exist;
- Events or conditions identified that may cast significant doubt on the entity's ability to continue as a going concern;
- Any evidence obtained that indicates non-compliance or possible non-compliance with laws and regulations has occurred;
- Significant deficiencies in the design or implementation of controls to prevent and detect fraud or misstatements; and
- Related party transactions identified that are not in the normal course of operations and that involve significant judgments made by management concerning measurement or disclosure.

The matters communicated will be those that we identify during the course of our audit. Audits do not usually identify all matters that may be of interest to management in discharging its responsibilities. The type and significance of the matter to be communicated will determine the level of management to which the communication is directed.

Furthermore, we will consider the Municipality's controls over financial reporting for the purpose of identifying types of potential misstatement, considering factors that affect the risks of material misstatement, and determining the nature, timing and extent of auditing procedures necessary for expressing our opinion on the financial statements.

Independence

The Rules of Professional Conduct require that we are independent when conducting this engagement. We will communicate to the Council any relationships between the Municipality (including related entities) and MNP LLP ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence.

If matters should arise during this engagement that can reasonably be assumed to have impaired our independence, we may need to withdraw from this engagement.

Audit limitations

An audit involves performing procedures to obtain audit evidence regarding the amounts and disclosures in the financial statements. This includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

It is important to recognize that an auditor cannot obtain absolute assurance that material misstatements in the financial statements will be detected because of factors such as the use of judgment, selective testing of data, inherent limitations of controls, and the fact that much of the audit evidence available is persuasive rather than conclusive in nature.

Appendix A: Our Audit Responsibilities, Objective, Scope and Limitations *(continued from previous page)*

Furthermore, because of the nature of fraud, including attempts at concealment through collusion and forgery, an audit designed and executed in accordance with Canadian generally accepted auditing standards may not detect a material misstatement due to fraud.

While effective controls reduce the likelihood that misstatements will occur and remain undetected, they do not eliminate that possibility. Therefore, we cannot guarantee that fraud, misstatements and non-compliance with laws and regulations, if present, will be detected when conducting an audit in accordance with Canadian generally accepted auditing standards.

The audit of the financial statements and the issuance of our audit opinion are solely for the use of the Municipality and those to whom our report is specifically addressed. We make no representations of any kind to any third party in respect of these financial statements and we accept no responsibility for their use by any third party. If our name is to be used in connection with the financial statements, you will attach our independent audit report when distributing the financial statements to third parties.

We ask that our names be used only with our consent and that any information to which we have attached a communication be issued with that communication unless otherwise agreed to by us.

Appendix B: Management Responsibilities

During the course of our audit, you will be required to provide and make available complete information that is relevant to the preparation and presentation of the financial statements, including:

- Financial records and related data;
- Copies of all minutes of meetings of council and committees;
- Access to personnel to whom we may direct our inquiries;
- Information relating to any known or possible instances of non-compliance with laws, legislative or regulatory requirements (including financial reporting requirements);
- Information relating to all related parties and related party transactions; and
- Allowing access to those within the entity from whom the auditor determines it necessary to obtain audit evidence.

Management's responsibility with respect to fraud and misstatement includes:

- The design and implementation of controls for its prevention and detection;
- An assessment of the risk that the financial statements may be materially misstated;
- Disclosure of situations where fraud or suspected fraud involving management, employees who have significant roles in controls, or others, where the fraud could have a material effect on the financial statements, have been identified or allegations have been made; and
- Communicating your belief that the effects of any uncorrected financial statement misstatements aggregated during the audit are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

In accordance with Canadian generally accepted auditing standards, we will request a letter of representation from management at the close of our audit in order to confirm oral representations given to us and reduce the possibility of misunderstanding concerning matters that are the subject of the representations. These representations are used as evidence to assist us in deriving reasonable conclusions upon which our audit opinion is based.

Appendix B: Management Responsibilities *(continued from previous page)*

If the Municipality plans any reproduction or publication of our report, or a portion thereof, printer's proofs of the complete documents should be submitted to us in sufficient time for our review, prior to making such documents publicly available. It will also be necessary for you to furnish us with a copy of the printed report. Further, it is agreed that in any electronic distribution, for example on Rocky View County's website, management is solely responsible for the accurate and complete reproduction of our report and the subject matter on which we reported, and for informing us of any subsequent changes to such documents. However, we are responsible to read the documents to ensure accuracy, and consider the appropriateness of other information accompanying the audited financial statements, upon initial posting.

Appendix C: Illustrative Independent Auditor's Report

To the Reeve and Members of Council of Rocky View County:

Opinion

We have audited the financial statements of Rocky View County (the "Municipality"), which comprise the statement of financial position as at December 31, 2018, and the statements of operations, accumulated surplus, changes in net debt and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Municipality as at December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Those charged with governance are responsible for overseeing the Municipality's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Appendix C: Illustrative Independent Auditor's Report *(continued from previous page)*

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Red Deer, Alberta

Chartered Professional Accountants

Appendix D: Fees and Expenses

Our fees are determined on the basis of time spent on the engagement at the tariff rates of various members of our team. Any disbursements will be added to the billing.

The estimate of fees for the audit services to be provided is \$42,000.

Invoices will be rendered as work progresses in accordance with the following schedule:

Progress billing #1 upon commencement of field work	\$	21,000
Progress billing #2 upon completion of field work	\$	16,800
Final billing – upon release of the independent auditors' report	\$	4,200

LAPP and FCSS fees will be billed separately at \$2,000 each upon delivery. In signing this letter, you acknowledge your approval of the above billing schedule and amounts. Invoices expected to be issued that do not adhere to this schedule, or are in excess of the amounts noted above, will be discussed with you for your approval. Fees collected will be applied to overdue invoices first, followed by subsequently issued invoices in order of issuance. If payment is not received in accordance with the above schedule, we will at our discretion cease all work until the scheduled payments are received.

Our estimated fees are based on our audit fee quotation previously presented to you. This estimate relies on the following assumptions:

- No significant deficiencies in internal controls which cause procedures to be extended;
- No major unadjusted misstatement(s) or un-reconciled balances;
- Significantly all adjusting entries are completed prior to trial balance and journal entries being provided to the audit team;
- All management and required staff are available as needed;
- Information and working papers required, as outlined in our letter of fiscal year-end requirements, are provided in the mutually agreed form and timing; and
- There are no changes to the agreed upon engagement timetable and reporting requirements.

We will ask that your personnel, to the extent possible, prepare various schedules and analysis, and make various invoices and other documents available to our team. This assistance will facilitate the progress of our work and minimize the cost of our service to you.

If any significant issues arise during the course of our audit work which indicate a possibility of increased procedures or a change in the audit timetable, these will be discussed with management by the practitioner leading your engagement so a mutually agreeable solution can be reached. In accordance with our standard terms and conditions, included as Appendix E, if significant changes to the arrangements set forth in this engagement letter are required, any change in scope of the engagement will need to be agreed in writing, in a "Change Order" agreement.

Appendix E: Standard Terms and Conditions

The following standard terms and conditions and the engagement letter to which they are attached form one agreement and set out the terms and conditions upon which MNP LLP ("MNP") will provide services to you (the "Client").

1. **Timely Performance** - MNP will use all reasonable efforts to complete, within any agreed-upon time frame, the performance of the services described in the engagement letter to which these terms and conditions are attached. However, MNP shall not be liable for failures or delays in performance that arise from causes beyond our control, including the untimely performance by the Municipality of its obligations as set out in the engagement letter.
2. **Right to Terminate Services** - The Municipality may terminate the engagement upon 30 days written notice. If this occurs, the Municipality shall pay for time and expenses incurred by MNP up to the termination date, together with reasonable time and expenses incurred to bring the services to a close in a prompt and orderly manner. Should the Municipality not fulfil its obligations as set out herein and in the engagement letter, and in the event that the Municipality fails to remedy such default within 30 days following receipt of notice from MNP to that effect, MNP may, upon written notification and without prejudice to its other rights and resources, terminate provision of our services as described in the engagement letter. In such case, MNP shall not be responsible for any loss, costs, expenses, or damages resulting from such termination.
3. **Change Order** - If, subsequent to the date of this engagement letter, the Municipality requires significant changes to the arrangements set forth in this engagement letter, the Municipality will be required to agree to the change in scope of the engagement in writing, in a "Change Order" agreement. The "Change Order" agreement will set forth the revised arrangements and scope of services to be performed and any related additional fees associated.
4. **Fees** - Any fee estimates by MNP take into account the agreed-upon level of preparation and assistance from the Municipality's personnel. MNP undertakes to advise the Municipality's management on a timely basis should this preparation and assistance not be provided, or should any other circumstances arise which cause actual time to exceed the estimate.
5. **Administrative Expenses** - Administrative expenses include costs such as long distance telephone and telecommunication charges, photocopying, delivery, postage, and clerical assistance. These expenses are based on a percentage of our fees for professional services (5%). Where applicable, federal, provincial, or other goods and services or sales taxes have been paid on these expenses. Other major costs such as travel, meals, accommodation and other significant expenses will be charged as incurred.
6. **Billing** - Bills will be rendered as indicated in the letter above. Accounts are due and payable upon receipt. Interest may be charged on the balance of any accounts remaining unpaid for more than 30 days, at a rate of 1.5% per month (19.56% per annum).
7. **Taxes** - All fees and other charges do not include any applicable federal, provincial, or other goods and services or sales taxes, or any other taxes or duties whether presently in force or imposed in the future. The Municipality shall assume and pay any such taxes or duties, without deduction from the fees and charges hereunder.
8. **Governing Law** - The engagement will be governed and construed in accordance with the laws of the Province of Alberta, and shall be deemed in all respects to be an Alberta contract. The Municipality and MNP submit to the courts of that jurisdiction with respect to all matters arising under or by virtue of this Agreement.

Appendix E: Standard Terms and Conditions *(continued from previous page)*

9. **Working Papers** - MNP owns all working papers and files, other materials, reports and work created, developed or performed during the course of the engagement, including intellectual property used in the preparation thereof. We will provide management with a copy of all practitioner-prepared working papers necessary for the Municipality's accounting records. MNP may develop software, including spreadsheets, documents, databases, and other electronic tools, to assist us with our assignment. As these tools and working papers were developed specifically for our purposes and without consideration of any purpose for which the Municipality might use them, any such tools which may be provided to the Municipality, will be made available on an "as is" basis only, at our discretion, and should not be distributed to or shared with any third party. Except as indicated in the Rules of Professional Conduct or by any legal proceeding, we have no responsibility to share our working papers with you or with any other parties.
10. **Out-sourcing** - MNP may out-source to third party service providers certain data-entry functions. To protect our clients, we have imposed detailed contractual obligations on these service providers regarding the safeguarding, confidentiality and security of your personal information. Nevertheless, our service provider may be required by the applicable laws of a foreign country to disclose personal information in its custody to that country's government or agencies pursuant to a lawful court order made in that country.
11. **Nature of the Limited Liability Partnership (LLP)** - MNP is a registered limited liability partnership, as permitted by legislation enacted in our governing jurisdiction of the Province of Alberta. This legislation provides that a partner of an LLP is not personally liable for any of the debts, obligations, or liabilities of the LLP or any of the other partners which may arise as a result of any negligent act or omission of another partner of the LLP, or by any employee of the partnership, unless such act or omission is committed by the partner him or herself or by a person under the partner's direct supervision and control. All partners of an LLP remain personally liable for any acts or omissions arising as a result of their own negligence, and for the acts or omissions of those directly under their supervision or control, and shall continue to be subject to unlimited personal liability for all of the other liabilities of the partnership. The legislation does not reduce or limit in any way the liability of the partnership itself, and all of the partnership's assets and insurance coverage remain at risk.
12. **Release and Limitation of Liability** - The Municipality and MNP agree to the following with respect to MNP's liability to the Municipality:
 - a. In any action, claim, loss or damage arising out of the engagement, the Municipality agrees that MNP's liability will be several and not joint and the Municipality may only claim payment from MNP of MNP's proportionate share of the total liability based on the degree of fault of MNP as finally determined by a court of competent jurisdiction.
 - b. Other than for matters finally determined to have resulted from the gross negligence, fraud or willful misconduct of MNP, whether the claim be in tort, contract, or otherwise:
 - i. MNP shall not be liable to the Municipality and the Municipality releases MNP for all claims, damages, costs, charges and expenses (including legal fees and disbursements) incurred or suffered by the Municipality related to, arising out of, or in any way associated with the engagement to the extent that the aggregate of such amounts is in excess of the total professional fees paid by the Municipality to MNP in connection with this engagement during the 12 month period commencing from the date of the engagement letter to which these terms and conditions are attached; and,
 - ii. MNP shall not be liable to the Municipality for any consequential, indirect, lost profit or similar damages, or failure to realize expected savings, relating to MNP's services provided under the engagement letter to which these terms and conditions are attached.

Appendix E: Standard Terms and Conditions *(continued from previous page)*

13. **Indemnity** - The Municipality agrees to jointly and severally indemnify and hold harmless MNP against:
- a. All claims, damages, costs, charges and expenses (including legal fees and disbursements) which are related to, arise out of, or are in any way associated with the engagement, whether the claims are civil, penal, regulatory, or administrative in nature, other than those finally determined by a court of competent jurisdiction to have resulted from MNP's gross negligence, fraud or willful misconduct; and,
 - b. Notwithstanding "a.," all claims, damages, costs, charges and expenses (including legal fees and disbursements) which are related to, arise out of, or are in any way associated with the engagement, whether the claims are civil, penal, regulatory, or administrative in nature, that arise from or are based on any deliberate misstatement or omission in any material, information or representation supplied or approved by any officer or member of the Board of Directors of the Municipality.

For the purposes of paragraph 12. and 13., "MNP" shall mean MNP LLP and its directors, officers, partners, professional corporations, employees, subsidiaries and affiliates and to the extent providing services under the engagement letter to which these terms are attached, MNP LLP, its member firms, and all of their partners, principals, members, owners, directors, staff and agents; and in all cases any successor or assignee.

14. **Survival of Terms** - The Municipality and MNP agree that clauses 12. and 13. will survive termination of the engagement.
15. **Electronic Communications** - Unless the Municipality prefers we use a particular manner of communication and specifies as much in writing, MNP will use whatever form of communication it deems most efficient in the circumstances. In many instances, this will involve the use of internet e-mail. With respect to internet e-mail, MNP and the Municipality both acknowledge that neither party has control over the performance, reliability, availability, or security of internet e-mail. Additionally, MNP staff may be required or requested to work from your offices during which visits access to and use of and reliance upon your electronic environment (including but not limited to, your network, Internet, and extranet resources) is necessitated. The Municipality accepts that MNP shall not be liable for any loss, damage, expense, harm or inconvenience resulting from any loss, delay, interception, corruption, security breach, delivery failure, incompatibility, incompleteness or alteration of any document or transmission arising from the use of e-mail or the transmission of any document outside of MNP's electronic environment.



CORPORATE BUSINESS DEVELOPMENT

TO:	Council	
DATE:	February 26, 2019	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	High Speed Internet Servicing	

¹POLICY DIRECTION:

By Council resolution on January 8, 2019, Council directed Administration to prepare a report, to be brought for Council's consideration prior to April 1, 2019, that evaluates the activities set out in the High-Speed Internet Provision Notice of Motion and that provides an estimate of the resources required to achieve the strategic direction provided by the Notice of Motion.

EXECUTIVE SUMMARY:

The purpose of this report is to outline the proposed activities and an estimate of the resources required to properly enable Administration to provide Council with an initial and realistic understanding of the scope and feasibility of this project with suggestions on the best pathway forward to achieve the strategic goal of providing High Speed Internet Servicing (download speeds greater than or equal to 50Mbps) to all County residents by 2021.

On December 11, 2018, a Notice of Motion was received in relation to the subject of High Speed Internet Servicing County wide, the adopted motion was subsequently responded to as per the approved Procedural Bylaw and a subsequent motion was then approved. The approved motion now directs administration to return with an evaluation of the direction provided and any additional project resourcing requests for Council consideration.

To complete the work identified, \$60,000 is needed for a project consultant, research, and support.

BACKGROUND:

High-speed internet servicing or Broadband Internet has generally been the business and the responsibility of private sector telecommunications providers. As such, market conditions where higher densities of premiere internet use and greater economies of scale would almost always conclude that these premiere services would evolve first and continue to prevail in urban environments.

The capability that is allowed via Broadband Internet has created numerous opportunities that remain out of reach for many County residents that have limited service options. An investment in this capability will enrich the lives of residents, position educational centers positively and better equip all commercial and industrial entities seeking improved connectivity. This feature will also provide another significant reason for Rocky View County to be the community of choice for new business relocation and reinvestment.

DISCUSSION:

In order to proceed with the required project evaluation an investigation and research of all of the variables involved must be completed, making possible for an informed strategic pathway for viable

¹ **Administration Resources**

Cole Nelson, Corporate Business Development



broadband internet servicing throughout Rocky View County. Therefore, Administration is providing the following suggested steps and associated resources to satisfy this important project prerequisite:

Phase 1 – Initiation

- Scope Statement and Business Need Definition
 - Determination of what is prompting the need for action; defining the factors for success, establish measurable result criteria in addition to the specific Notice of Motion provisions and what KPI (Key Performance Indicators) for delivery would be used to evaluate the project.
 - Clear definition of the opportunity and the value of the project to the administration.
 - Identification of the stakeholders. How often, via what communication channels and what will information be communicated to the end of Phase I.
- Detailed Analysis
 - Gap Analysis of the existing services vs. the RVC goal of 50Mbps to all residents, leveraging existing information sources, reports or commissioning of new reports/research.
 - Identify known risks.
 - Identify barriers to implementation; technical, geographical, financial.
 - Identify and establish decision criteria for various courses of action.
 - Invite industry experts, service providers, technology providers, internal RVC specialists and existing systems and funding groups as a technical advisory. This group will confirm the current broadband gap analysis and advise on viable technical options for reliable service within the County. This group will also advise on the corresponding funding opportunities.

Phase 1 – Outcome

- The primary outcome of Phase 1 will be for a proper evaluation of the items specifically identified within the December 11, 2018; High-Speed Internet Provision Notice of Motion. It is anticipated that a high level understanding of the known technical and logistical challenges estimated costs and associated timelines will be reported. The resulting and relevant information will be shared in order to determine and request direction on possible next steps.

It is estimated that phase I of the project will be completed and results provided back to Council within 8 months of receiving approval to proceed. Additionally, Administration is seeking \$60,000.00 as detailed in the following discrete amounts to adequately resource Phase 1:

- Project Consultant:	\$45,000.00
- Research and Reports	\$10,000.00
- <u>Technical Advisory and Support</u>	<u>\$ 5,000.00</u>
TOTAL	\$60,000.00

Following the successful conclusion of Phase 1, Administration will present the results; provide the advice and related rationales to Council for any next steps that can be supported.

**BUDGET IMPLICATION(S):**

Administration is requesting a budget adjustment of \$60,000.00 to complete Phase I of the High Speed Internet Servicing strategy. Council approval is required to assign this amount from the remaining unallocated funds within the 2019 Base Budget.

OPTIONS:

- | | | |
|-----------|-----------|--|
| Option #1 | Motion #1 | THAT Administration be directed to commence with Phase I of the Internet Servicing Strategy, seeking to evaluate the required provisions and report back to Council within the timeframe allotted. |
| | Motion #2 | THAT an amount of \$60,000.00 be assigned and funded from the 2019 Base Budget as per Attachment A. |
| Option #2 | | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

“Grant Kaiser”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description		Budget Adjustment
EXPENDITURES:		
Phase I of the Internet Servicing Strategy		60,000
TOTAL EXPENSE:		60,000
REVENUES:		
Property Taxes (from the remaining unallocated funds within the 2019 base budget)		-
TOTAL REVENUE:		0
NET BUDGET REVISION:		60,000
REASON FOR BUDGET REVISION: To commence with Phase I of the Internet Servicing Strategy. Council approval is required to assign the budget amount from the remaining unallocated funds within the 2019 base budget.		
AUTHORIZATION: <div> <div> Chief Administrative Officer: _____ Al Hoggan </div> <div> Council Meeting Date: _____ </div> </div> <div> <div> Executive Director Corporate Services: _____ Kent Robinson </div> <div> Council Motion Reference: _____ </div> </div> <div> <div> Manager: _____ </div> <div> Date: _____ </div> </div>		

Budget A/E No:

Posting Date:



MUNICIPAL ENFORCEMENT

TO: Council

DATE: February 26, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Response to Notice of Motion – Amendments to Firearms Bylaw C-7782-2018

¹POLICY DIRECTION:

A Notice of Motion received at the February 12, 2019, Council meeting seeks to have Administration draft amendments to the Firearms Bylaw C-7782-2018.

EXECUTIVE SUMMARY:

The purpose of this report is to provide an Administrative response to a Notice of Motion received at the February 12, 2019 Council meeting. The Notice of Motion seeks to have Administration draft amendments to the Firearms Bylaw C-7782-2018 that would remove the definition of Weapon, Bow, and Crossbow from the bylaw, and replace all references to Weapon with the definition of Firearm. Replacing all references to Weapon with the definition of Firearm would remove the prohibition of the use of Bows, Crossbows, and any other device that propels a projectile in 'No-Shooting Zones' within the County.

BACKGROUND:

In 2018, the Firearms Bylaw C-7782-2018 was submitted to Council in order to repeal and replace the previous Firearm Bylaw C-5759-2003. This was required as Bylaw C-5759-2003 had not been reviewed and approved by the Minister responsible for the *Wildlife Act* (currently the Minister of Environment and Parks), as required by section 74 of the *Municipal Government Act*, rendering it unenforceable. It was also deemed prudent to update 'No-Shooting Zones' to reflect increased growth and higher density residential developments within certain areas of the County to ensure public safety and assist with nuisance abatement.

As part of Administration's review for drafting Bylaw C-7782-2018, a review of definitions and prohibitions in other municipalities in Alberta was conducted. Administration also consulted with Alberta Environment and Parks, the Alberta Fish and Wildlife Enforcement Branch, and Rocky View County residents for comments. Public feedback received specifically requested that bow hunting be restricted within residential communities. As a result of these reviews, consultations, and public feedback, the definitions of Weapon, Bow, and Crossbow were included in Bylaw C-7782-2018. The definition of Firearm was also updated from Bylaw C-5759-2003, resulting in the current definitions and prohibitions.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

¹ **Administration Resources**
Jay Loro, Municipal Enforcement



OPTIONS:

- Option #1 THAT Administration be directed to draft for Council's consideration amendments to Firearms Bylaw C-7782-2018 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.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A': February 12, 2019 Notice of Motion – Amendments to Firearms Bylaw C-7782-2018
Attachment 'B': Firearms Bylaw C-7782-2018

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.



BYLAW C-7782-2018

A Bylaw of Rocky View County to prohibit and regulate the discharge of weapons within the County.

WHEREAS Sections 7 and 8 of the *Municipal Government Act* permit Council to pass bylaws respecting the safety, health, and welfare of people and the protection of people and property;

AND WHEREAS Section 44 of the *Provincial Offences Procedure Act* and Section 7 of the *Municipal Government Act* permits Council by bylaw to provide for the offences in respect of which a voluntary payment may be made and prescribing the amount of these offences;

AND WHEREAS Section 74 of the *Municipal Government Act* provides that this bylaw does not come into force until it has been approved by the Minister responsible for the *Wildlife Act*;

AND WHEREAS Council recognizes that Rocky View County is large and diverse and includes areas where the discharge and use of Weapons may result in a danger to the safety, health, and welfare of people and would be contrary to the protection of people and property;

NOW THEREFORE the Council of Rocky View County, duly assembled in the Province of Alberta, hereby enacts as follows:

TITLE

- 1 This Bylaw shall be known as the "Firearms Bylaw".

DEFINITIONS

- 2 In this Bylaw, unless the context otherwise requires:
 - (a) **"Bow"** means a device composed of curved wood or other material, whose ends are joined by a taught string, and is designed to fire an arrow or other projectile by drawing and releasing the string;
 - (b) **"Chief Bylaw Enforcement Officer"** has the same meaning as in Rocky View County bylaw No. C-5546-2002, "The Bylaw Enforcement Officer Bylaw" as amended from time to time;
 - (c) **"Cross-bow"** means a device with a bow and a bowstring mounted on a stock that is designed to propel an arrow, a bolt, a quarrel or any similar projectile on a trajectory guided by a barrel or groove
 - (d) **"Council"** means the duly elected Council of Rocky View County;
 - (e) **"County"** means Rocky View County and its jurisdictional boundaries;

- (f) **"Enforcement Officer"** means a member of the Royal Canadian Mounted Police (R.C.M.P), a Community Peace Officer appointed by the Solicitor General of Alberta in accordance with the *Peace Officer Act*, SA 2006, c P-3.5 or a Bylaw Enforcement Officer employed by Rocky View County in accordance with the *Municipal Government Act*;
- (g) **"Firearm"** has the same meaning as section 2 of the *Criminal Code of Canada*, RSC 1985, c C-46, as amended from time to time, but does not include:
 - (i) a Firearm which is not designed or capable of propelling a projectile, such as a movie prop or toy Firearm; or
 - (ii) a Firearm which uses air to propel a projectile which does not exceed 500 feet per second;
- (h) **"Hamlet"** has the same meaning as the *Municipal Government Act* and includes all lands located within its boundaries;
- (i) **"Land Use Bylaw"** means Rocky View County Bylaw No. C-4841-97, *Land Use Bylaw*, or as amended from time to time;
- (j) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
- (k) **"Owner"** means jointly and severally:
 - (i) any Person registered as the Owner of land under the *Land Titles Act*, RSA 2000, c L-4, as amended from time to time;
 - (ii) the Person who is recorded as the Owner of the Property on the tax assessment roll of Rocky View County;
 - (iii) a Person holding himself out as the Person exercising the power or authority of ownership or who for the time being exercises the powers and authority of ownership over the Property;
 - (iv) a Person in control of a Property; or
 - (v) a Person who is the occupant of the Property under a lease, license, or permit;
- (l) **"Person"** means any individual or business entity including a firm, joint venture, proprietorship, association, corporation, organization, partnership, company, society, or any other legal entity;
- (m) **"Property"** means a parcel of land and any building, structure, or improvement located on such land, as the context of this Bylaw so requires;
- (n) **"Provincial Offences Procedure Act"** means the *Provincial Offences Procedure Act*, RSA 2000, c P-34, as amended from time to time;

- (o) **“Rocky View County”** means Rocky View County as a municipal corporation established pursuant to the laws of the Province of Alberta and the area within the jurisdictional boundaries of Rocky View County, as the context of this Bylaw so requires;
- (p) **“Violation Ticket”** has the same meaning as in the *Provincial Offences Procedure Act*; and
- (q) **“Weapon”** means a Firearm, Bow, Cross-Bow, or any other device that propels a projectile by means of an explosion, spring, air, gas, string, wire, or elastic material or any combination of those things.

GENERAL PROHIBITIONS

3 No Person shall discharge or use a Weapon on:

- (a) Property located within the West Bragg Creek No Shooting Zone, as illustrated in Schedule “B” of this Bylaw, and described as:
 - (i) sections 4, 9, and 10 within Township 23, Range 5, West of the 5th Meridian;
- (b) Property located within the Springbank/Elbow Valley No Shooting Zone, as illustrated in Schedule “C” of this Bylaw, and described as:
 - (i) sections 5, 6, 7, 8, 17, 18, 19, 20, 29, and 30 within Township 24, Range 2, West of the 5th Meridian, excluding any portion of the mentioned sections located within the boundaries of the City of Calgary;
 - (ii) sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, and the western ½ of 36, within Township 24, Range 3, west of the 5th Meridian;
 - (iii) sections 1 (west of the Bow River), 2, 3, 4, 5, 7, 8, 9, 10, 11, 12 (west of the Bow River), 14, 15, 16, 17, the south ½ of 18, 20, 21, 22, 23 (west of the Bow River) and 27, 28 and 29 (south of the Bow River) within Township 25, Range 3, west of the 5th Meridian;
- (c) Property located within the Bearspaw No Shooting Zone, as illustrated in Schedule “D” of this Bylaw, and described as:
 - (i) sections 7, 18, 19, 29, 30, 31, and 32, within Township 25, Range 2, west of the 5th Meridian;
 - (ii) sections 13, 24, 25, the north ½ of 26, 35, and 36, within Township 25, Range 3, west of the 5th Meridian;
 - (iii) sections 5, 6, and 7, within Township 26, Range 2, west of the 5th Meridian;
 - (iv) sections 1, 2, the east ½ of 3, 10, 11, 12, 13, 14, 15, and the south ½ of 16 within Township 26, Range 3, west of the 5th Meridian;

- (d) Property located within the Cochrane Lake No Shooting Zone, as illustrated in Schedule "E" of this Bylaw, and described as:
 - (i) the north ½ of section 21, north ½ of section 22, north ½ of section 23, and sections 26, 27, and 28, within Township 26, Range 4, west of the 5th Meridian;
 - (e) Property located within the East Balzac No Shooting Zone, as illustrated in Schedule "F" of this Bylaw, and described as:
 - (i) sections 3, 4, 9, 10, 15, 16, 21, 22, 27, and the east ½ of 28, within Township 26, Range 29, west of the 4th Meridian;
 - (f) Property located within the South Conrich No Shooting Zone, as illustrated in Schedule "G" of this Bylaw, and described as:
 - (i) the north ½ of section 28, the north ½ of section 29, section 32, and section 33, within Township 24, Range 28, west of the 4th Meridian;
 - (g) Property located on Inverlake Road, as illustrated in Schedule "H" of this Bylaw, and described as:
 - (i) being the south boundary of section 26 Township 24 Range 28 West 4th Meridian;
 - (h) Property located within a Hamlet, as illustrated in Schedule "I" of this Bylaw;
 - (i) Property which is privately owned without having the landowner's prior permission to do so; and
 - (j) Property owned or under the control and jurisdiction of the County.
- 4 No Person being the Owner of Property described in section 3 of this Bylaw shall permit any Person to discharge or use a Weapon on said property in any way contrary of this Bylaw.
 - 5 No Person shall discharge or use a Weapon in a manner which would cause a projectile to pass within 183 metres of any occupied building.
 - 6 Section 5 does not apply to the owner or occupant of the land on which the building is situated or to a Person authorized to perform the activity by the owner or occupant of the building.
 - 7 No Person shall discharge or use a Weapon in a careless, unsafe, or dangerous manner anywhere within the County, and any Person discharging or using a Weapon anywhere within the County shall at all times abide by any applicable licence, permit, County Bylaw, Provincial Act, or Federal Act governing the use of Weapons.

EXEMPTIONS

8 Section 3 shall not apply to:

- (a) any Enforcement Officer or other peace officer appointed pursuant to the laws of Alberta or Canada while they are engaged in the lawful execution of their duties;
- (b) any person who uses or discharges a Weapon for pest control within the following agricultural districts as defined in the *Land Use Bylaw*:
 - (i) Ranch and Farm District (RF),
 - (ii) Ranch and Farm Two District (RF-2),
 - (iii) Ranch and Farm Three District (RF-3),
 - (iv) Agricultural Holdings District (AH), and
 - (v) Farmstead District (F);
- (c) any Person who uses or discharges a Weapon at a shooting range, gun club, or similar facility designed and operated for such use in accordance with the Rocky View County bylaw No. C-4841-97, the "*Land Use Bylaw*" as amended from time to time, and all Federal, Provincial, and County Bylaws and regulations; and
- (d) any Person who is lawfully engaged in hunting activities utilizing an approved Bow or Cross-Bow in any area where this activity is permitted under Provincial legislation.

GENERAL PENALTY PROVISION

- 9 In accordance with the *Municipal Government Act*, any Person who violates any provision of this Bylaw is guilty of an offence and is liable, upon conviction, to a maximum fine of \$10,000.00 or, in default of payment of the fine, to imprisonment for a period not exceeding one year, or to both fine and imprisonment in such amounts.

OFFENCES

- 10 A Person who violates any provision of this Bylaw is guilty of an offence and is liable, upon conviction, to a specified penalty as set out in Schedule "A" of this Bylaw. If there is no specified penalty listed in Schedule "A" for a particular offence, the specified penalty shall be \$1,000.00.
- 11 Where there is a minimum penalty listed for an offence in Schedule "A" of this Bylaw, that amount shall be the minimum penalty for that offence.
- 12 Notwithstanding section 10, a Person who commits the same offence under this Bylaw a second time within a twelve (12) month period of committing the first offence shall, on conviction, be liable to a penalty double the specified penalty for that offence.
- 13 Notwithstanding section 10, a Person who commits the same offence under this Bylaw a third or subsequent time within a 12 month period of committing the first offence shall, on conviction, be liable to a penalty triple the specified penalty for that offence.

ENFORCEMENT

- 14 Where an Enforcement Officer has reasonable grounds to believe that a Person has violated any provision of this Bylaw, the Enforcement Officer may commence Court proceedings against such Person by:
- (a) issuing the Person a Violation Ticket pursuant to the provisions of the *Provincial Offences Procedure Act*; or
 - (b) swearing out an information and complaint against the Person.
- 15 Where an Enforcement Officer issues a Person a Violation Ticket in accordance with Section 14 of this Bylaw, the Enforcement Officer may either:
- (a) allow the Person to pay the specified penalty established in Schedule "A" for the offence by including the penalty in the Violation Ticket; or
 - (b) require a Court appearance of the Person where the Enforcement Officer believes that it is in the public interest, pursuant to the *Provincial Offences Procedure Act*.
- 16 No provision of this Bylaw, nor any action taken pursuant to any provision of this Bylaw, shall in any way restrict, limit, prevent, or preclude the County from pursuing any other remedy in relation to an offence as may be provided by the *Municipal Government Act* or any other law of the Province of Alberta.

OBSTRUCTION

- 17 No Person shall obstruct, hinder, or impede an Enforcement Officer in the exercise of any of their powers or duties under this Bylaw or make frivolous, malicious, or vexatious complaints pursuant to this Bylaw.

POWERS OF THE CHIEF BYLAW ENFORCEMENT OFFICER

- 18 Without restricting any other power, duty, or function granted by this Bylaw, the Chief Bylaw Enforcement Officer may:
- (a) establish investigation and enforcement procedures for the purposes of this Bylaw;
 - (b) delegate any powers, duties, or functions under this Bylaw to any employee of the County.

VICARIOUS LIABILITY

- 19 For the purposes of this Bylaw, an act or omission by an employee or agent of a Person is deemed also to be an act or omission of the Person if the act or omission occurred in the course of employment with the Person or in the course of the agent exercising the powers or performing the duties on behalf of the Person under their agency relationship.

SEVERABILITY

- 20 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

STRICT LIABILITY OFFENCE

- 21 It is the intention of Council that all offences created by this Bylaw are to be interpreted as strict liability offences.

REPEAL AND EFFECTIVE DATE

- 22 Bylaw C-5759-2003 is hereby repealed upon this Bylaw passing and coming into effect.
- 23 This Bylaw shall come into force and effect upon receiving the approval of the Minister responsible for the *Wildlife Act*, when it has received third and final reading, and is signed by the Reeve/Deputy Reeve and Municipal Clerk in accordance with Section 189 of the *Municipal Government Act*.

READINGS BY COUNCIL

READ A FIRST TIME IN COUNCIL this 22 day of May, 2018

READ A SECOND TIME IN COUNCIL this 22 day of May, 2018

MINISTERIAL APPROVAL

Pursuant to Section 74 of the *Municipal Government Act*, RSA 2000, c M-26, this Bylaw is hereby approved:

DATED at the City of Edmonton, in the Province of Alberta, this 12th day of

August, 2018.

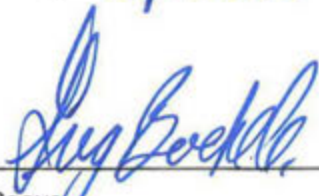

Minister of Environment and Parks

READINGS BY COUNCIL


READ A THIRD TIME IN COUNCIL this

11th

day of September, 2018



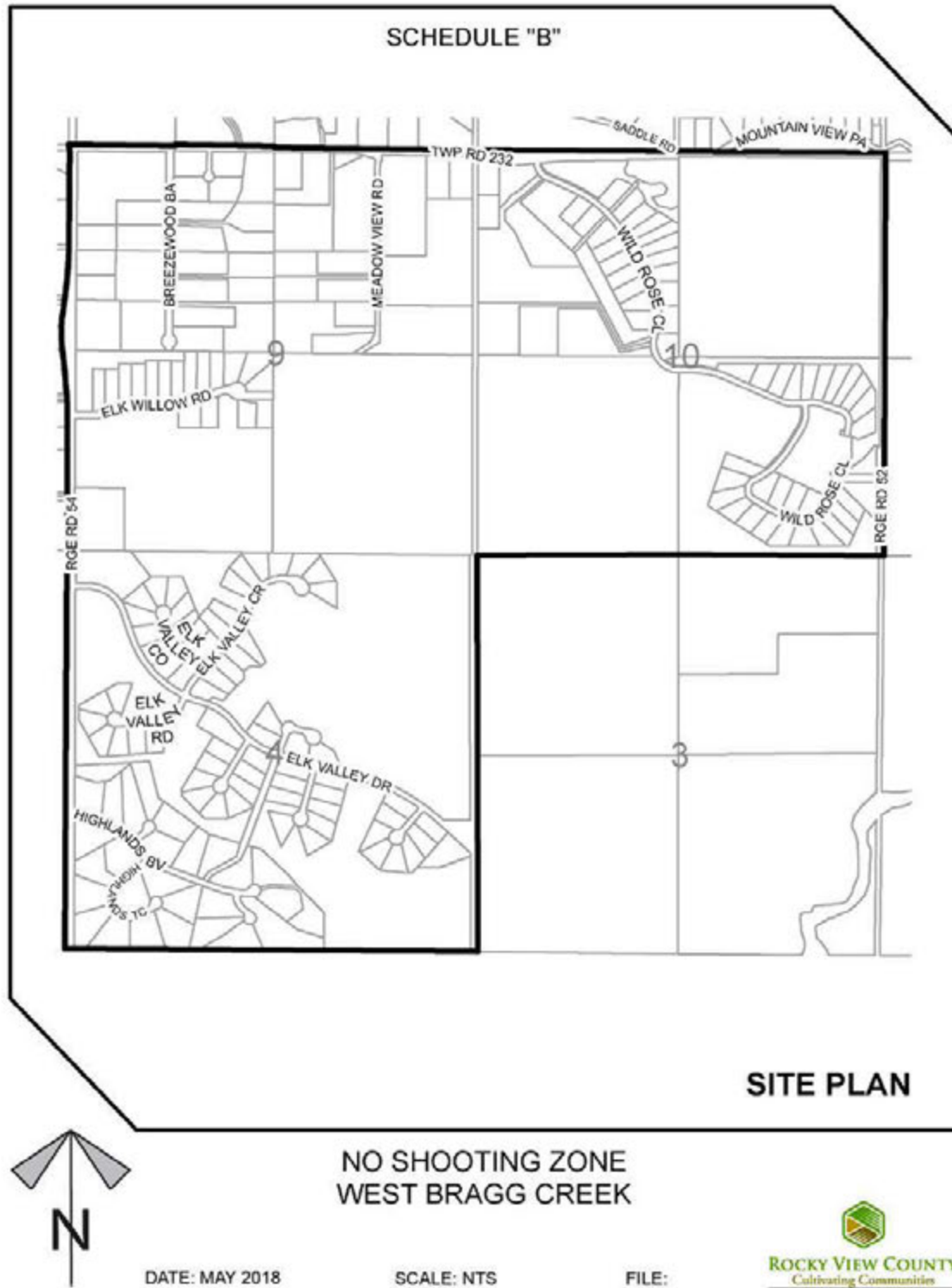
Reeve

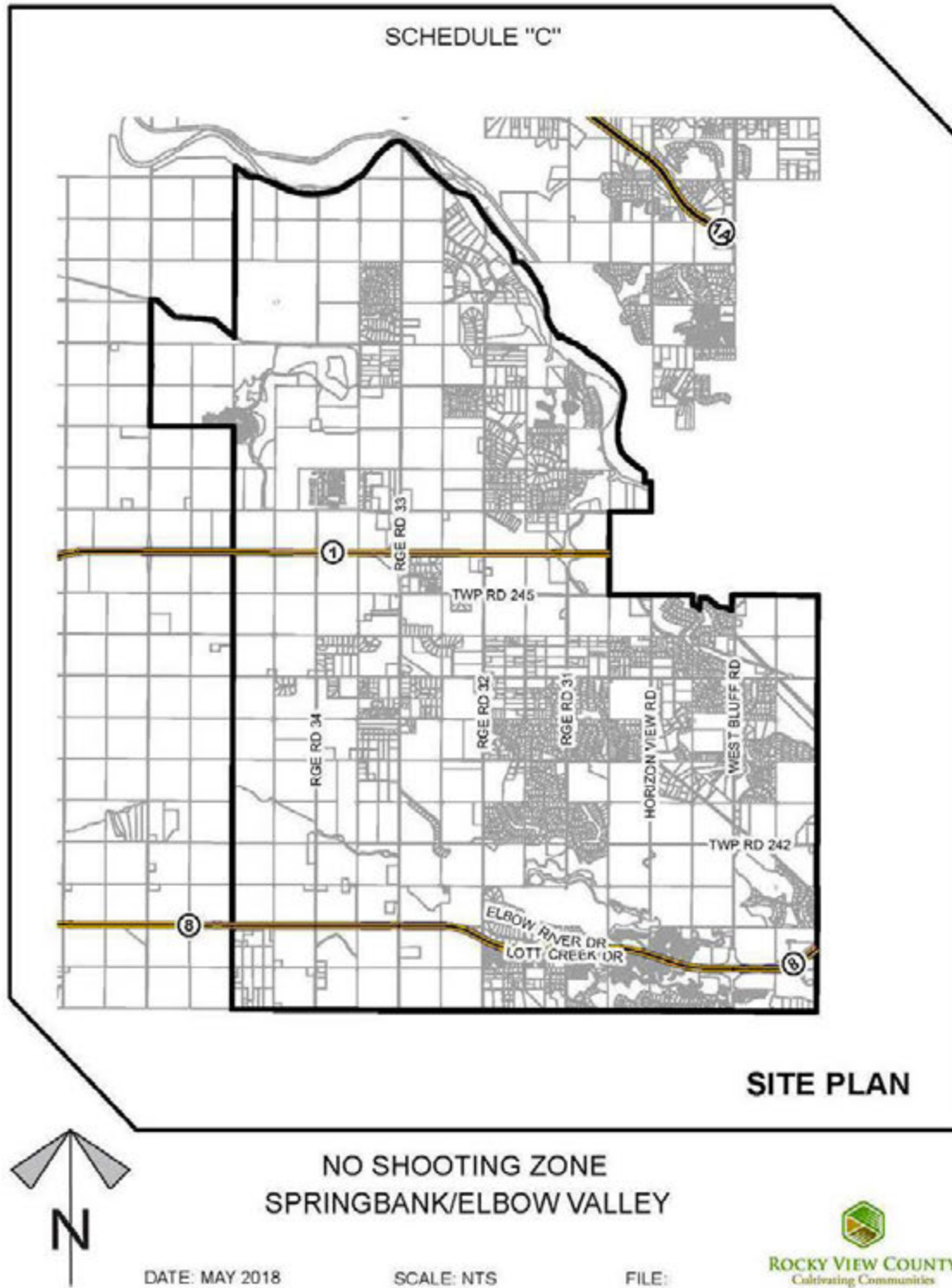
CAO or Designate

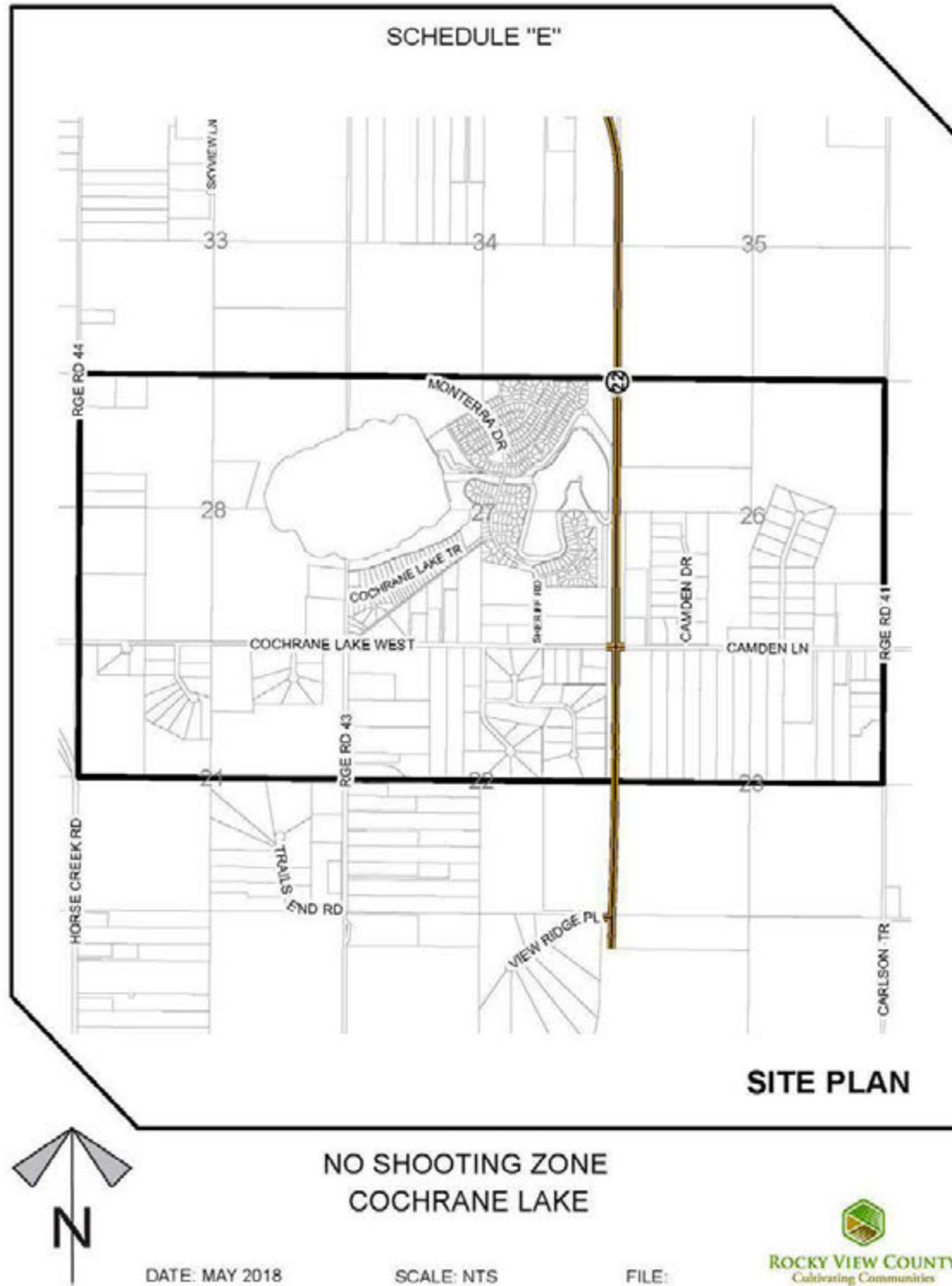
Date Signed

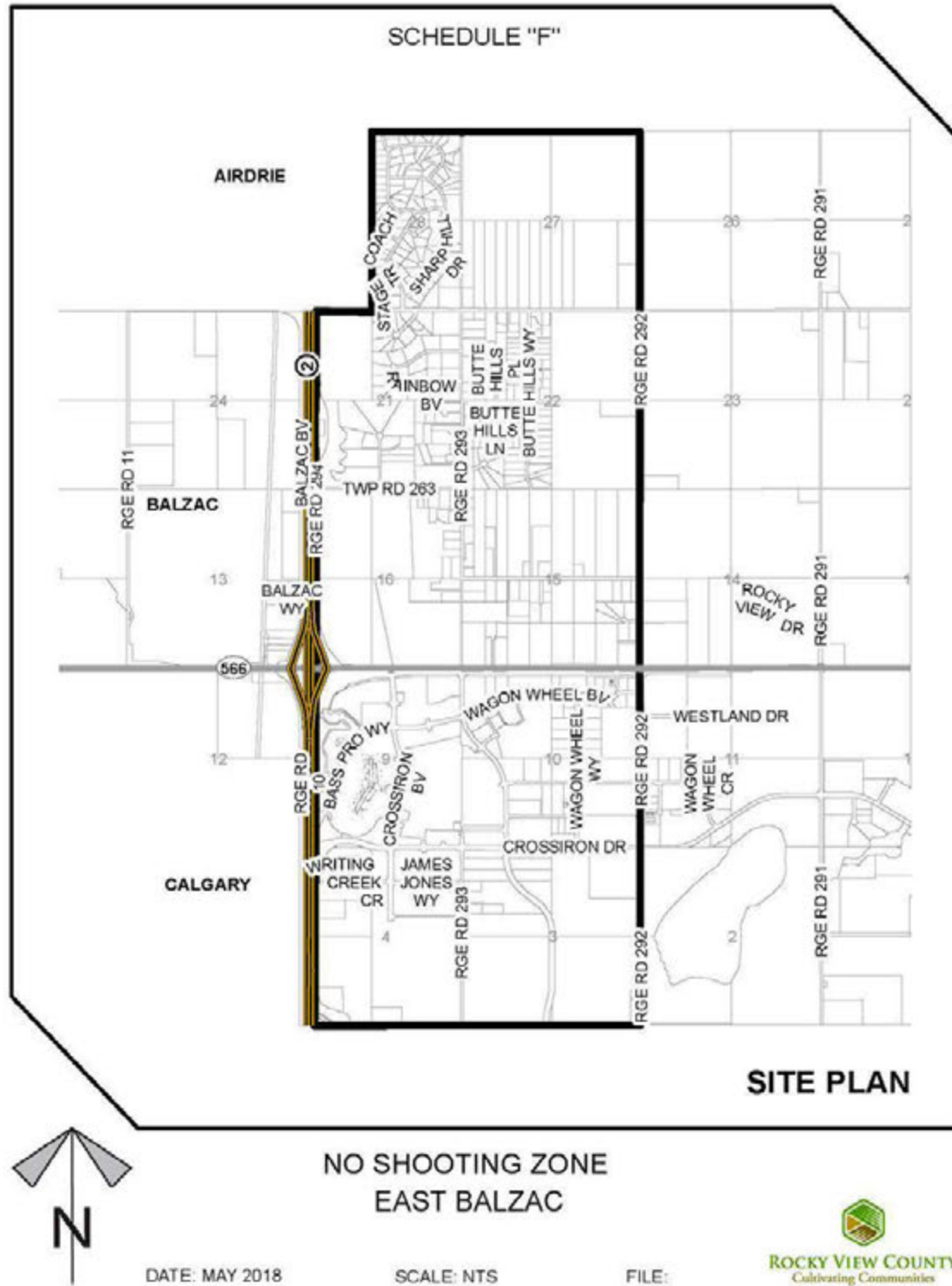
SCHEDULE "A"**SPECIFIED AND MINIMUM PENALTIES**

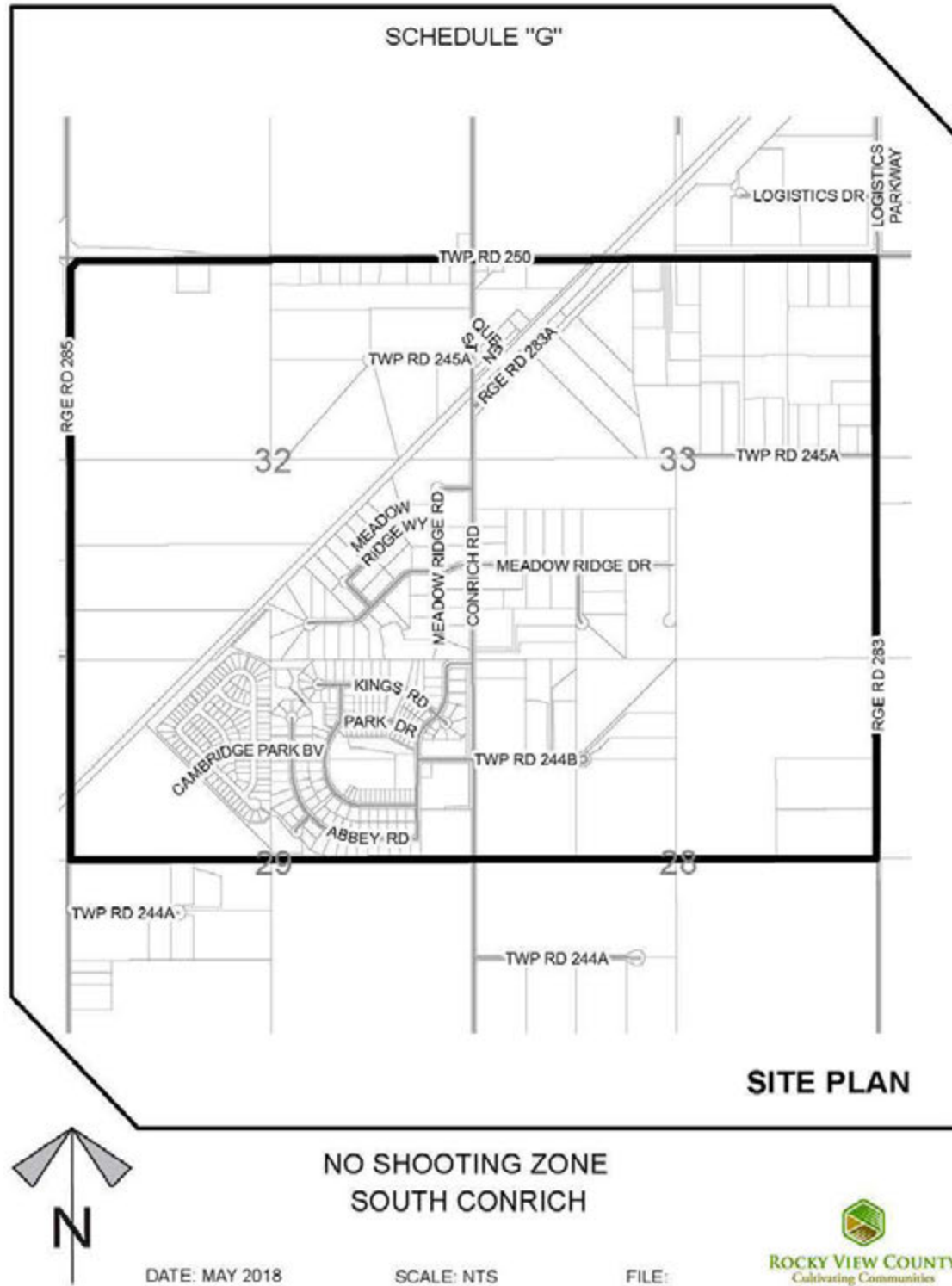
Section Reference	Description	Specified Penalty	Minimum Penalty
3	Use Weapon where prohibited	\$1,000	\$250
4	Permit use of Weapon on Property contrary to Bylaw	\$1,000	\$250
5	Cause projectile to pass within 183 meters of an occupied building	\$1,000	\$500
7	Use Weapon in an unlawful manner	\$2,000	\$1,000
12	Second offence within 12 months of committing first offence	Double Specified Penalty	Double Minimum Penalty
13	Third and subsequent offence within 12 months of committing first offence	Triple Specified Penalty	Triple Minimum Penalty
17	Obstruction	\$500	\$250



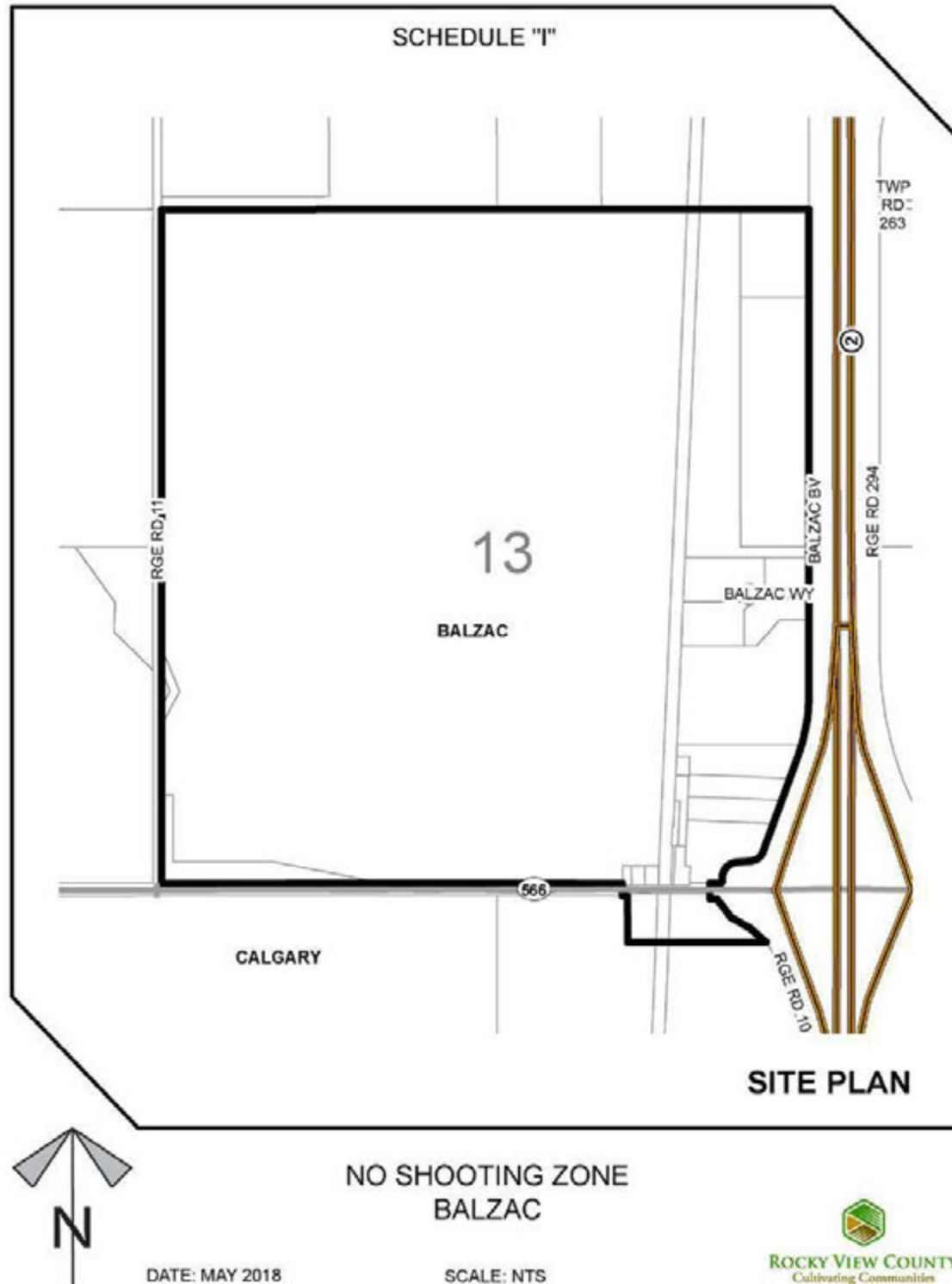


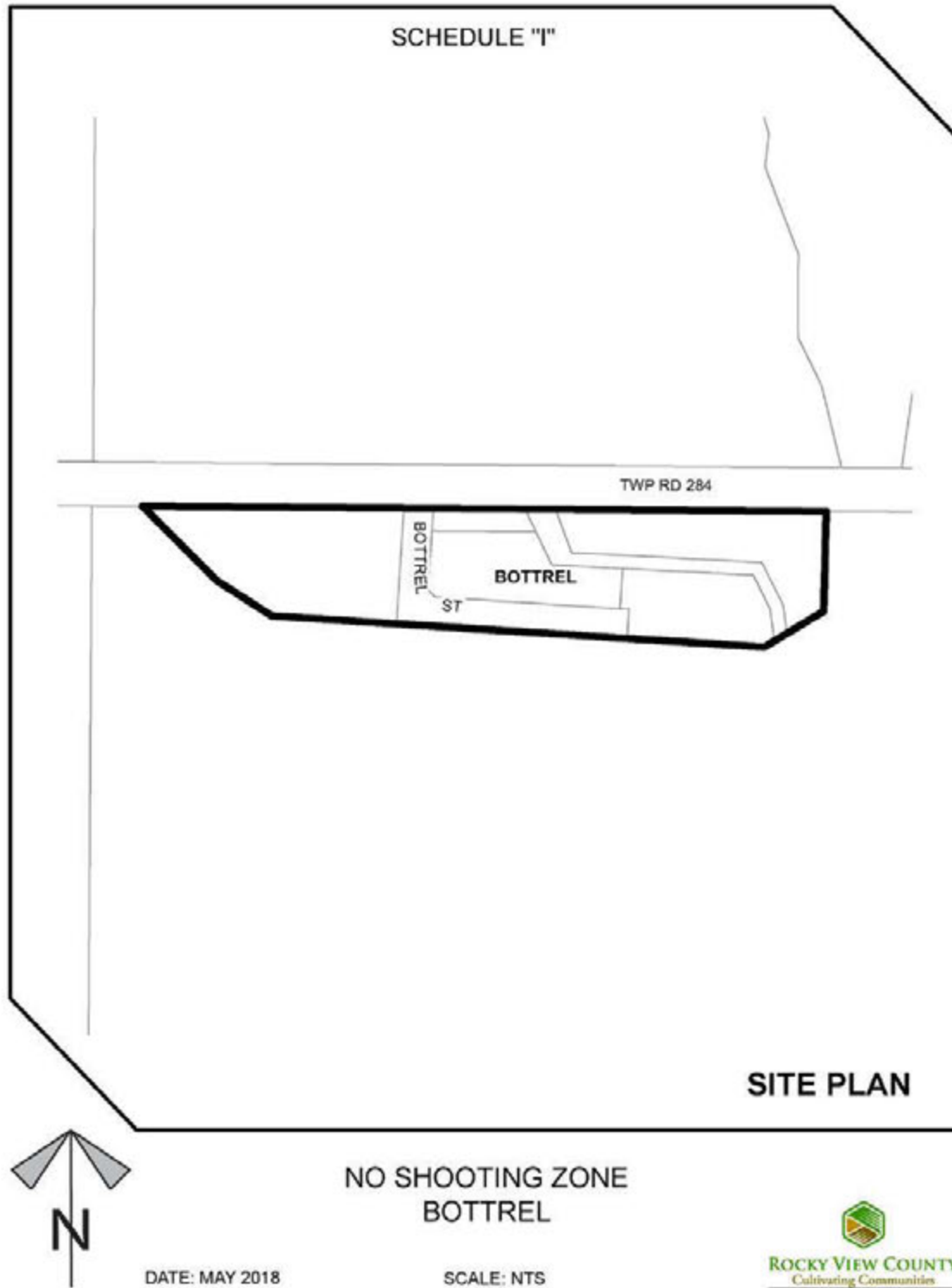




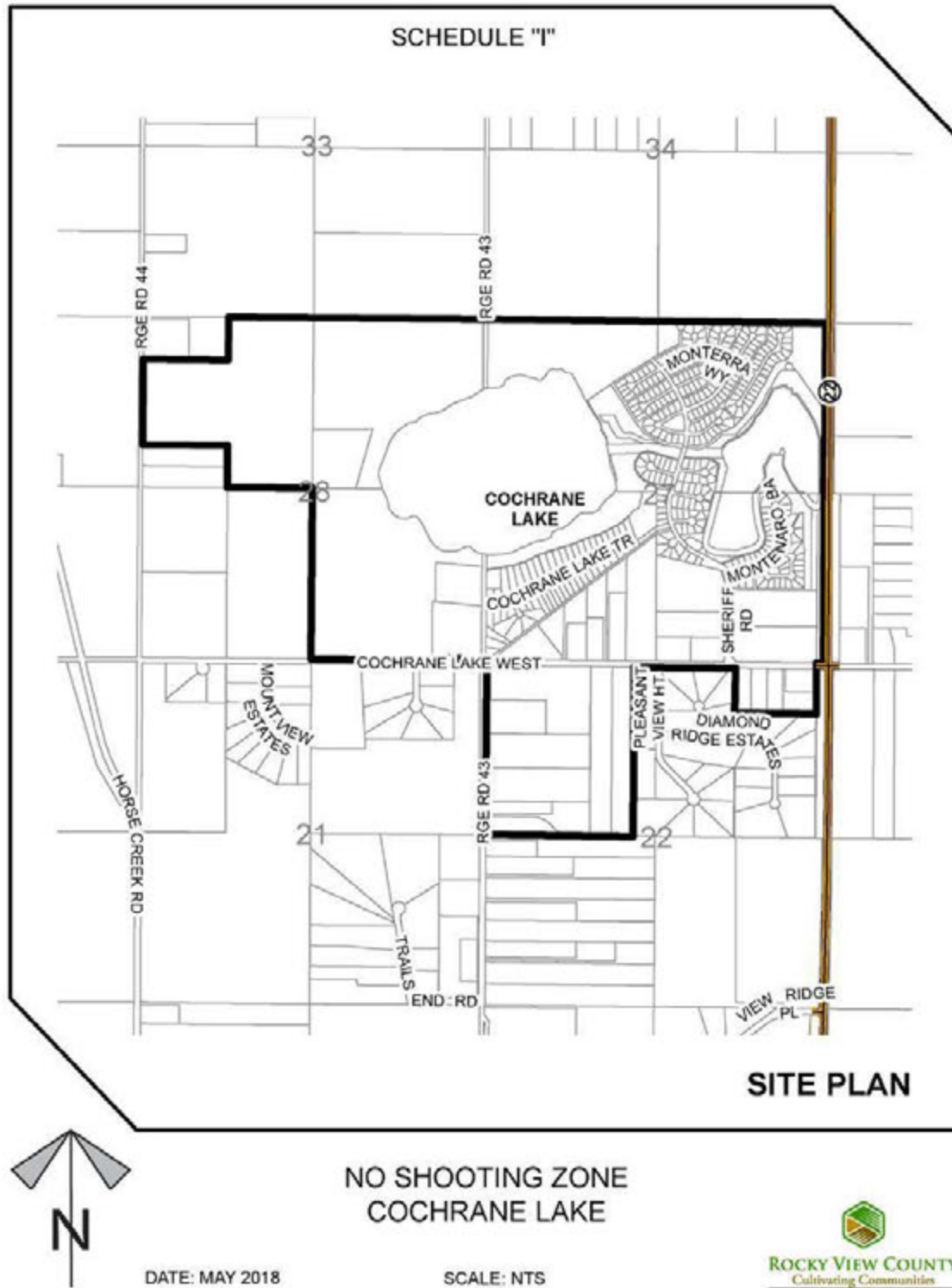


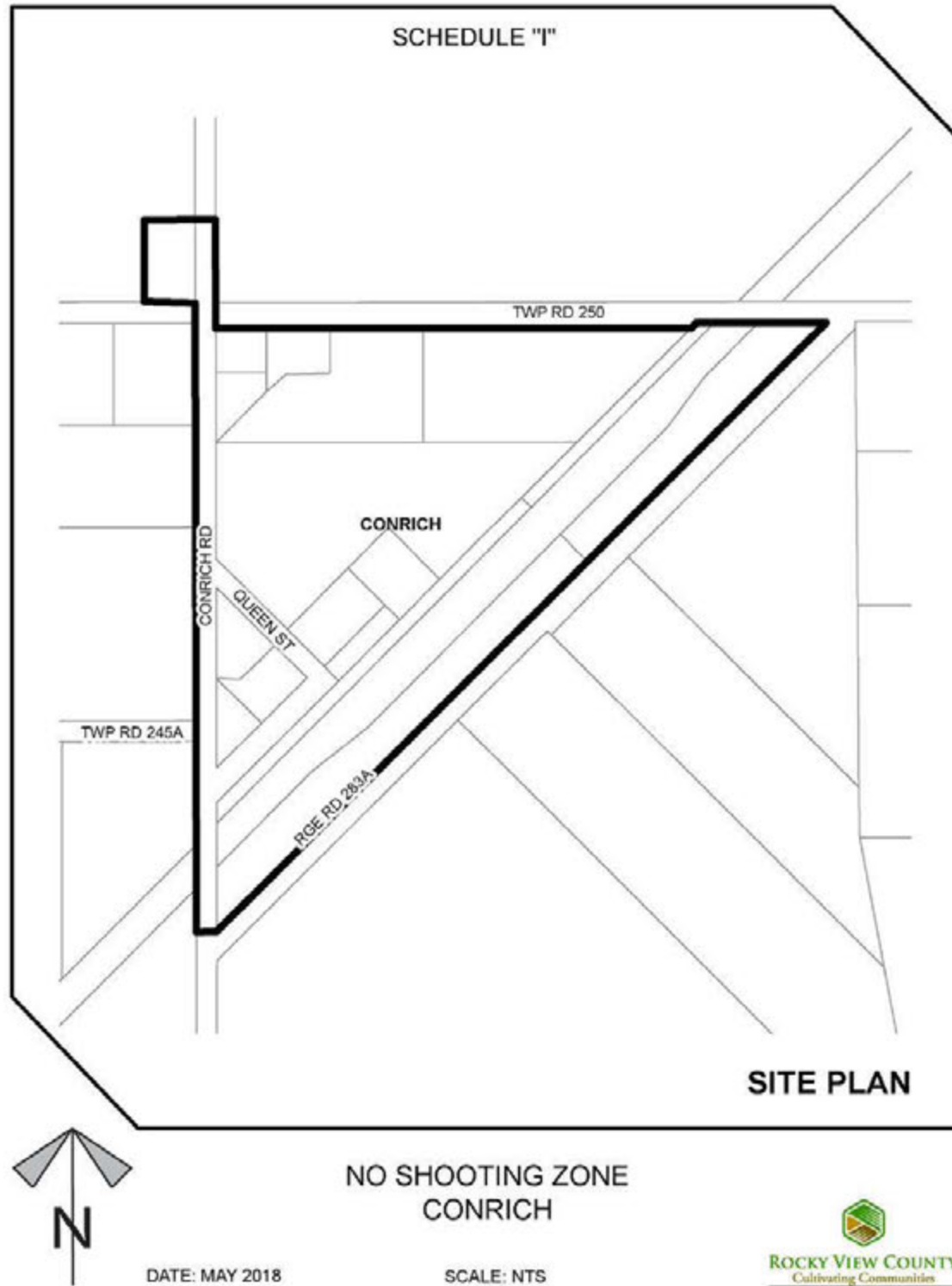


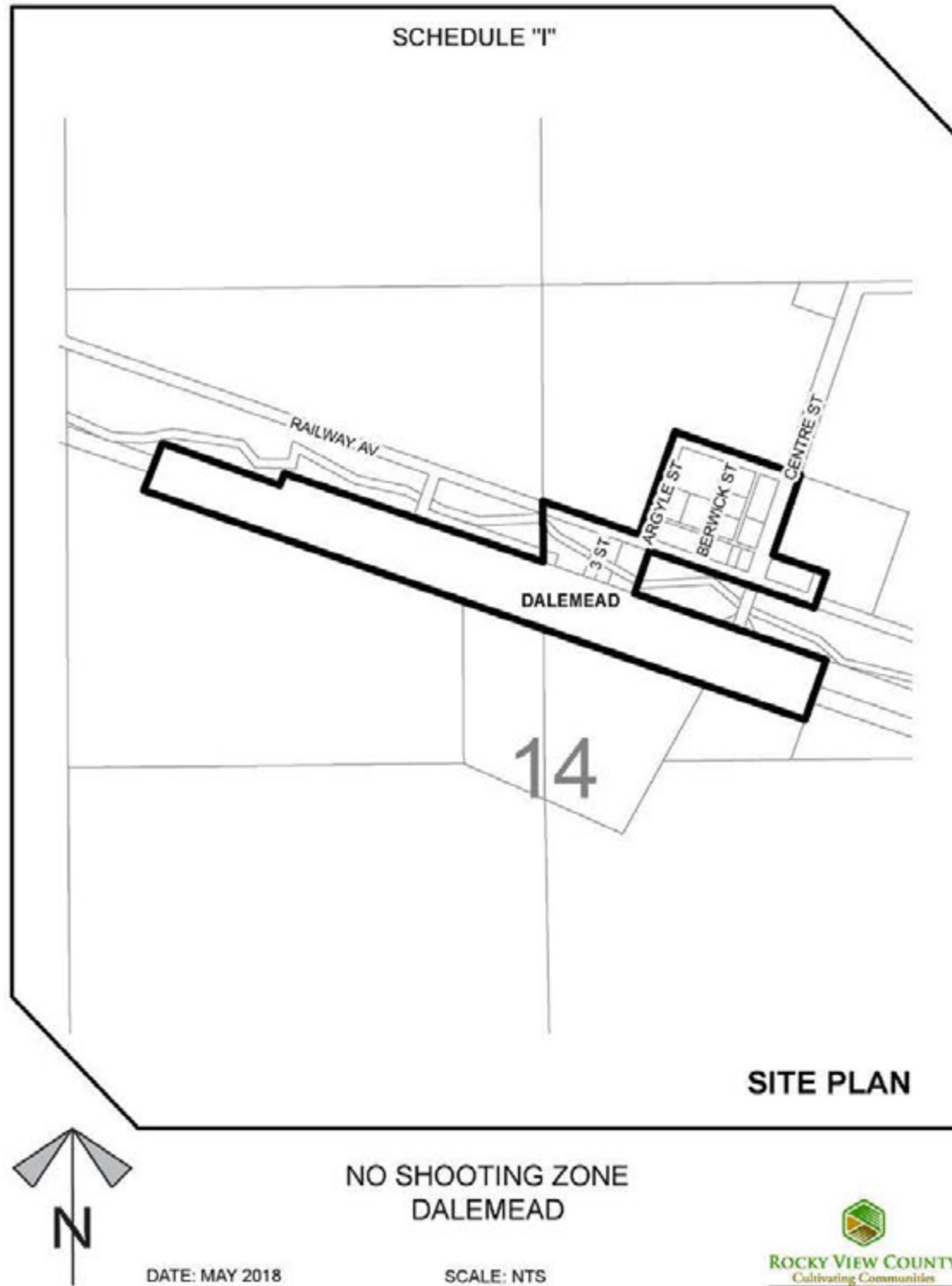


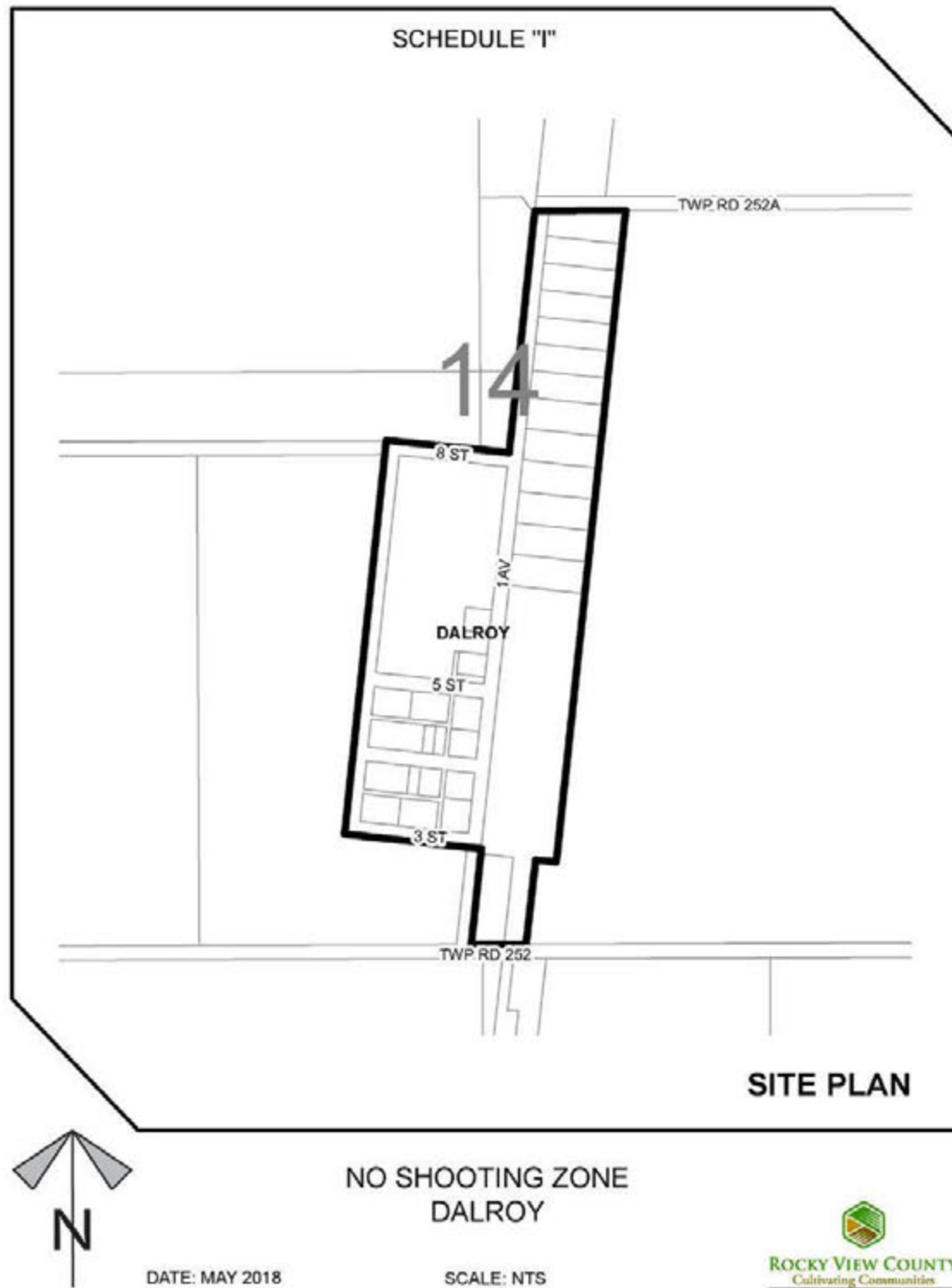


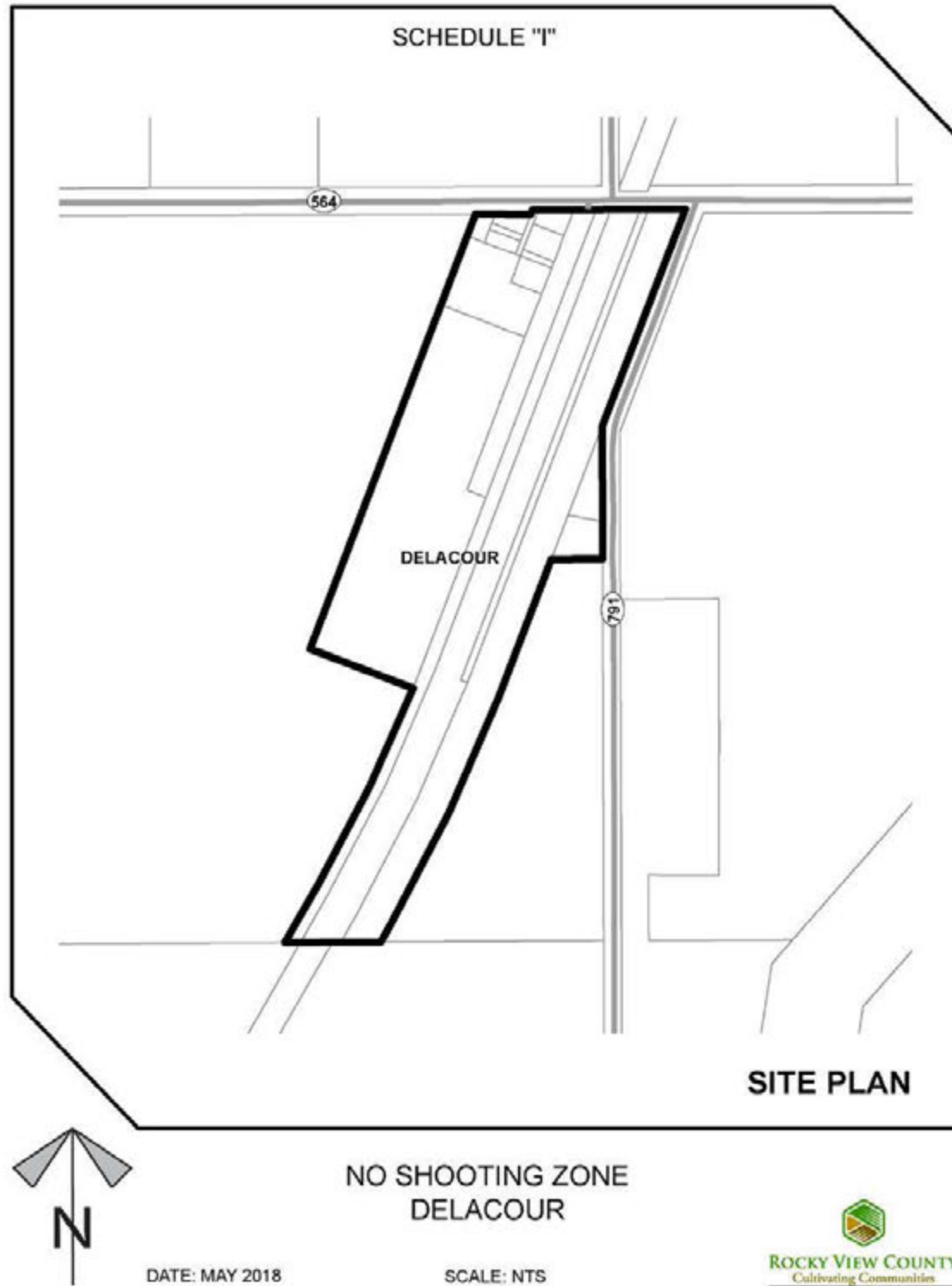


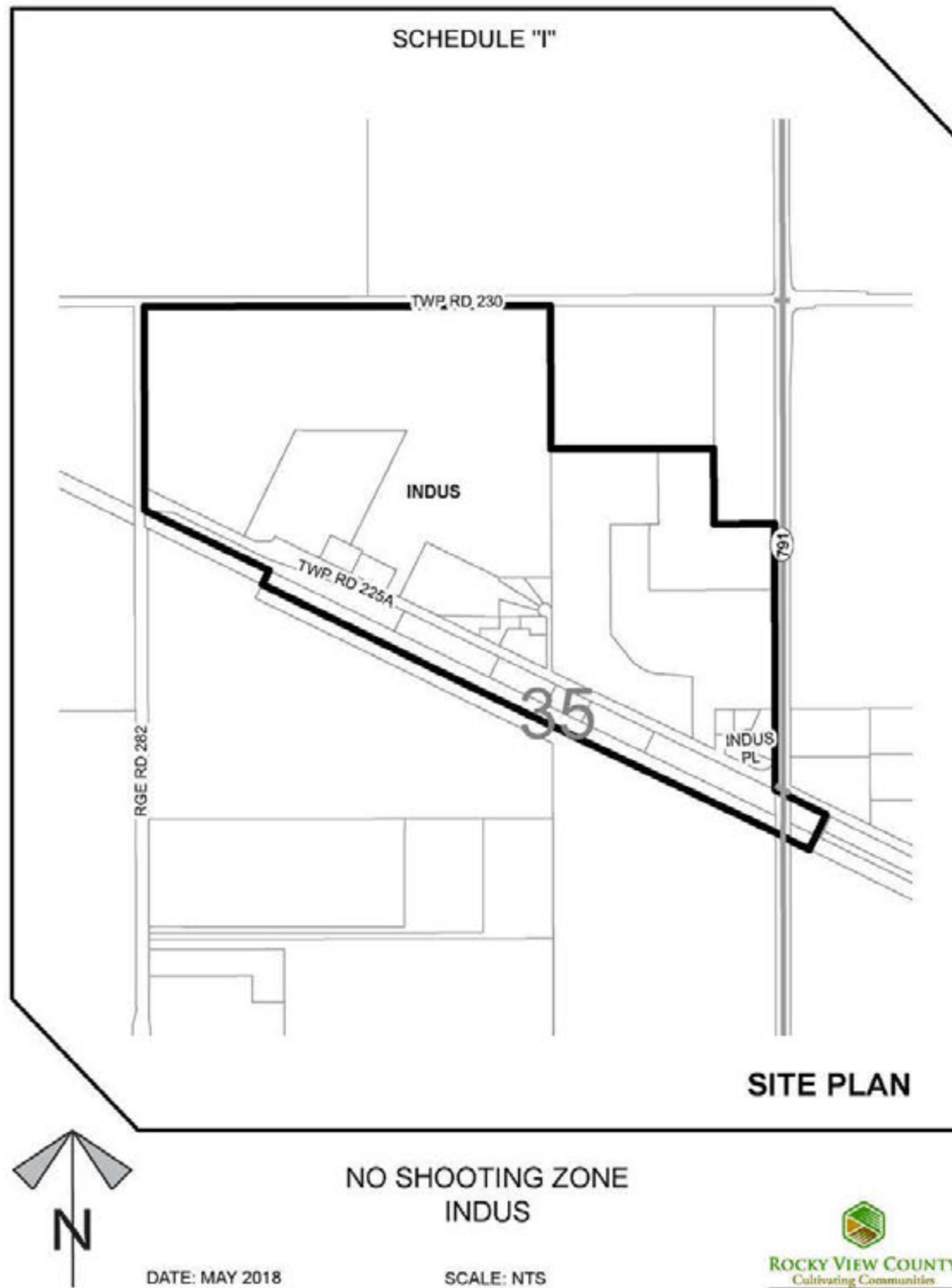


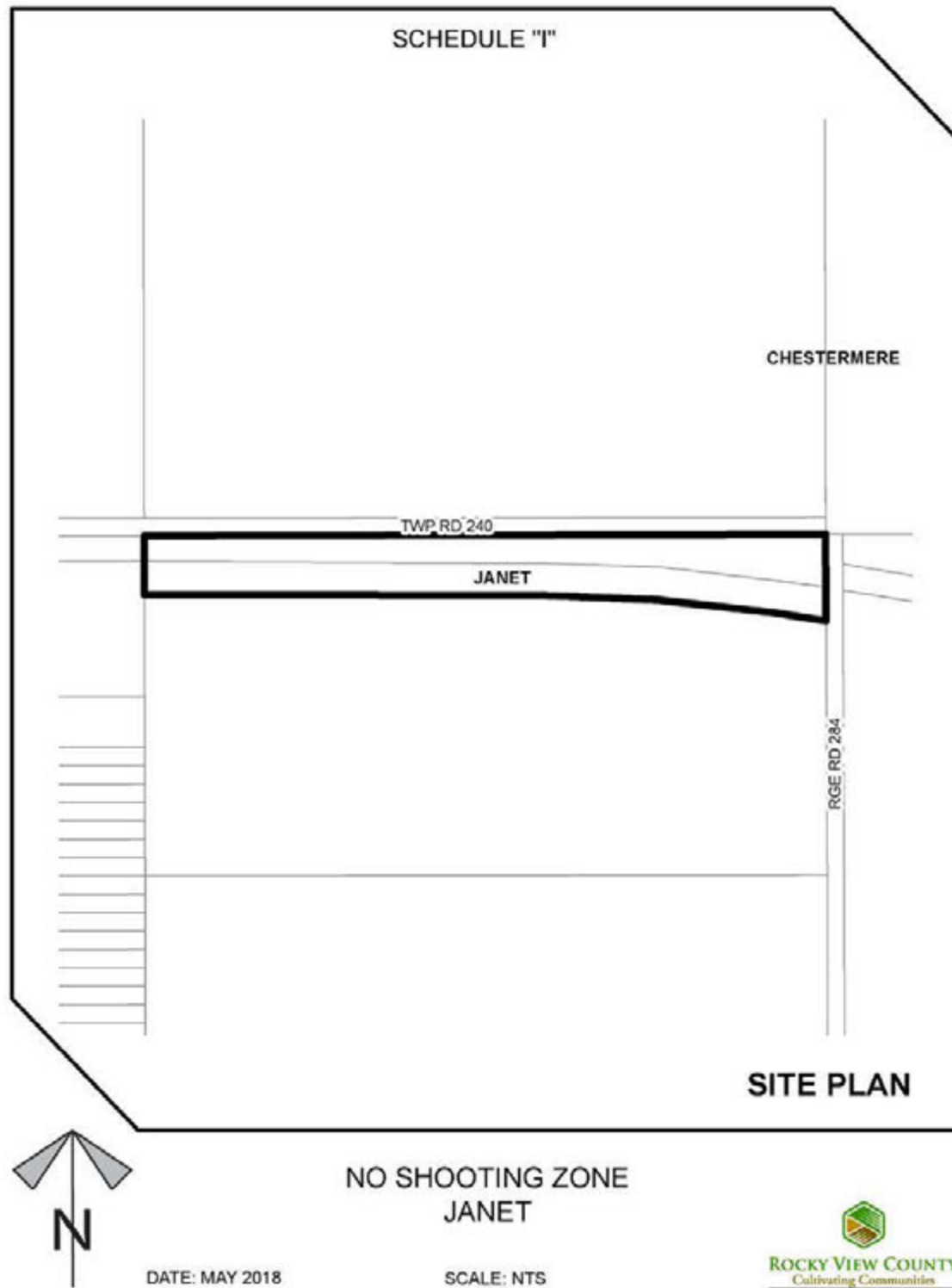




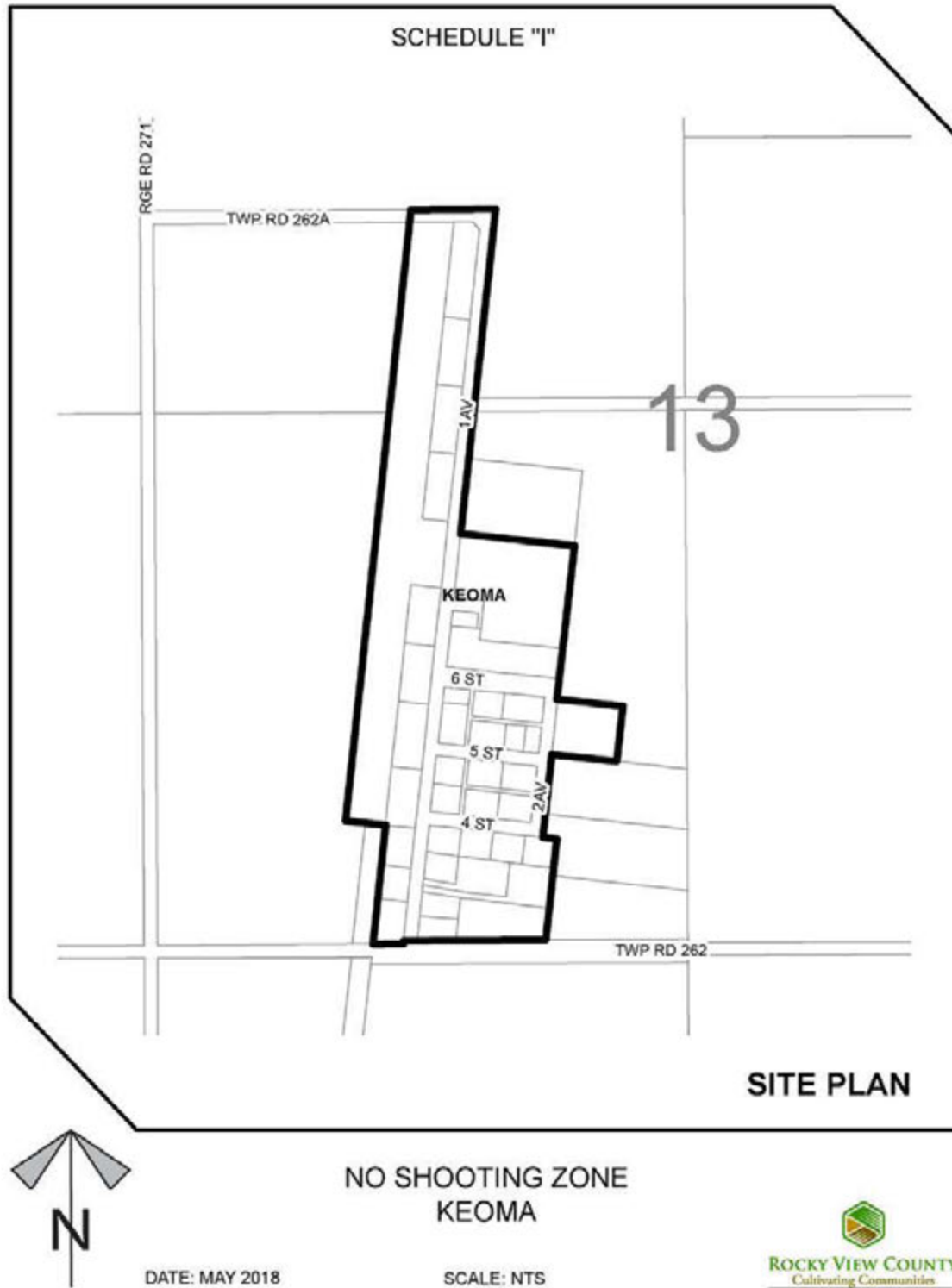


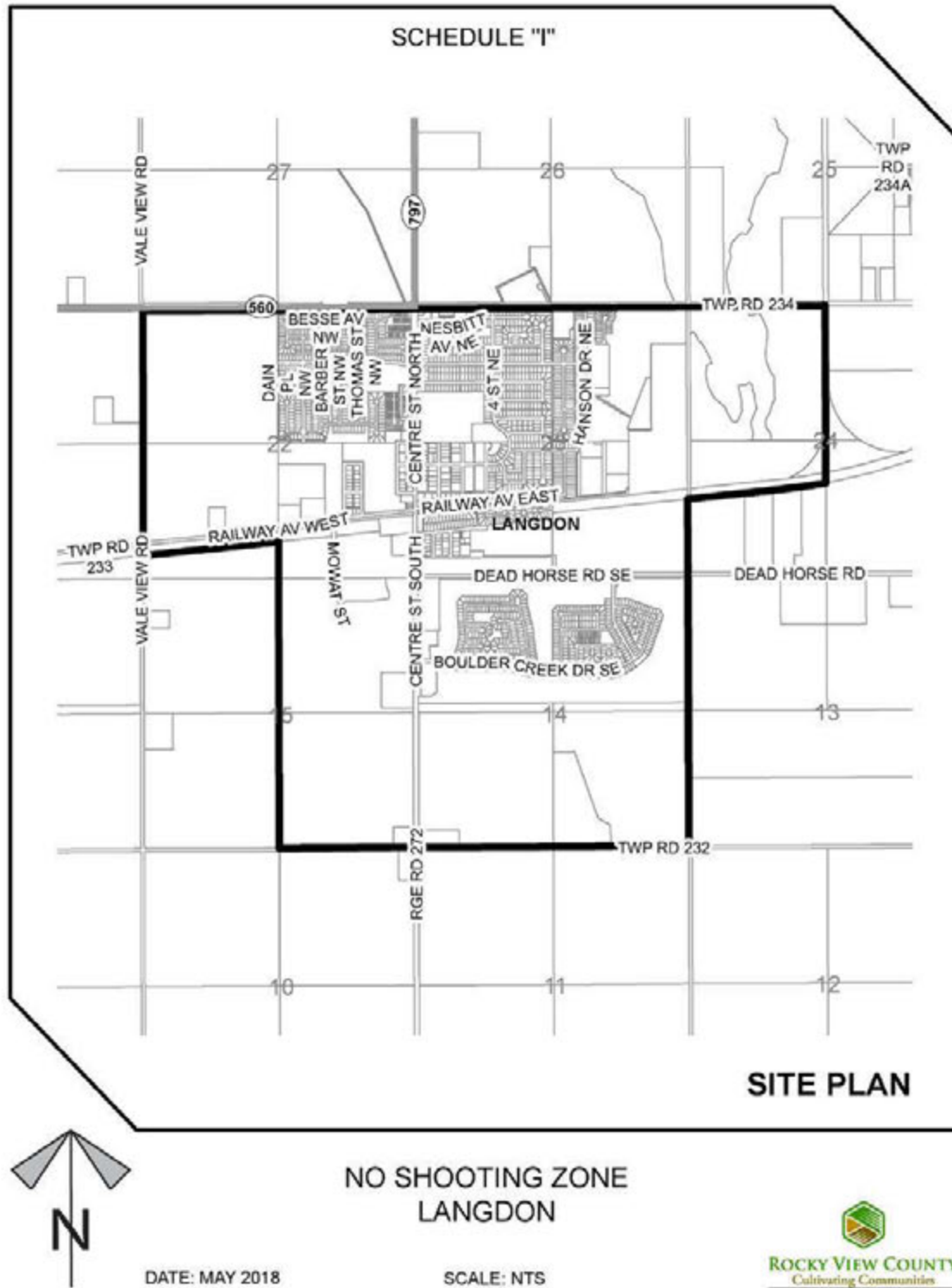


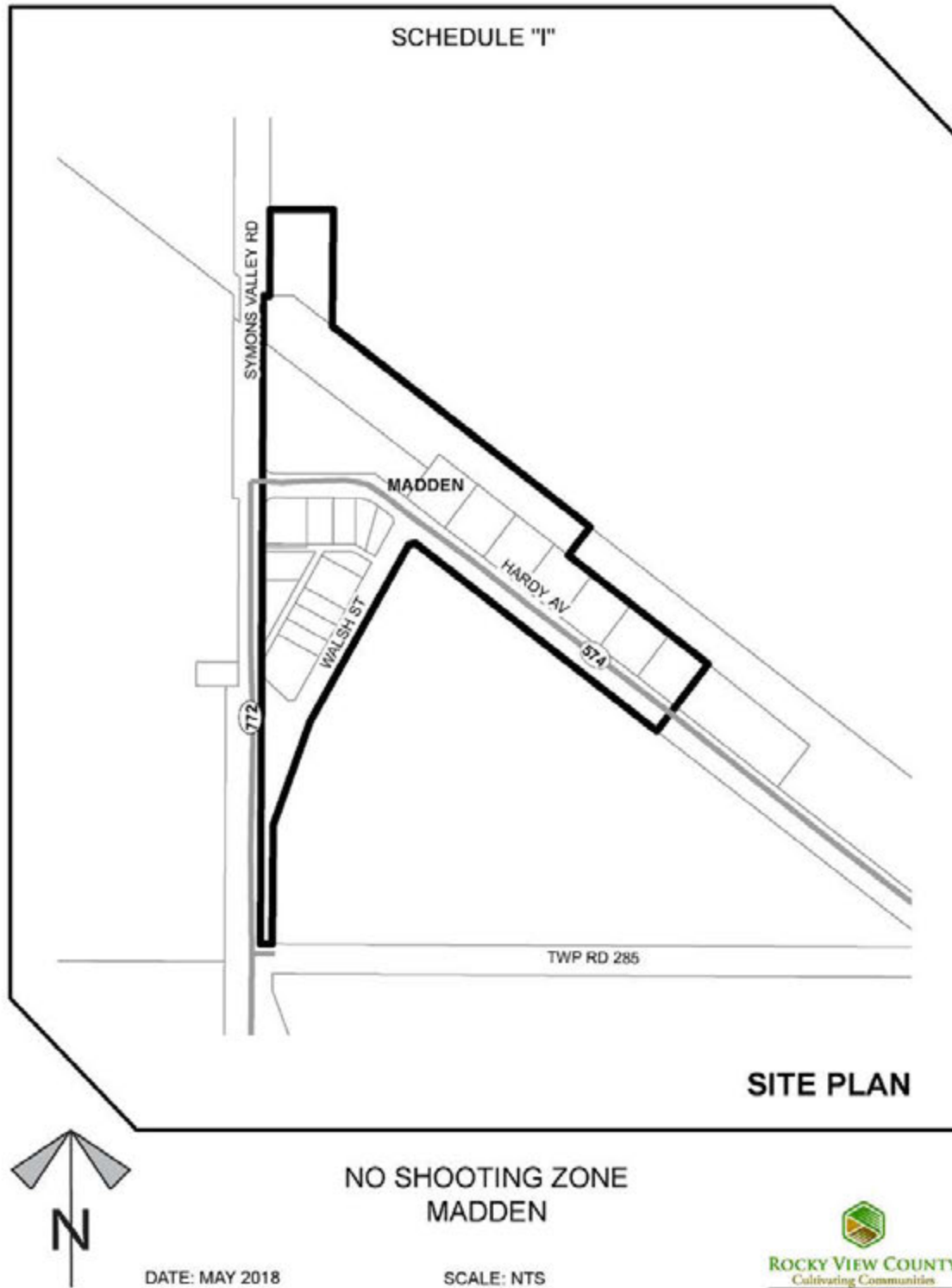












MUNICIPAL ENFORCEMENT

TO: Council
DATE: February 26, 2019 **DIVISION:** All
FILE: n/a
SUBJECT: Airdrie RCMP Detachment – Enhanced Policing Position

¹POLICY DIRECTION:

The County and the “K” Division of the RCMP utilize a Memorandum of Understanding (MOU) to guide the roles and responsibilities of the County funded enhanced policing position in the Airdrie Detachment.

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council direction on the duties that the County would like see in the MOU for the enhanced policing position in the Airdrie RCMP Detachment. The policing agreements are for three-year terms, with the most recent policing agreement effective from January 1, 2019, to December 31, 2021. Under this agreement, the County is to enter into an MOU with the RCMP “K” Division to determine the duties and responsibilities of the RCMP member providing services to the County.

In the past, this County-funded position was assigned to performing duties primarily related to crime reduction and traffic safety in rural areas of the Airdrie Detachment. In 2018, the County participated in a pilot program with the City of Airdrie to commit additional funds and resources towards a Crime Reduction Unit (CRU). The City of Airdrie committed funds for three additional positions for the CRU Team, bringing it from three members to six members. The County participated by redeploying the County’s enhanced policing position to this CRU team.

The pilot project was seen as a success as there was a 24% decrease in property crime in the Airdrie Detachment’s area of the County. The Crime Reduction Unit pilot program is now transitioning into a committed RCMP program, and the Airdrie RCMP Detachment is looking for continued participation from the County. Therefore, Administration is requesting Council direction on the enhanced policing position for the Airdrie Detachment.

BACKGROUND:

The County has had an agreement with the Minister of Justice, Solicitor General of Alberta to provide an enhanced level of provincial policing service for the Airdrie detachment since 2013. The County has entered into MOUs with the RCMP “K” Division to document the parameters and understanding-in-principle reached with respect to the duties and responsibilities of the RCMP Member providing services to the County. From 2013 to 2017, Rocky View County outlined specific priorities, duties, and responsibilities for the RCMP enhanced position. These duties included traffic enforcement and criminal code investigations as the primary functions. Additionally, the enhanced member may have participated in other initiatives and public safety programs, which included:

- Acting as the primary liaison for the Rural Crime Watch Program;
- Ensuring effective communication with the business owners in the Balzac response area;
- Responding to traffic enforcement issues identified by either Enforcement Services or the community on roadways that are the exclusive jurisdiction of the RCMP;

¹ **Administration Resources**
Jay Loro, Municipal Enforcement



- Participating in Enforcement Services Department meetings when needed or requested;
- Emergency planning in relation to special events, and policing those special events in the County; and
- Other programs as agreed to by the County and RCMP.

In 2018, the County participated in a pilot project with the City of Airdrie to implement crime reduction strategies by committing funds and resources to a Crime Reduction Unit. The pilot project was successful in that there was a decrease in property crime in the Airdrie detachment's area of the County. The pilot project ensured that teams worked together rather than in silos, and time was tracked to ensure proper time was allocated to each jurisdiction. The project collaboratively addressed crime issues affecting both jurisdictions, assisted in reducing the disparity of policing between the two jurisdictions, maintained compliance with both the Municipal Policing Contract and the Enhanced Policing Contract, and still complied with the MOU.

The Crime Reduction Unit pilot program is now transitioning into a committed RCMP program, and the Airdrie RCMP Detachment is looking for continued participation from the County. Administration is requesting Council direction on the enhanced policing position for the Airdrie Detachment.

OPTIONS:

- Option # 1:** THAT Administration be directed to enter into an MOU with the RCMP "K" Division with the duties and responsibilities of the County's RCMP Member assigned to the Crime Reduction Unit.
- Option # 2:** THAT Administration be directed to return to the policing strategy as outlined in the previous MOU.
- Option # 3:** THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JL/rp



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: February 26, 2019

DIVISION: All

FILE: N/A

SUBJECT: Agricultural Service Board Terms of Reference Amendment

¹POLICY DIRECTION:

Under the *Municipal Government Act* and *Boards and Committees Bylaw C-7840-2018*, Council is the approving authority for boards and committees and their terms of reference.

EXECUTIVE SUMMARY:

At the January 8, 2019 Council meeting, Administration presented a series of amendments to Rocky View County's boards and committees. Among these amendments was a new Agricultural Service Board Terms of Reference.

The new Terms of Reference was approved by Council with an amendment to the wording of section 10. The original wording of the section would have allowed the Agricultural Service Board to appoint its own chair and vice chair. The final approved wording of the section specifies that Council will continue to appoint the chair and the board will continue to elect the vice chair.

The amendment to section 10, however, rendered section 11 of the Terms of Reference obsolete, as this section outlines the procedure the board would have followed to elect its own chair. This section was not removed at the January 8, 2019 Council meeting. As the board will not be electing its own chair, Administration is proposing a minor amendment to the Terms of Reference to remove the obsolete section 11.

BUDGET IMPLICATIONS:

There are no budget implications.

OPTIONS:

- Option #1: THAT the Agricultural Service Board Terms of Reference be amended by deleting section 11 and renumbering the remaining sections as necessary.
- Option #2: THAT Council provide alternative direction.

¹**Administrative Resources**

Tyler Andreasen, Legislative and Bylaw Coordinator



Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director, Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Agricultural Service Board Terms of Reference



Agricultural Service Board

Terms of Reference

TOR #C-ASB

Purpose

- 1 The purpose of the Agricultural Service Board (ASB) is to fulfill the mandate set out in the *Agricultural Service Board Act* (the Act) and to promote the importance of agriculture to Rocky View County (the County).



Scope

- 2 The duties of the ASB are set out in section 2 of the Act and are reproduced below for convenience purposes only:

The duties of an agricultural service board are:

- (a) to act as an advisory body and to assist the council and the Minister, in matters of mutual concern;
- (b) to advise on and to help organize and direct weed and pest control and soil and water conservation programs;
- (c) to assist in the control of animal disease under the Animal Health Act;
- (d) to promote, enhance and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer; and
- (e) to promote and develop agricultural policies to meet the needs of the municipality.

- 3 In addition to the duties set out in the Act, the ASB is responsible for the following:

- (1) Communicating the successes of the County's agricultural services;
- (2) Assisting with the marketing of the County's agricultural producers; and
- (3) Educating the public on the importance of agriculture to the County.



Membership

- 4 The ASB consists of the following Members in a voting capacity:
 - (1) Three Councillors appointed for one year terms;
 - (2) Two Members at Large from West of Highway 2 appointed for three year terms; and



Agricultural Service Board

- (3) Two Members at Large from East of Highway 2 appointed for three year terms.
- 5 Appointments to the ASB are generally made at the annual Organizational Meeting of Council or at a regular meeting of Council if necessary.
- 6 Members at Large must be:
 - (1) Residents of the County; and
 - (2) Familiar with agricultural concerns and issues and be qualified to develop agricultural policies consistent with the Act.



Administrative Support

- 7 Administration supports the ASB, in a non-voting capacity, by coordinating meetings and providing information and expertise as required.
- 8 Administration further supports the ASB by promoting the agricultural industry as follows:
 - (1) Communicating the successes of the County's agricultural services;
 - (2) Assisting with the marketing of the County's agricultural producers; and
 - (3) Educating the public on the importance of agriculture to the County.
- 9 Section 6 of the Act sets out that Alberta Agriculture and Forestry may provide a representative to attend ASB meetings in a non-voting capacity. This section of the Act is reproduced below for convenience purposes only:

In order to assist a board, the Minister may designate an employee under the administration of the Minister as a Minister's representative:

- (a) to advise the board on government programs, agricultural problems and needs of the municipality, and
- (b) to assist the board, on the request of the board, in the discharge of its duties.



Chair and Vice Chair

- 10 The Chair will be a Councillor appointed by Council at the annual Organizational Meeting and the Vice Chair will be elected by the ASB at its first meeting following the annual Organizational Meeting.
- 11 The previous Chair will preside over the election of the new Chair.



Agricultural Service Board

- (1) If the previous Chair is no longer a Member of the ASB, the previous Vice Chair will preside over the election of the new Chair.
 - (2) If the previous Chair and Vice Chair are no longer Members of the ASB, the ASB will choose a Member to preside over the election of the new Chair.
- 12 The Chair:
- (1) Presides over ASB meetings when in attendance; and
 - (2) Approves ASB agendas prior to publication.
- 13 The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



Meetings

- 14 The ASB will meet at least five times annually on the dates set at the annual Organizational Meeting of Council. Additional meetings may be called at the discretion of the Chair.
- 15 Quorum for meetings will be four Members.
- 16 Administration prepares an agenda for each ASB meeting in consultation with the Chair.
- 17 ASB Members may submit agenda items to Administration for inclusion on the next available ASB agenda.



Recommendations to Council

- 18 The ASB may make recommendations to Council on agricultural matters affecting Rocky View County.
- 19 Recommendations made by the ASB will be presented to Council by the Chair or Administration at the next available Council meeting.



Advisory Committees

- 20 The ASB may recommend to Council the creation of an advisory committee with respect to agricultural matters as per the Act.
- 21 Advisory committees shall act in an advisory capacity to the ASB and Council.
- 22 Advisory committee Members at Large may be reimbursed for reasonable expenses by the County in accordance with Council Policy C-221, *Board and Committee Remuneration*.





Agricultural Service Board

Annual Report

- 23 The ASB will present an annual report to Council containing a summary of its activities from the previous year as per the Act.



Remuneration

- 24 ASB Members at Large may be reimbursed for reasonable expenses by the County in accordance with Council Policy C-221, *Board and Committee Remuneration*.



Definitions

- 25 In these Terms of Reference, the following definitions apply:
- (1) **“Administration”** means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
 - (2) **“Agricultural Service Board Act”** means the *Agricultural Service Board Act*, RSA 2000, c A-10, as amended or replaced from time to time;
 - (3) **“Council”** means the duly elected Council of Rocky View County;
 - (4) **“Councillor”** means a duly elected member of Rocky View County Council;
 - (5) **“Member”** means a person appointed to the ASB and includes either a Councillor or a Member at Large;
 - (6) **“Member at Large”** means a person appointed to the ASB who is a member of the public and not a Councillor;
 - (7) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
 - (8) **“Organizational Meeting”** means an Organizational Meeting of Council held pursuant to the *Municipal Government Act*; and
 - (9) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.





Agricultural Service Board

Approval Date	<ul style="list-style-type: none">January 8, 2019
Replaces	<ul style="list-style-type: none">Policy 500, <i>Operation of the Agricultural Service Board</i>Procedure 500, <i>Operation of the Agricultural Service Board</i>
Lead Role	<ul style="list-style-type: none">Agricultural Service Board ChairManager of Agricultural and Environmental Services
Committee Classification	<ul style="list-style-type: none">Standing Board of Council
Last Review Date	<ul style="list-style-type: none">N/A
Next Review Date	<ul style="list-style-type: none">TBD

Reeve

Approval Date



TRANSPORTATION SERVICES

TO:	Council	
DATE:	February 26, 2019	DIVISION: 1
FILE:	1021-275	APPLICATION: N/A
SUBJECT:	Proposed Speed Limit Change on Highway 22 at Highway 1 Interchange	

¹EXECUTIVE SUMMARY:

The purpose of this report is to seek direction from Council regarding County support of a speed limit change being proposed by Alberta Transportation along Highway 22 at the Highway 1 interchange. Alberta Transportation is proposing the following speed limit change due to the modification of the interchange happening in 2019: reduce the speed limit from 80 km/hr to 60km/hr in both the Northbound and Southbound directions through the interchange on Highway 22. The proposed reduction is supported by Alberta Transportation's design engineer for the project.

In an effort to reduce the weaving on Highway 1, Alberta Transportation will be undertaking an upgrade to the current Cloverleaf at the Highway 22 interchange. Alberta Transportation has determined that updating to a Parclo A-B interchange will address this issue and that a speed limit reduction on Highway 22 is necessary.

BUDGET IMPLICATION(S):

Alberta Transportation is prepared to endorse and implement the speed limit change provided they have the support of the County. All work and costs associated with the implementation of the speed limit change will be the responsibility of Alberta Transportation.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT Administration be directed to issue a letter of support regarding the proposed speed limit change. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A' – Map of the existing and proposed speed limit zones.

¹ **Administration Resources**
Steve Hulsman, Transportation Services



PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council
DATE: February 26, 2019 **DIVISION:** All
FILE: 1013-135 **APPLICATION:** N/A
SUBJECT: Request for Budget Adjustment – County Plan Targeted Amendments

¹POLICY DIRECTION:

On January 22, 2019, Council approved a Terms of Reference directing Administration to review and prepare targeted, limited-scope amendments to the County Plan (Municipal Development Plan). As stated in Administration's January 22 report, the budget and resources for the 2019 Planning Services work plan were established prior to approval of this Terms of Reference. Administration committed to examining internal resource capacity and reporting back to Council with potential budget requests.

EXECUTIVE SUMMARY:

Administration reviewed the 2019 Planning Services work plan, resource capacity, and current budget. Based on this assessment, Administration recommends that a consultant be retained to prepare the amendments and conduct the appropriate public engagement. This would allow the project to be completed in a timely fashion without impacting other planning projects.

Administration requested budgetary quotes and estimated timeframes from several consulting firms to establish an approximate amount to complete this work. The approximate range of estimate was between \$85,000.00 and \$150,000.00 with an estimated timeframe of 9 - 10 months. Should Council approve the budget adjustment, a Request for Proposal would be prepared to seek a consulting firm to prepare the County Plan Amendments.

Administration is requesting a budget adjustment of \$150,000.00 to hire a consultant to prepare the County Plan Targeted Amendments.

BACKGROUND:

Administration reviewed the work plan, resource capacity, and current budget of the 2019 work plan for Planning Services. In addition to the regular workload of processing planning and development applications, all resources are currently fully allocated to a number of projects, including:

- Six Intermunicipal Development Plans with Mountain View County, MD of Bighorn, Kneehill County, Wheatland County, Beiseker, and Irricana – these have been mandated by the Province and must be in place by April 2020;
- Completion of the Springbank Area Structure Plan;
- Three new Area Structure Plan Projects – Bragg Creek Expansion Lands, Conrich Future Policy Area, and Bearspaw;
- Developer Funded Area Structure Plan requests – Janet ASP Future Policy Area – pending Council approval of Terms of Reference;
- Land Use Bylaw Rewrite – continuing; and
- Regional Growth and Servicing Plan – Calgary Metropolitan Region Board.

¹ **Administration Resources**

Amy Zaluski, Planning, Development, & Bylaw Services



In order for Administration to prepare the County Plan Amendments internally, other projects would need to be removed from the 2019 work plan. As the projects are either in-process or recently approved to begin, Administration is recommending that a Consultant be hired to prepare the County Plan Amendments. This would allow Planning Services to continue with the current approved projects. In-house support would be provided to the consultant, but the majority of the work would be conducted by the external party.

BUDGET IMPLICATIONS

Planning, Development, and Bylaw Services' 2019 budget has been fully allocated to existing projects. Therefore, Administration is requesting a budget adjustment of \$150,000.00 to complete this project.

With respect to the County Plan Comprehensive Review (new County Plan), Administration will be requesting budget adjustment from Council on that project in March, 2019.

OPTIONS:

- Option #1: THAT \$150,000.00 be transferred from the Tax Stabilization Reserve to complete the County Plan Targeted Amendments.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

AZ/rp

APPENDICES:

- APPENDIX 'A': County Plan Amendments Targeted Review Terms of Reference
- APPENDIX 'B': Budget Adjustment Form



COUNTY PLAN AMENDMENTS

TARGETED REVIEW

Terms of Reference

Introduction

- 1 Long-term, high-level strategies for growth and development are important for a municipality, as they provide vision and direction for efficient and effective long-term planning and service delivery.
- 2 For Rocky View County, the strategic approach to managing the County's growth is contained within Rocky View County's Municipal Development Plan (MDP), the County Plan. The County Plan, adopted October 1, 2013, provides a strategic approach and vision for growth in the County, supported by community and stakeholder input. This strategic approach to growth has since guided County policy development and service delivery.
- 3 The County Plan includes six (6) key principles to guide growth:
 - (1) Growth and Fiscal Sustainability;
 - (2) The Environment;
 - (3) Agriculture;
 - (4) Rural Communities;
 - (5) Rural Service; and
 - (6) Partnerships.
- 4 The County Plan's growth strategy, as well as the policies and actions of the County Plan, are derived from the County Plan's vision and the six key principles.
- 5 The County Plan envisions the residential population of Rocky View County to be approximately 2.5% to 3% of the Calgary region's population; which is in keeping with the County's historic population share of the region. In order to achieve balanced tax revenues and manage long-term fiscal impacts of development, Council also set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197).
- 6 Given recent changes, particularly with respect to a new regional governance model, it is important to review this strategy and determine if changes are required.
- 7 Council has directed Administration to review the County Plan through two (2) motions arising: one (1) on May 8, 2018, and one (1) on September 4, 2018.
- 8 This Terms of Reference is a Targeted Review of the County Plan, likely consisting of minor textual amendments, expanded settlement areas, new development forms, and/or other specific items that Council wishes to investigate further.
- 9 Contributing to the Targeted Review of the County Plan will be:
 - (1) Community and stakeholder input;



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- (2) Intermunicipal input;
 - (3) Growth projections;
 - (4) Fiscal impact to the County;
 - (5) Benefit to the communities;
 - (6) Market demand; and
 - (7) Direction and intent of higher order documents (e.g.: Interim Growth Plan and Intermunicipal Development Plans).
- 10 The Targeted Review of the County Plan will result in amendments to the County Plan in accordance with the *Municipal Government Act* (MGA).

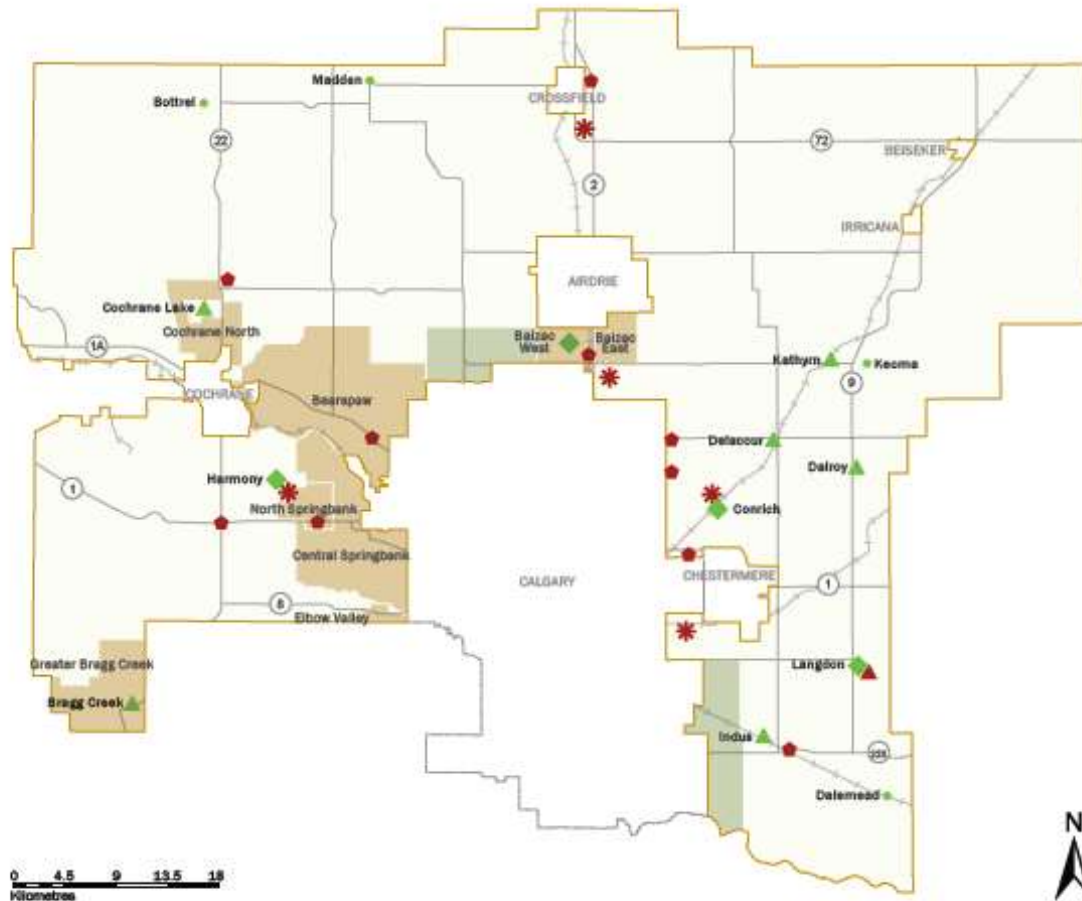
Study Area

- 11 The study area of the County Plan Amendments Targeted Review encompasses the entirety of the County, as shown on Figure 1 – County Plan Managing Growth Map.
- 12 This is in keeping with the Section 31.0 of the County Plan, which states:
- (1) *The County Plan is a living document, to be amended from time to time to reflect changing conditions; monitoring, evaluating, and progress reporting is required.*



COUNTY PLAN AMENDMENTS TARGETED REVIEW

Figure 1 – County Plan Managing Growth Map



Residential Communities

- ◆ Hamlet - Full Service
- ▲ Hamlet - Growth as per the adopted plan
- Small Hamlet
- Country Residential (Area Structure Plan)

Business Areas

- ★ Regional Business Centre
- ⬠ Highway Business Area
- ▲ Hamlet Business Area

Future Urban Growth Areas

- Calgary Growth Area
(Rocky View County / Calgary Intermunicipal Development Plan)

General Legend

- Highway
- Rocky View Boundary
- City/Town/Village





COUNTY PLAN AMENDMENTS TARGETED REVIEW

Base Assumptions and Circumstances

- 13** A number of basic assumptions and circumstances guiding the planning framework for the area have changed since adoption of the County Plan in 2013:
- (1)** In October 2013, the County Plan was adopted.
 - (2)** In September 2014, the South Saskatchewan Regional Plan came into effect.
 - (3)** In 2016, the Province of Alberta reviewed and amended the MGA.
 - (4)** In July 2017, amendments to the County Plan's policies to support the implementation of the Glenbow Ranch Area Structure Plan were adopted.
 - (5)** In April 2018, amendments to the County Plan's policies on first parcels out were adopted.
 - (6)** In January 2018, the Calgary Metropolitan Region Board (CMRB) was established as the provincially mandated growth management board in the Calgary region. Rocky View County became a participating municipality of the CMRB.
 - (a)** Under the Calgary Metropolitan Regional Board Regulations (AR190/2017), statutory plans, or amendments to statutory plans, to be adopted by a participating municipality must be submitted to the Board for approval.
 - (7)** In October 2018, the Interim Growth Plan (IGP) and the Interim Regional Evaluation Framework (IREF) were approved by the CMRB and are awaiting Ministerial approval. Under the IGP, amendments to existing statutory plans shall be submitted to the CMRB for review and approval. The CMRB may approve or reject a statutory plan in accordance with the IREF.

Background

History

- 14** The County Plan was adopted on October 1, 2013, and was amended on July 25, 2017, and April 10, 2018.
- 15** Table 1 below provides the County's population in context with the Region, including projections to 2026. As of 2016, the County's population is 2.59% of the region's population, meeting the moderate growth target within the County Plan.

Table 1: Municipal Population – Calgary Region (2016 Census)

	2011	2016	2026
RVC Population	36,461	39,407	46,813
Regional Population	1,332,583	1,519,285	1,984,264
% Regional Pop.	2.74%	2.59%	2.36%
RVC Annual Growth Rate	1.91%	1.57%	1.57%
Regional Annual Growth Rate	2.40%	2.66%	2.66%



COUNTY PLAN AMENDMENTS TARGETED REVIEW

Interim Growth Plan

- 16 The Interim Growth Plan (IGP) identifies different types of plans that would be subject to the CMRB review and approval.
- 17 Section 4.1 of the IGP identified the importance of MDPs in the implementation of the IGP, subjecting MDP amendments to the Interim Regional Evaluation Framework (IREF); which is based on the Principles, Objectives, and Policies of the IGP.
 - (1) *MDPs are essential means of implementing the Interim Growth Plan and future Growth Plan. New MDPs, and amendments to existing MDPs will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.*
- 18 As such, the Targeted Review may be considered 'Regionally Significant' by the CMRB, which the IGP defines as:
 - (1) *Regionally Significant – Of a scale and significance such that it may benefit or impact two or more municipal members of the Region by virtue of: adjacency, land-use, infrastructure, and/or servicing requirements. A resource, service, development or opportunity may be regionally significant where:*
 - (a) *it can reasonably be assumed to benefit or impact the wider regional membership, and*
 - (b) *impact to it by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.*
 - (2) *Proximity to regionally significant corridors and reliance on regional infrastructure may affect the regional significance of a proposed development.*

County Plan

- 19 The County Plan identifies a moderate rate of growth within the County. Moderate residential growth means an increase of no more than 2.5 to 3.0% of the region's population by 2026 (approximately 11,000 to 20,000 net new residents), provided financial and environmental goals can be achieved.
- 20 The County Plan identifies the preferred areas for residential and business growth in Figure 1 – County Plan Managing Growth Map. The growth areas reflect the Area Structure Plans (ASP) and other identified growth areas that existed at the time the County Plan was prepared. The population and build-out data indicates that these areas have sufficient capacity to fulfill the moderate growth goals.
- 21 The financial strategy of the County Plan is to increase the County's business assessment base in order to balance residential growth, as businesses typically have higher assessment rates, have a higher marginal tax rate than residential homes, and do not demand the level of service that residential development does (i.e. soft services). In order to achieve a balance and to not rely heavily on residential tax revenues to manage long-term fiscal impacts of development, Council set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197). This policy is used when assessing new development proposals.



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- 22 The County Plan also recognizes agriculture as a land use, a business, and a service. The agricultural policies of the County Plan came from the recommendations of the Agriculture Master Plan, a document prepared with input from the County's agricultural producers. The County Plan recognizes that agriculture encompasses a multitude of uses including crop production, ranching, greenhouses, specialty crops, equestrian uses, tree farms, and forestry. County agricultural producers also identified fragmentation of agricultural land as an impediment to continued production viability, which resulted in policies to reduce impact and fragmentation.
- 23 The County Plan also identifies long-term areas beyond the 10-12 year County Plan timeframe through policy 5.14 and Appendix A of the County Plan.

Envisioned County Plan Amendments

- 24 The intent of the project is to prepare targeted amendments to the County Plan for Council's consideration. The following sections detail the objectives, goals, and project timing that will guide the review process:
- 25 Mapping amendments, which will include:
 - (1) Identification of expanded settlement areas; and
 - (2) Identification of new/expanded infrastructure requirements.
- 26 Policy revisions in the plan to:
 - (1) Align policies with higher-order policy and guiding documents adopted since 2013;
 - (2) Provide for minor textual amendments to growth policies to allow for easier use and interpretation;
 - (3) Revised new and distinct agricultural use policies; and
 - (4) Removal of hamlet targets.
 - (5) Review wording on page 18 of the County Plan with respect to residential capacity in growth areas.
 - (6) Review wording on page 20 of the County Plan with respect to the definition of moderate residential growth
 - (7) Review Map 1 of the County Plan with respect to the business designation in growth areas.
 - (8) Review policy 14.19 of the County Plan with respect to business development adjacent to existing business areas.

Targeted Review Goals

- 27 The Targeted Review should take into account a number of goals:
 - (1) Be supported by growth projections (residential and employment), desired growth size, and availability of servicing;



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- (2) Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- (3) Explore appropriate methods to infill existing development;
- (4) Explore the use of alternate forms of development;
- (5) Demonstrate sensitivity and respect for key environmental and natural features;
- (6) Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- (7) Achieve effective community engagement in a fair, open, considerate, and equitable manner;
- (8) Alignment with other planning documents; and
- (9) Other achievable goals identified by the communities.

Targeted Review Objectives

- 28** The objectives for the Targeted Review are to be achievable, based on best practices and work as described in the following subsections.

Work Plan

- 29** To develop a Work Plan that identifies and implements key process requirements, timelines, and analysis that result in the timely creation of the amendments.

Community, Stakeholder, and Intergovernmental Engagement

- 30** To implement an effective and meaningful engagement process with the communities, identified stakeholder groups, and with intergovernmental organizations that:
- (1) Raises the awareness of the planning process and encourages participation;
 - (2) Identifies the full set of issues and opportunities the amendments should address;
 - (3) Shapes the amendments through a blend of research, input, and discussion-focused activities;
 - (4) Responds constructively to the interests of various audiences; and
 - (5) Ensures broad support for the resulting amendments.
- 31** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools / techniques will be used in each phase to meaningfully engage a range of participants.



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- 32 The strategy will identify an engagement strategy to collaborate with our intermunicipal partners to ensure compliance with the IGP.
- 33 The strategy will result in a participatory process that is educational, inclusive, transparent, responsive and timely, and that builds community and stakeholder trust.

Plan Creation

- 34 The review process will result in:
 - (1) Amendments that meets the requirements of Section 632 (3) the MGA.
 - (2) Amendments are consistent with goals and policies of the IGP, The County Plan, and applicable Intermunicipal Development Plans.

Land Use

- (3) Minor refinements to the land use strategy as it relates to residential, business, and agricultural; and
- (4) Refine development requirements for new and existing growth areas.

Servicing

- (5) Refine transportation infrastructure requirements, under both Provincial and County jurisdiction, to determine future transportation needs and opportunities; and
- (6) To identify other required physical services.

Physical Environment

- (7) Review impacts on environmental and natural features that may result from a refined the land use strategy (as required).

Other

- (8) To determine the fiscal impact of refined growth strategy;
- (9) Refine the monitoring framework the long-term effectiveness of the Plan (as required); and
- (10) To meet the intent and direction of the IGP, the County Plan, and other relevant policy frameworks.

Enabling Legislation

- 35 The *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an MDP for the purpose of establishing a framework to guide growth and development within the municipality. In accordance with the MGA, the County Plan must describe, provide notification to intermunicipal partners, and be consistent with the Act.

Work Program

- 36 The Work Program is anticipated to occur in four phases.



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- 37** The Targeted Review will likely be one of the first amendments to a MDP that will be considered by the CMRB. The CMRB process has not yet been implemented in the region; as such, timing for CMRB approval is unknown.



Phase 1 – Project Initiation and Background Analysis

- 38** In this phase of the project, technical studies will be conducted while the project initiation and background analysis take place:
- (1) Confirm goals and objectives of the project and update Terms of Reference;
 - (2) Develop a community communication and engagement strategy;
 - (3) Create a work plan and budget to guide overall project management; and
 - (4) Create a Background Report to inform the Targeted Review. The timing of the public release of the report and its findings will be in accordance with the community engagement strategy.
- 39** Phase 1 – Deliverables:
- (1) Communication and engagement strategy;
 - (2) Budget;
 - (3) Work plan;
 - (4) Identification of planning issues; and



COUNTY PLAN AMENDMENTS TARGETED REVIEW

- (5) Background report.

Phase 2 – Community Consultation and Plan Writing

- 40 This phase marks the official public launch of the project. It begins with community and stakeholder engagement and finishes with the writing of the draft amendments. Community and stakeholder engagement will be as per the engagement plan.
- 41 A pre-application will be made to the CMRB to discuss the County Plan Amendments Targeted Review. This pre-application will discuss identify opportunities as well as concern, issues, and questions raised by our intermunicipal partners.
- 42 The preparation of the amendments integrates the amendments, with:
 - (1) The goals and objectives identified in the Terms of Reference;
 - (2) Other relevant planning documents;
 - (3) The IGP;
 - (4) The County Plan; and
 - (5) Relevant Intermunicipal Development Plans.
- 43 Phase 2 – Deliverables:
 - (1) A report on communication and engagement process and findings;
 - (2) A draft of the amendments.

Phase 3 – Draft County Plan Release

- 44 This phase of the project is the release of the draft amendments with an opportunity for community and agency review. Upon completion of the external review, the Plan will be amended as required.
- 45 Phase 3 – Deliverables:
 - (1) Final version of the amendments;
 - (2) Release of the amendments (final - proposed); and
 - (3) Circulation of the amendments to agencies.

Phase 4 – County Plan (Public Hearing)

- 46 This phase of the project is the public hearing and consideration of the proposed amendments and consideration of 1st and 2nd hearing of Council. Consideration of 3rd reading will be considered by Council if the County Plan is accepted by the CMRB.



ROCKY VIEW COUNTY
Cultivating Communities

COUNTY PLAN AMENDMENTS TARGETED REVIEW

Conclusion

- 47** The Targeted Review will ensure that the County Plan maintains the current strategy, aligns with higher order policy documents, and amends policies to facilitate County growth goals.



Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Committee Classification	• Council/Advisory
Last Review Date	• n/a
Next Review Date	•

Reeve

Approval Date

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Budget Adjustment
EXPENDITURES: County Plan Targeted Amendments	150,000
TOTAL EXPENSE:	150,000
REVENUES: Transfer from Tax Stabilization Reserve	(150,000)
TOTAL REVENUE:	(150,000)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION: A budget adjustment of \$150,000 to hire a consultant to prepare the County Plan Targeted Amendments	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Chief Administrative Officer: _____ Al Hoggan Executive Director Community Development Services: _____ Sherry Baers Manager: _____ </div> <div style="width: 45%;"> Council Meeting Date: _____ Council Motion Reference: _____ Date: _____ </div> </div>	

Budget AJE No: _____

Posting Date: _____



CAPITAL PROJECTS MANAGEMENT

TO: Council
DATE: February 26, 2019 **DIVISION:** 5
FILE: 4055-650 **APPLICATION:** N/A
SUBJECT: Waiving of Securities for a Road Improvements on Township Road 240

¹POLICY DIRECTION:

The County Servicing Standards require developers to provide securities, totaling 150% of the estimated construction costs, whenever working within County infrastructure.

EXECUTIVE SUMMARY:

The City of Chestermere has undertaken extensive upgrades on Township Road 240 (from Range Road 284 to Highway 791) in support of improving access to the southern portion of the City. As part of this work, Chestermere is seeking to upgrade 820 meters of Township Road 240 within Rocky View County, at its own expense, with an estimated total cost of \$1.2 Million.

Following discussions with Chestermere, Rocky View County Administration is supportive of the work proceeding and is working towards a Road Construction Agreement between the two parties. These agreements typically require that proponents provide the County with securities, as per the County Servicing Standards, totaling 150% of the estimated cost, however, that condition would jeopardize the viability of the intended work.

Given that the project is of routine complexity, is fully funded, and is being delivered by a municipality, Administration believes that the risk to the County is minimal. Further, execution of the work during the 2020 construction season may provide the County with an opportunity to advance the East Ridge Estates Drainage Project in tandem.

Administration is seeking Council approval to waive security requirements for the City of Chestermere's road improvements along Township 240.

BACKGROUND:

The City of Chestermere is undertaking extensive upgrades on Township Road 240 (from Range Road 284 to Highway 791) to bring the existing gravel road to an urban industrial standard. To date, Chestermere has completed bridge and roadwork from Range Road 282 to the Rocky View County boundary, with additional work currently in progress.

In order to provide hard-surfaced connectivity all the way to Highway 791, Chestermere is looking to complete work within Rocky View County. This work would see an 820 meter section of road upgraded from an 8-meter wide gravel road to a 10--meter wide asphalt roadway.

Following discussions between the County and Chestermere, County Administration is comfortable with the proposed changes and is supportive of the work proceeding. Further, given the intended construction timeline, the work may also provide the County with an opportunity to advance the East Ridge Estates Drainage Project in parallel.

¹ **Administration Resources**
Doug Hafichuk, Manager Capital Projects



The East Ridge Estates Drainage Project, located approximately 1.5km north of Township Road 240 and expected to be presented to Council in late 2019, is aimed at providing area residents with a reliable stormwater conveyance system to address persistent flooding.

Prior to any roadwork beginning, the County and Chestermere will need to enter into a Road Construction Agreement (a common practice) that:

1. Provides Chestermere with the legal authority to operate within County boundaries;
2. Clearly establishes design and construction standards;
3. Establishes terms for deficiencies and warranties.

Road Construction Agreements also typically include the posting of securities, the value of which is normally set at 150% of the estimated construction costs. Chestermere has requested that the County waive the security requirements for this project on the basis that:

1. The roadwork being undertaken is of routine complexity;
2. The multi-year project is fully funded through collected levies and provincial and federal grants;
3. The project is being delivered by a municipality and not a private entity;
4. The County is not being asked to make a capital contribution.

Administration considers the risk to the County to be minimal and, having reviewed the project details and considered the ensuing benefits for Rocky View, is supportive of Chestermere's request.

Should Council approve the waiving of securities, construction of the \$1.2 Million dollar scope of work will begin and end during the 2020 construction season, pending satisfactory completion of the aforementioned Road Construction Agreement.

BUDGET IMPLICATION(S):

Adoption of Option #1, below, would not alter Rocky View County's 2019 Budget.

OPTIONS:

Option #1: THAT the requirement to collect securities from the City of Chestermere to complete road improvements for Township Road 240, as described in Attachments 'A' and 'B', be waived.

Option #2: THAT alternative specific direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director of Operations

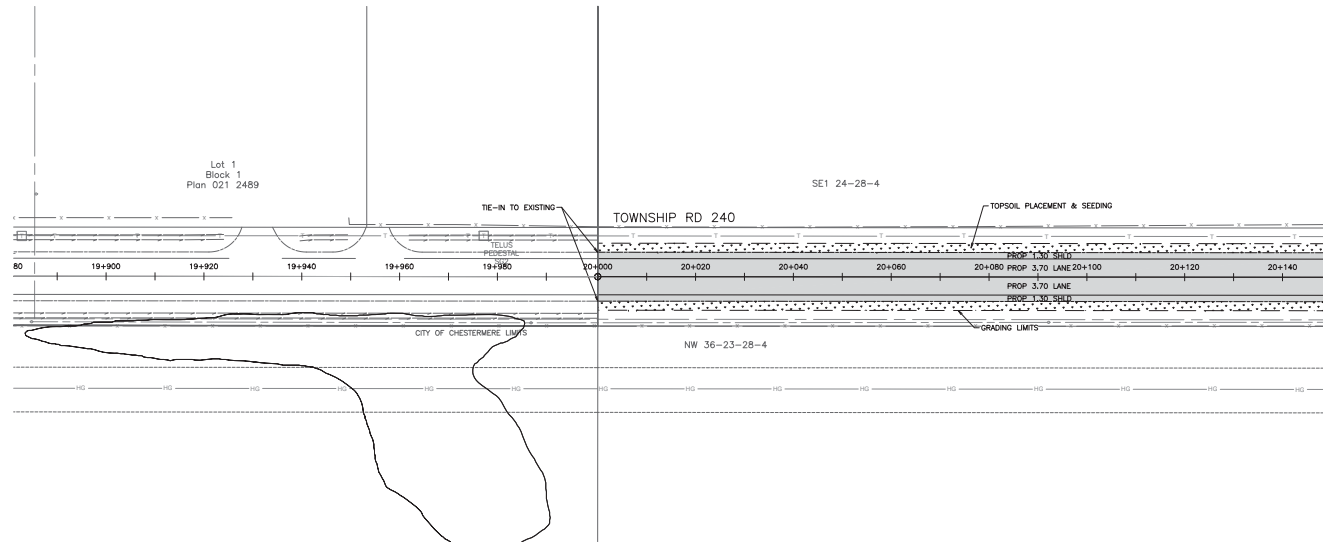
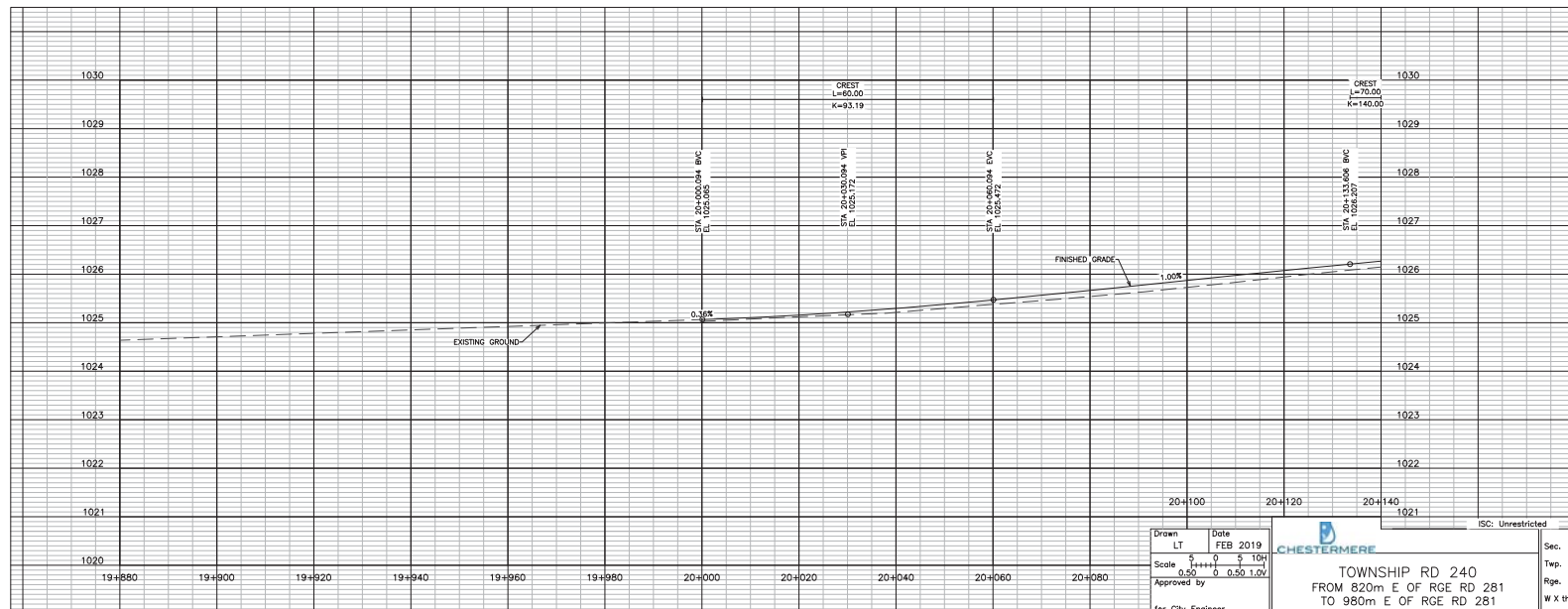
Chief Administrative Officer

/DH

ATTACHMENTS:

ATTACHMENT 'A' – Preliminary Design Drawings

ATTACHMENT 'B' – Technical Memo to Chestermere

UTM 12N
COORDINATESNOTE: ALL PIPE SIZES ARE IN
MILLIMETRES AND ALL
DIMENSIONS ARE IN METRES
UNLESS OTHERWISE NOTED.PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

Drawn LT Date FEB 2019
Scale 1:1000 0 0.50 1.00
Approved by
for City Engineer

CHESTERMERE
TOWNSHIP RD 240
FROM 820m E OF RGE RD 281
TO 980m E OF RGE RD 281

Sec. X
Twp. X
Rge. X
W X th M



400, 600 Crowfoot Crescent NW
Calgary, Alberta, T3G 0B4
Ph: 403 262 4500 Fax: 403 269 7640
www.ae.ca

SHEET X

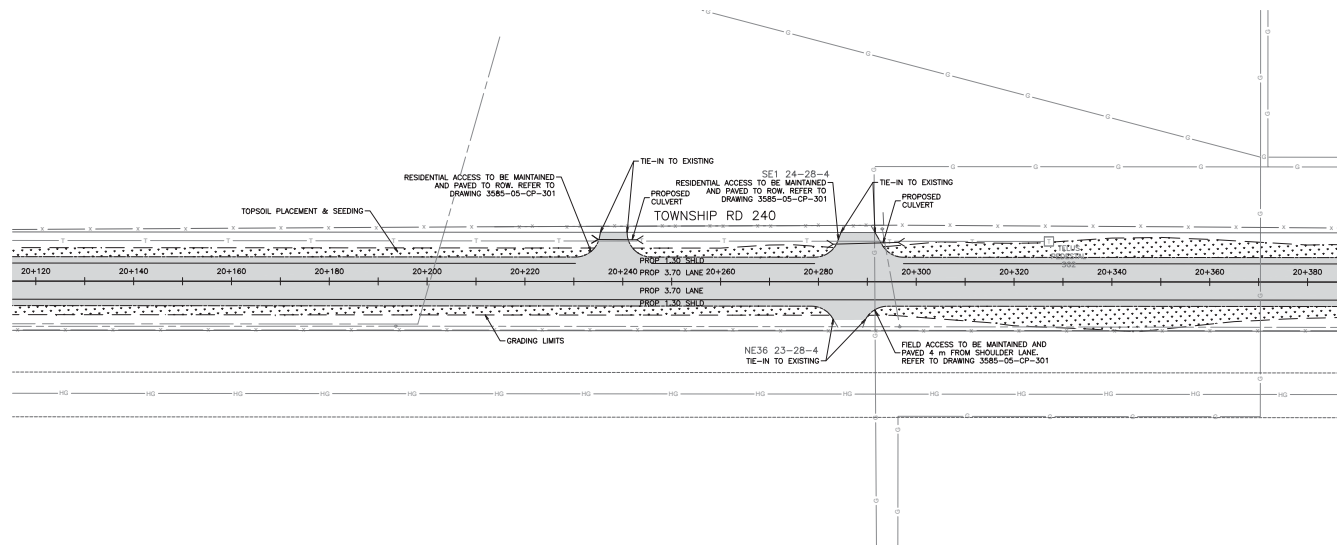
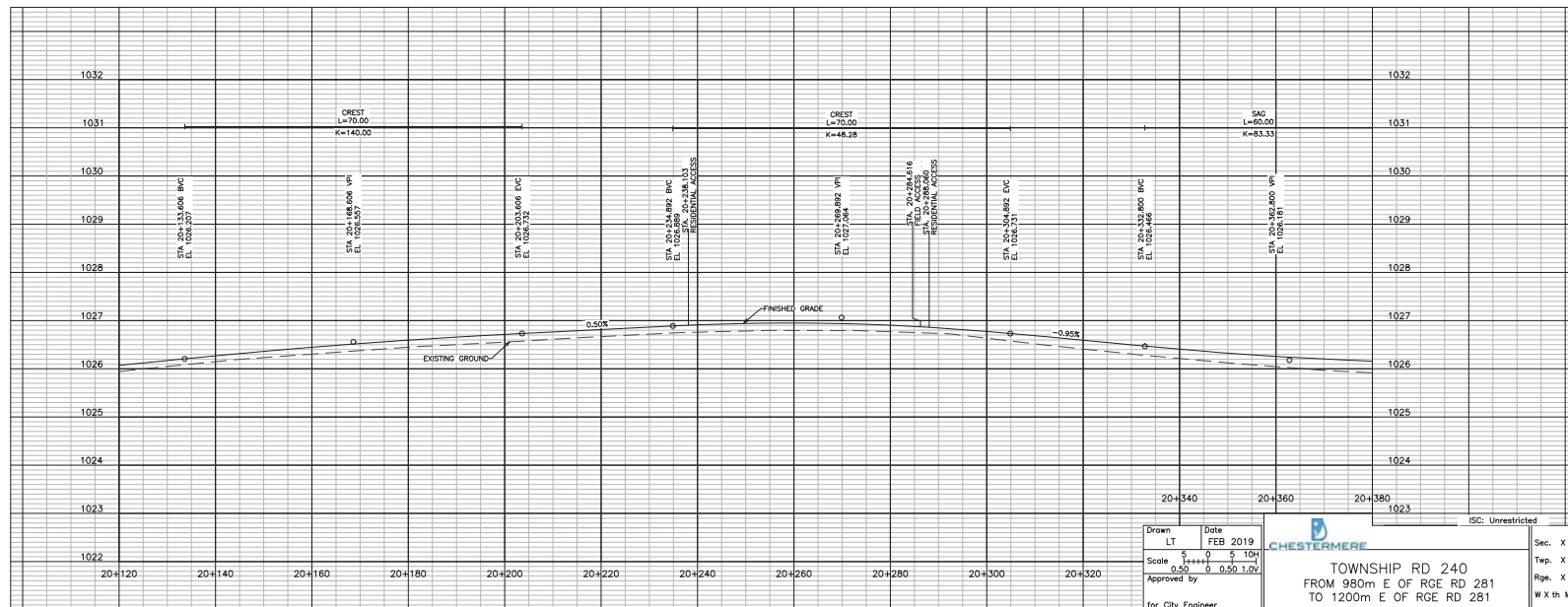
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A	2015/08/05	H. CHU	L. TRUONG	ISSUED FOR 50% REVIEW

CHESTERMERE
CITY OF CHESTERMERE

SOUTH LINK CONNECTOR
AND TOWNSHIP ROAD 240
CONTRACT 4
20153585-05

SCALE: AS SHOWN
ROADS - PLAN AND PROFILE
TOWNSHIP ROAD 240
STA 20+000 TO STA 20+140

DRAWING	REVISION	SHEET
3585-05-CT-111	A	XX

UTM 12N
COORDINATESNOTE: ALL PIPE SIZES ARE IN
MILLIMETRES AND ALL
DIMENSIONS ARE IN METRES
UNLESS OTHERWISE NOTED.PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

Drawn LT Date FEB 2019
Scale 1"=100' 0 1/2"=100'
Approved by
for City Engineer

CHESTERMERE
TOWNSHIP RD 240
FROM 980m E OF RGE RD 281
TO 1200m E OF RGE RD 281

Sec. X
Twp. X
Rge. X
W X th M



400, 600 Crowfoot Crescent NW
Calgary, Alberta, T3G 0B4
Ph: 403 262 4500 Fax: 403 269 7640
www.ae.ca

SHEET X

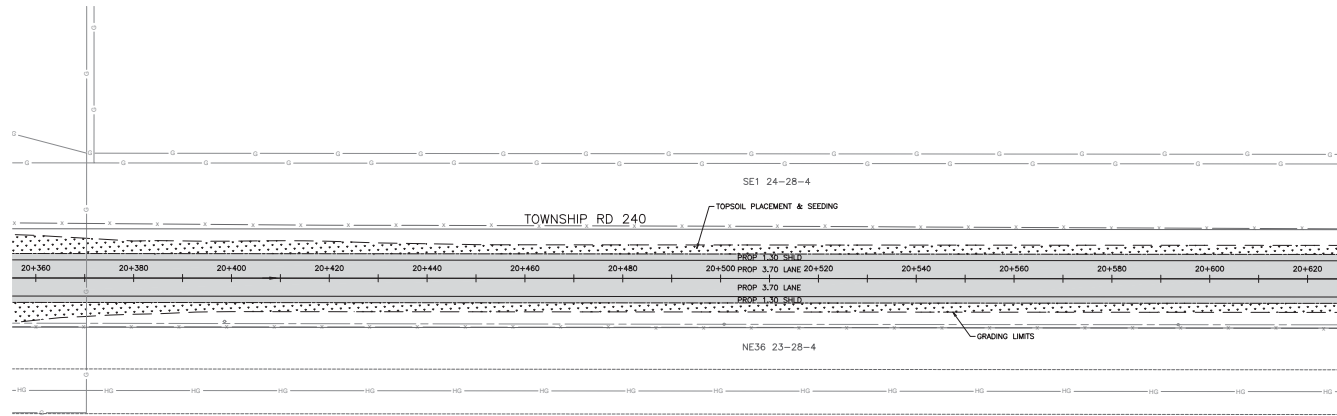
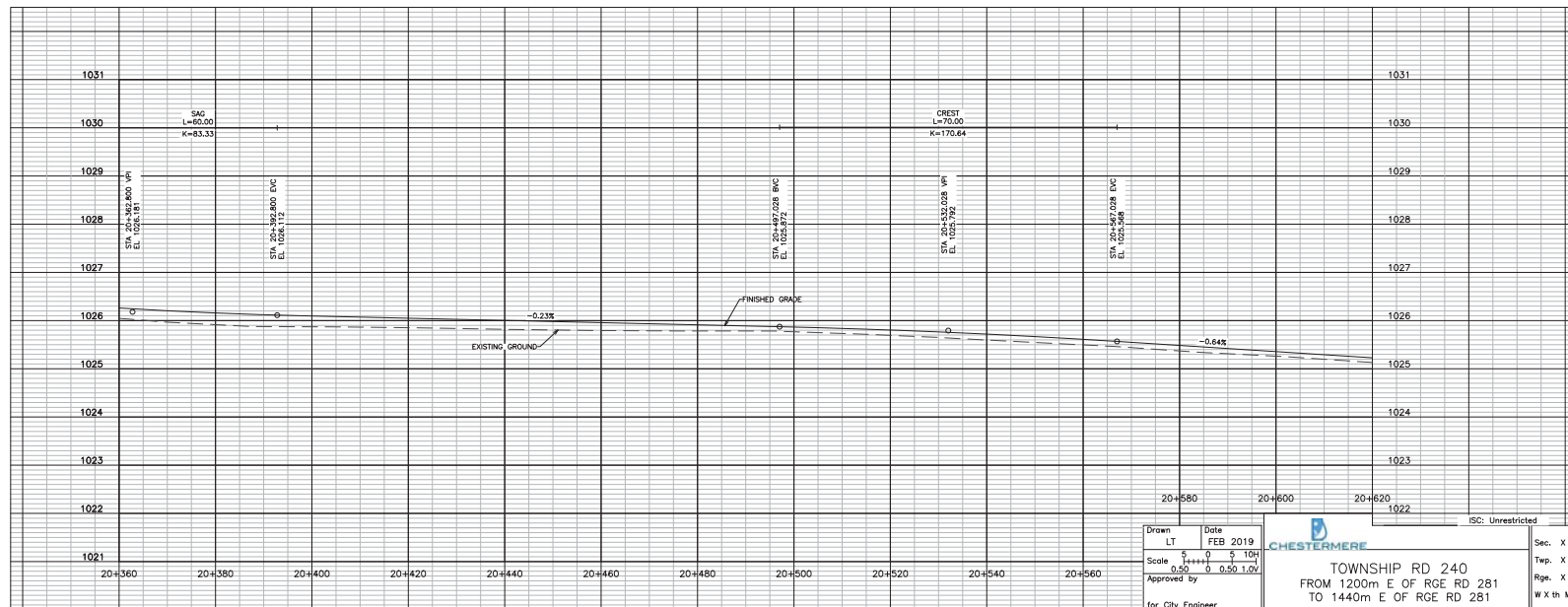
REV	DATE	DESIGN	DRAWN	DESCRIPTION
A	2015/08/05	H. CHU	L. TRUONG	ISSUED FOR 50% REVIEW

CHESTERMERE
CITY OF CHESTERMERE

SOUTH LINK CONNECTOR
AND TOWNSHIP ROAD 240
CONTRACT 4
20153585-05

SCALE: AS SHOWN
ROADS - PLAN AND PROFILE
TOWNSHIP ROAD 240
STA 20+120 TO STA 20+380

DRAWING	REVISION	SHEET
3585-05-CT-112	A	XX / XX

UTM 12N
COORDINATESNOTE: ALL PIPE SIZES ARE IN
MILLIMETRES AND ALL
DIMENSIONS ARE IN METRES
UNLESS OTHERWISE NOTED.PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

Drawn LT Date FEB 2019
Scale 1:1000 0 50 100
Approved by
for City Engineer

CHESTERMERE
TOWNSHIP RD 240
FROM 1200m E OF RGE RD 281
TO 1440m E OF RGE RD 281

Sec. X
Twp. X
Rge. X
W X th M



400, 600 Crowfoot Crescent NW
Calgary, Alberta, T3G 0B4
Ph: 403 262 4500 Fax: 403 269 7640
www.ae.ca

SHEET X

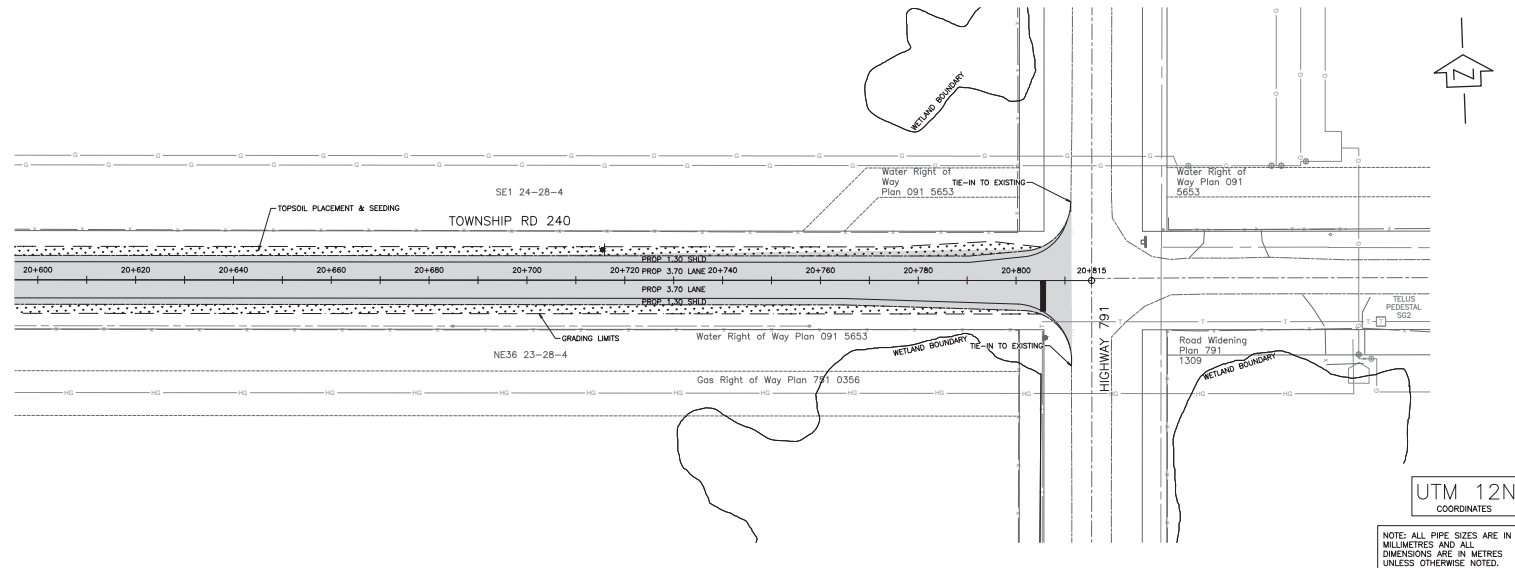
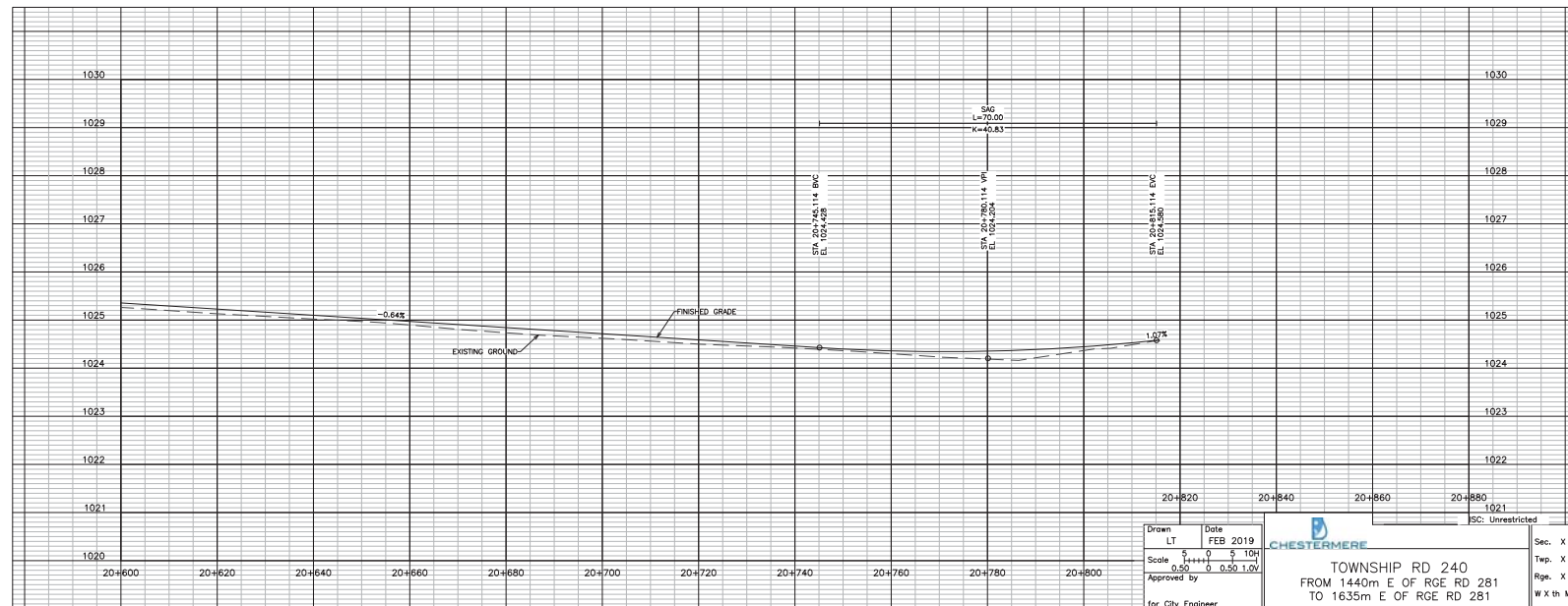
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CHESTERMERE
CITY OF CHESTERMERE

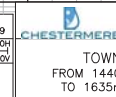
SOUTH LINK CONNECTOR
AND TOWNSHIP ROAD 240
CONTRACT 4
20153585-05

SCALE: AS SHOWN
ROADS - PLAN AND PROFILE
TOWNSHIP ROAD 240
STA 20+360 TO STA 20+620

DRAWING	REVISION	SHEET
3585-05-CT-113	A	XX

UTM 12N
COORDINATESNOTE: ALL PIPE SIZES ARE IN
MILLIMETRES AND ALL
DIMENSIONS ARE IN METRES
UNLESS OTHERWISE NOTED.PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

Drawn LT Date FEB 2019
Scale 1:1000 0 5 10M
Approved by
for City Engineer



TOWNSHIP RD 240
FROM 1440m E OF RGE RD 281
TO 1635m E OF RGE RD 281

Sec. X
Twp. X
Rge. X
W X th M



400, 600 Crowfoot Crescent NW
Calgary, Alberta, T3G 0B4
Ph: 403 262 4500 Fax: 403 269 7640
www.ae.ca

SHEET X

REV	DATE	DESIGN	DRAWN	DESCRIPTION
A	2019/02/05	H. CHU	L. TRUONG	ISSUED FOR 90% REVIEW

CHESTERMERE
CITY OF CHESTERMERE

SOUTH LINK CONNECTOR
AND TOWNSHIP ROAD 240
CONTRACT 4
20153585-05

SCALE: AS SHOWN
ROADS - PLAN AND PROFILE
TOWNSHIP ROAD 240
STA 20+600 TO STA 20+820

DRAWING	REVISION	SHEET
3585-05-CT-114	A	XX / XX



PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

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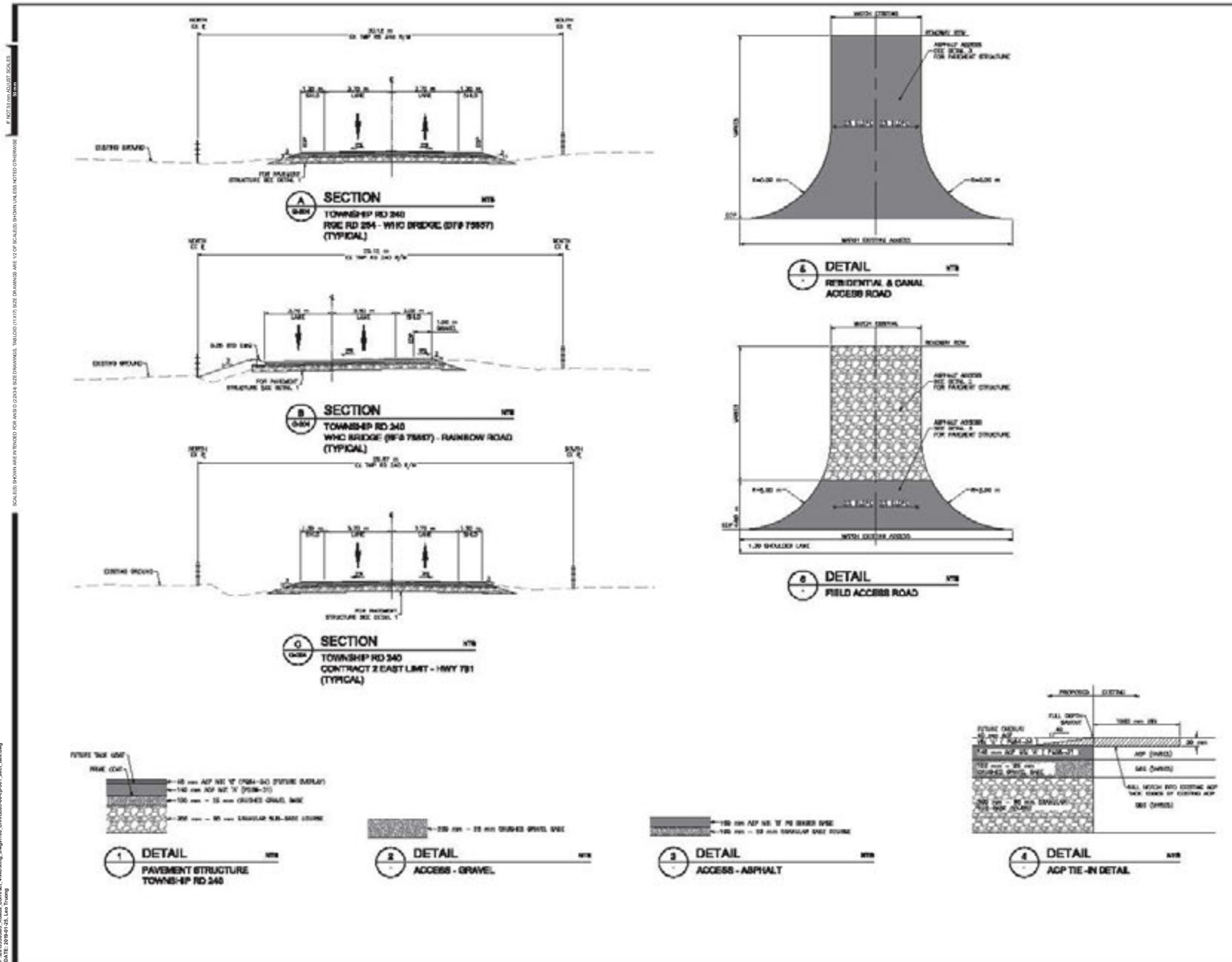


CITY OF CHESTERMERE

SOUTH LINK CONNECTOR
AND TOWNSHIP ROAD 240
CONTRACT 4
20153585-05

SCALE: AS SHOWN
ROADS - TYPICAL SECTIONS AND DETAILS
TOWNSHIP ROAD 240
SHEET 1 OF 1

DRAWING	REVISION	SHEET
3585-05-CP-301	A	XX





Issue Date:	January 18, 2019	File:	2015-3585.05.E.05.04
Previous Issue Date	n/a		
To:	Carrie Stettner, Project Manager		
From:	Corinne Arkell, P.Eng.		
Client:	City of Chestermere		
Project Name	Contract 4 - Township Road 240 Upgrade (Within Rocky View County)		
Project No.	2015-3585		
Subject:	Stormwater Management within Rocky View County		

TECHNICAL MEMORANDUM

1 INTRODUCTION

The City of Chestermere (City) has retained Associated Engineering Alberta Ltd. (AE) to carry out the preliminary and detailed design, tender, and construction management for the upgrade of Township Road 240 (Twp. Rd. 240) from the east boundary of the City with Rocky View County (RVC) to Highway 791. Construction of the Twp. Rd. 240 upgrade is expected to occur in 2020.

This Technical Memorandum (Memo) summarizes the preliminary design of the Twp. Rd. 240 upgrade in RVC.

2 ROAD DESIGN

From the City boundary to Highway 791, the upgrade will follow the existing road alignment for approximately 820 m. The existing granular road will be widened to a 10.0 m asphalt roadway with two 3.7 m lanes and 1.3 m shoulders. The attached Figure 3585-05-CT-7002 shows the proposed roadway layout.

The preliminary design identified the following design constraints with this road segment:

- **Limited road right-of-way:**
 - Hence, reduce the upgrade footprint to avoid land acquisition.
- **Overland drainage:**
 - Hence, maintain existing overland drainage.
- **Existing wetlands:**
 - Hence, avoid work in or adjacent to existing wetlands.
- **Local accesses:**
 - Hence, maintain all accesses; there are two (2) residential and one (1) field access identified.

In order to reduce the construction footprint and avoid the existing wetlands, the proposed profile is set to follow the existing roadway grade. The Twp. Rd. 240 upgrades are expected to be within the existing road right-of-way.

Memo To: Carrie Stettner, Project Manager
 January 18, 2019
 Page 2

City of Chestermere
 Contract 4 - Township Road 240

3 STORMWATER MANAGEMENT

3.1 Existing Drainage

Existing informal ditches running along both sides of Twp. Rd. 240 provide overland drainage to low points located near the City boundary and wetlands adjacent to the Highway 791 intersection. The existing ditches and wetlands can be seen on the attached Figure 3585-05-CU-7002.

3.2 Proposed Drainage

The proposed upgrades along Twp. Rd. 240 will maintain the road's existing alignment and grade. In this section of Twp. Rd. 240, no curbs and gutters will be added and therefore no catch basins or storm sewers are necessary.

Drainage along Twp. Rd. 240 west of Highway 791 will be conveyed along the existing informal ditches, which will maintain their existing profiles. The roadway improvements along Twp. Rd. 240 from the east boundary of the City / RVC to Highway 791 will increase the impervious area from approximately 0.74 ha (of gravel road) to 0.75 ha of asphalt roadway. This increase, of 0.01 ha or 2%, will generate minimal additional stormwater runoff from the roadway and will not require additional retention measures. Existing culverts will be replaced if found to be in poor condition.

4 TWP. RD. 240 AND HIGHWAY 791 INTERSECTION

Based on the Highway 791 and Twp. Rd. 240 Intersection Assessment prepared by Tetra Tech in September 2018, the highway geometric design guide analysis indicates a Type II-C intersection treatment is warranted based on the existing traffic volumes. It is expected a Type II-C intersection treatment will be adequate for the future traffic including site generated traffic from the Webster development in the 20-year horizon. Illumination is not warranted at the current Highway 791 intersection and is not expected to be required within the 20-year horizon.

It was determined that upgrading the existing intersection to a Type II-C intersection would require land acquisition and would impact the existing wetlands surrounding the existing highway intersection. From a stormwater perspective, the amount of impervious area at the intersection would increase significantly.

A meeting was held on November 5th, 2018 with Alberta Transportation and the City to discuss several issues related to intersection design, land acquisition, stormwater, and existing wetlands. Alberta Transportation indicated that the Highway 791 intersection upgrade is on Alberta Transportation's future highway improvement plan. Therefore, the City has decided not to undertake any highway intersection improvement at this time.

In the future, when the Highway 791 intersection is upgraded to a Type II-C, options to handle the stormwater runoff from the increased impervious area include but are not limited to:

- Draining the surface runoff directly into the wetlands, which is how the existing intersection currently drains.
- Draining the surface runoff into ditches prior to releasing the runoff into the wetlands. The ditches would provide water quality enhancement.

Memo To: Carrie Stettner, Project Manager

January 18, 2019

Page 3

City of Chestermere

Contract 4 - Township Road 240

Further investigation of stormwater management will be required when the intersection is upgraded.

Prepared by:

Corinne Arkell, P.Eng.

CA/js

Attachments:

Figure 3585_05_CT_7002

Figure 3585_05_CU_7002

**ASSOCIATED ENGINEERING
QUALITY MANAGEMENT SIGN-OFF**

Signature: _____

APEGA Permit to Practice P 3979



PLOT DATE: 12/12/2018 4:41:50 PM
DRAWN BY: C. BHATTI
CHECKED BY: C. BHATTI
DWG NAME: 15120153585-05_township_road_240_contract_4.dwg

LEGEND:

	PROPOSED	EXISTING
STORM MANHOLE	●	
CATCH BASIN	■	
STORM SEWER	—	—
DITCH	—	—
WATERMAIN		—
SANITARY FORCEMAIN		—
CULVERT		—



AE PROJECT No.	20153585-05
SCALE	NOT TO SCALE
APPROVED	A. BHATTI
DATE	2018DEC10
REV	B
DESCRIPTION	ISSUED FOR REPORT

FOR
INFORMATION
ONLY

3585-05-CU-7002
CITY OF CHESTERMERE
TOWNSHIP ROAD 240 - CONTRACT 4
PRELIMINARY DESIGN REPORT
CIVIL - DEEP UTILITIES AND DRAINAGE
FIGURE 4

PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council
DATE: February 26, 2019 **DIVISION:** 4
FILE: 03311001/02/03/04/03314001/02 **APPLICATION:** PL20180033
SUBJECT: Redesignation Item – Ranch and Farm District – Site Specific Amendment

¹POLICY DIRECTION:

At the initial Public Hearing for this application on February 12, 2019, Council granted the first two readings of Bylaw C-7858-2019 (as amended); however, unanimous permission for third reading was not passed. This necessitates the application coming before Council again in order to allow the item to be considered for a third reading.

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: THAT Bylaw C-7858-2019, as amended, be given third and final reading.
Option #2: THAT application PL20180033 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JK/rp

APPENDICES:

- APPENDIX ‘A’: Bylaw C-7858-2019, as amended
APPENDIX ‘B’: Map Set, Revised
APPENDIX ‘C’: Original February 12, 2019 Staff Report Package

¹ **Administration Resources**

Jamie Kirychuk & Gurbir Nijjar, Planning, Development, & Bylaw Services



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 12 *day of* *February* , 2019

READ A FIRST TIME IN COUNCIL this 12 day of February , 2019

READ A SECOND TIME IN COUNCIL this 12 day of February , 2019

READ A THIRD TIME IN COUNCIL this day of , 2019

Reeve

CAO or Designate

Date Bylaw Signed

The map displays four land parcels, each with its area in hectares (ha) and acres (ac) listed. The parcels are arranged in a 2x2 grid. The top-left parcel is labeled with ± 65.069 ha and ± 160.79 ac. The top-right parcel is labeled with ± 65.050 ha and ± 160.74 ac. The bottom-left parcel is labeled with ± 65.116 ha and ± 160.90 ac. The bottom-right parcel is labeled with ± 63.073 ha and ± 155.86 ac. The map also shows surrounding roads and a small rectangular feature on the right side of the bottom-right parcel.

Parcel	Area (ha)	Area (ac)
Top-Left	± 65.069 ha	± 160.79 ac
Top-Right	± 65.050 ha	± 160.74 ac
Bottom-Left	± 65.116 ha	± 160.90 ac
Bottom-Right	± 63.073 ha	± 155.86 ac

Subject Land _____

DIVISION: 4





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

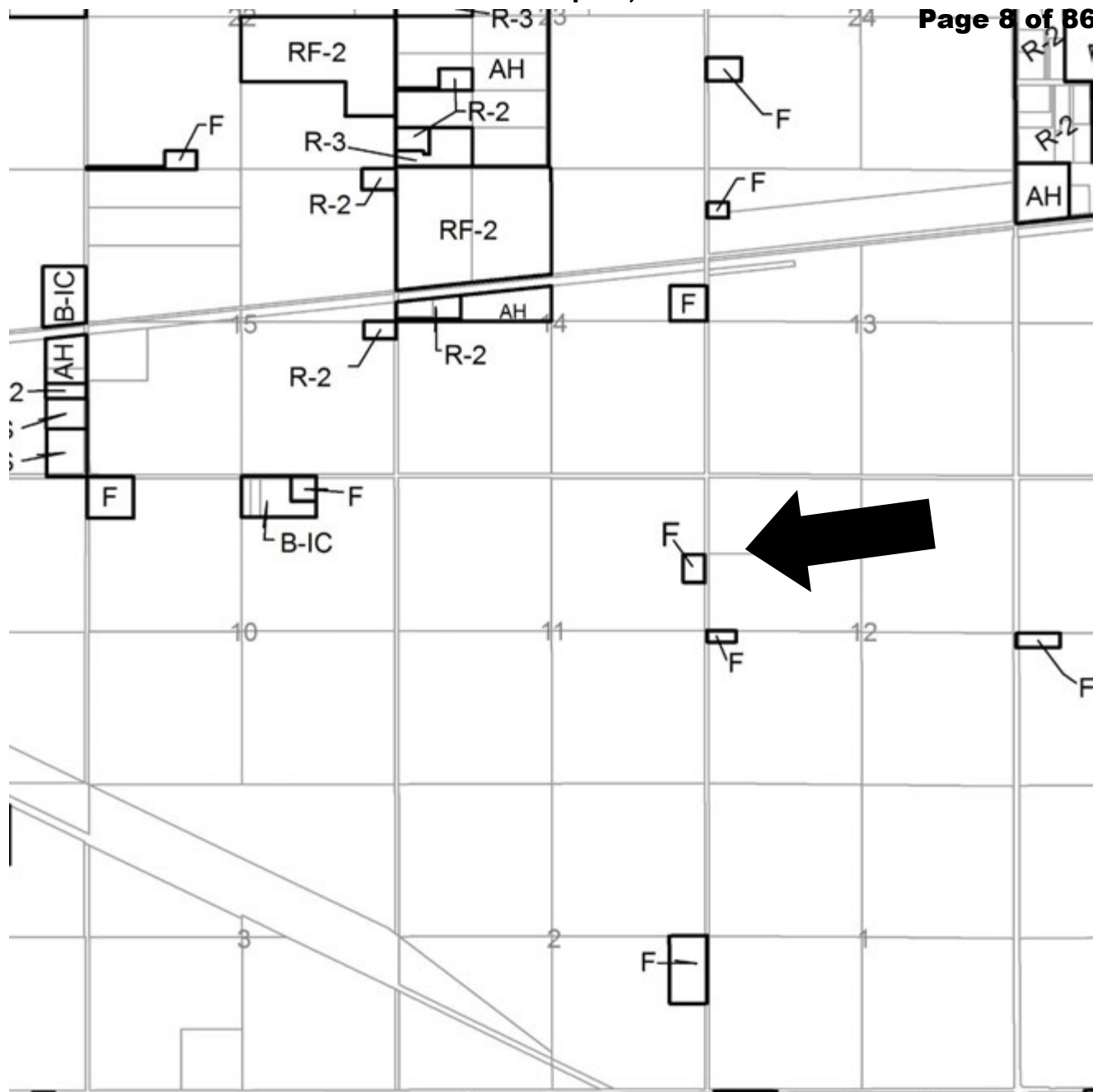
- a) Minimum setback for all solar farm related infrastructure, when fronting or abutting a developed or undeveloped road allowance and or adjacent property.
 - i. 15.0 m (49.21 ft.)
- b) Notwithstanding 43.15 a), the Development Authority may require a greater setback for the proposed development if, 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.



- 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.
- e) The County Council shall be responsible for the issuance of the Solar Farm Development Permit(s) for the listed use.



E-1



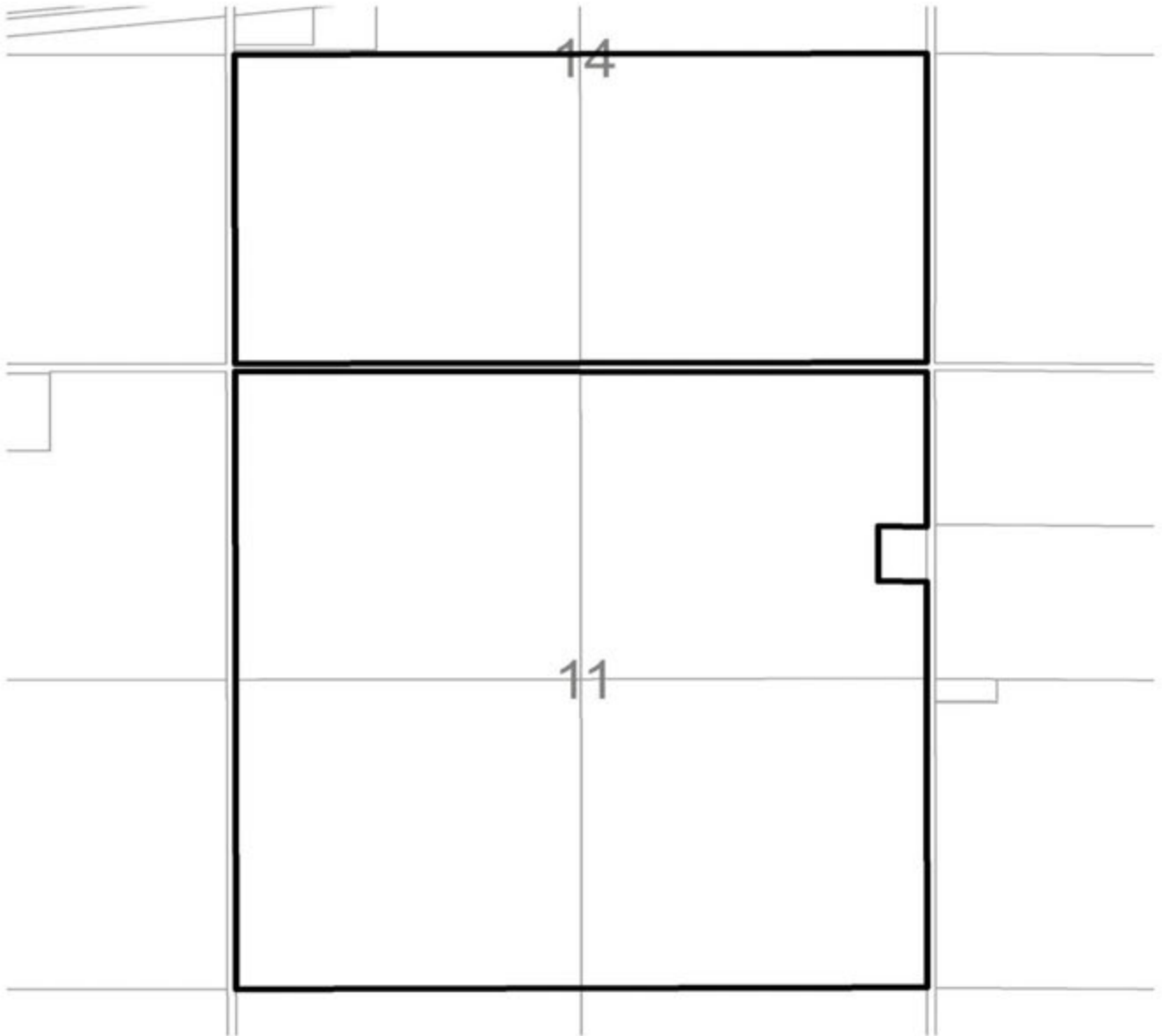
RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial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

LAND USE MAP

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

SW/SE-14-23-28-W04M

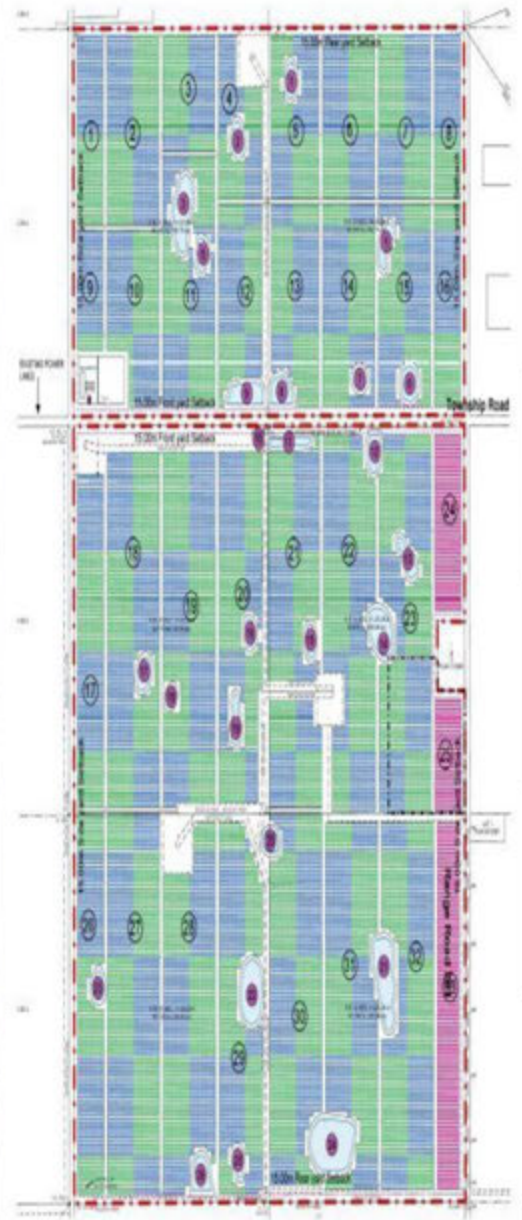
Redesignation Proposal: To amend the Land Use Bylaw C-4841-97 in order to allow for a Solar Farm on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M



DEVELOPMENT PROPOSAL

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





SITE PLAN

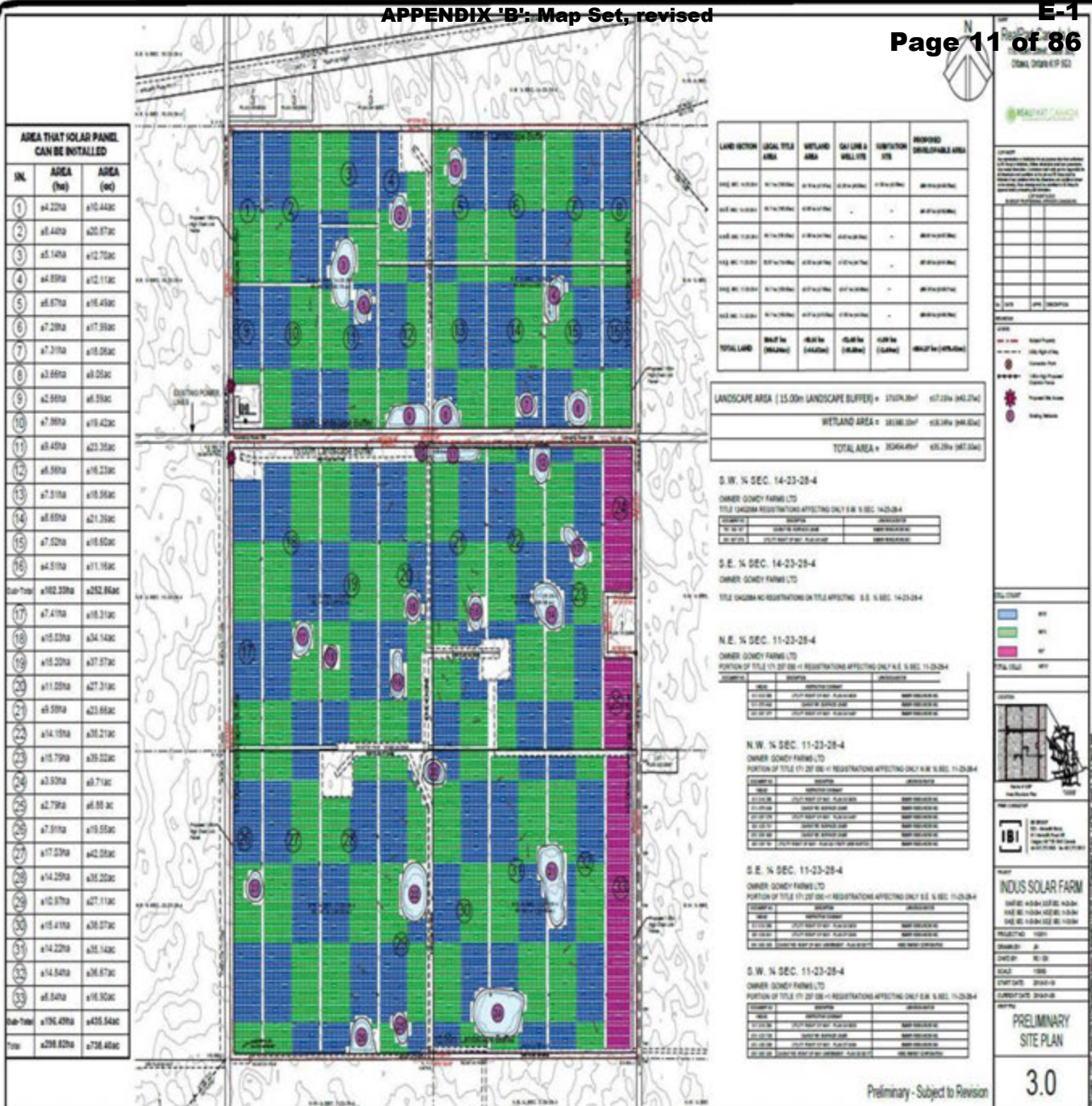
SE/NE/SW/NW-11-23-28-W04M
SW/SE-14-23-28-W04M

Date: June 27, 2018

Division # 4

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

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SITE PLAN

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

Date: June 27, 2018

Division # 4

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

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

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

AIR PHOTO

Spring 2016

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

SW/SE-14-23-28-W04M

Date: June 27, 2018

Division # 4

File: 03311001/2/3/4,03314001/2

AGENDA

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SITE INSPECTION PHOTOS



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

Date: June 27, 2018

Division # 4

File: 03311001/2/3/4,03314001/2

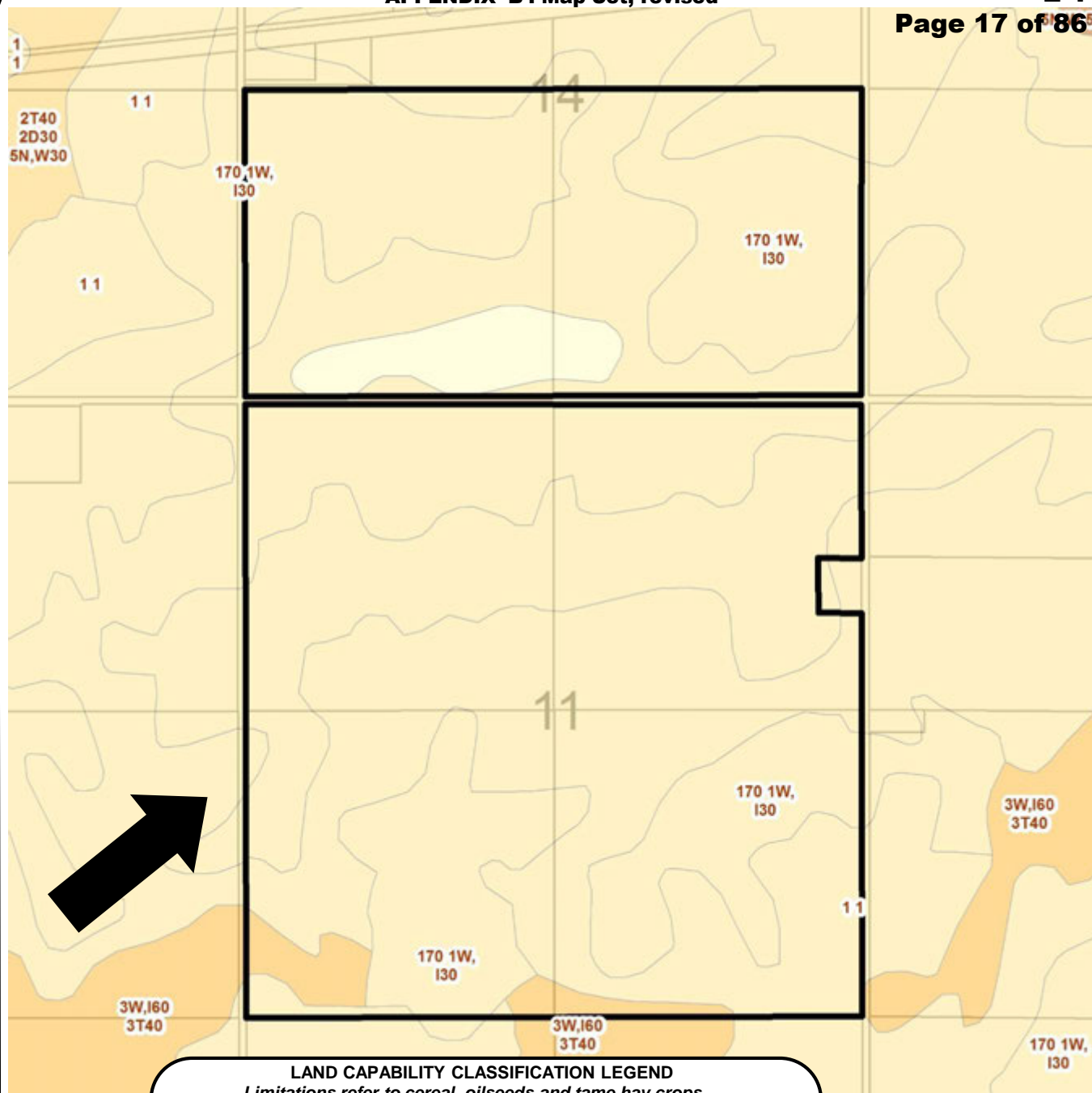
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TOPOGRAPHY

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

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

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

SW/SE-14-23-28-W04M

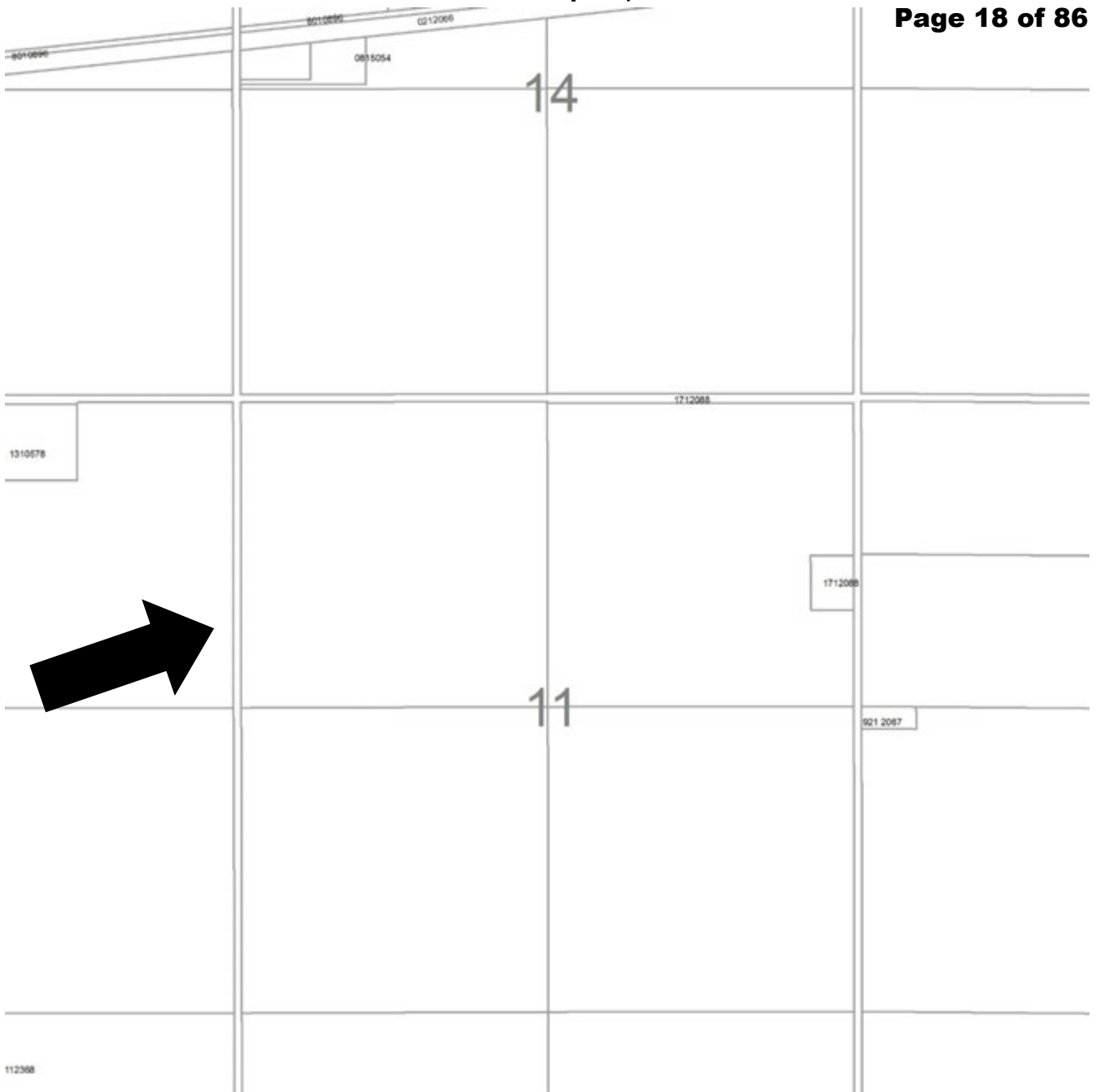
Date: June 27, 2018

Division # 4

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

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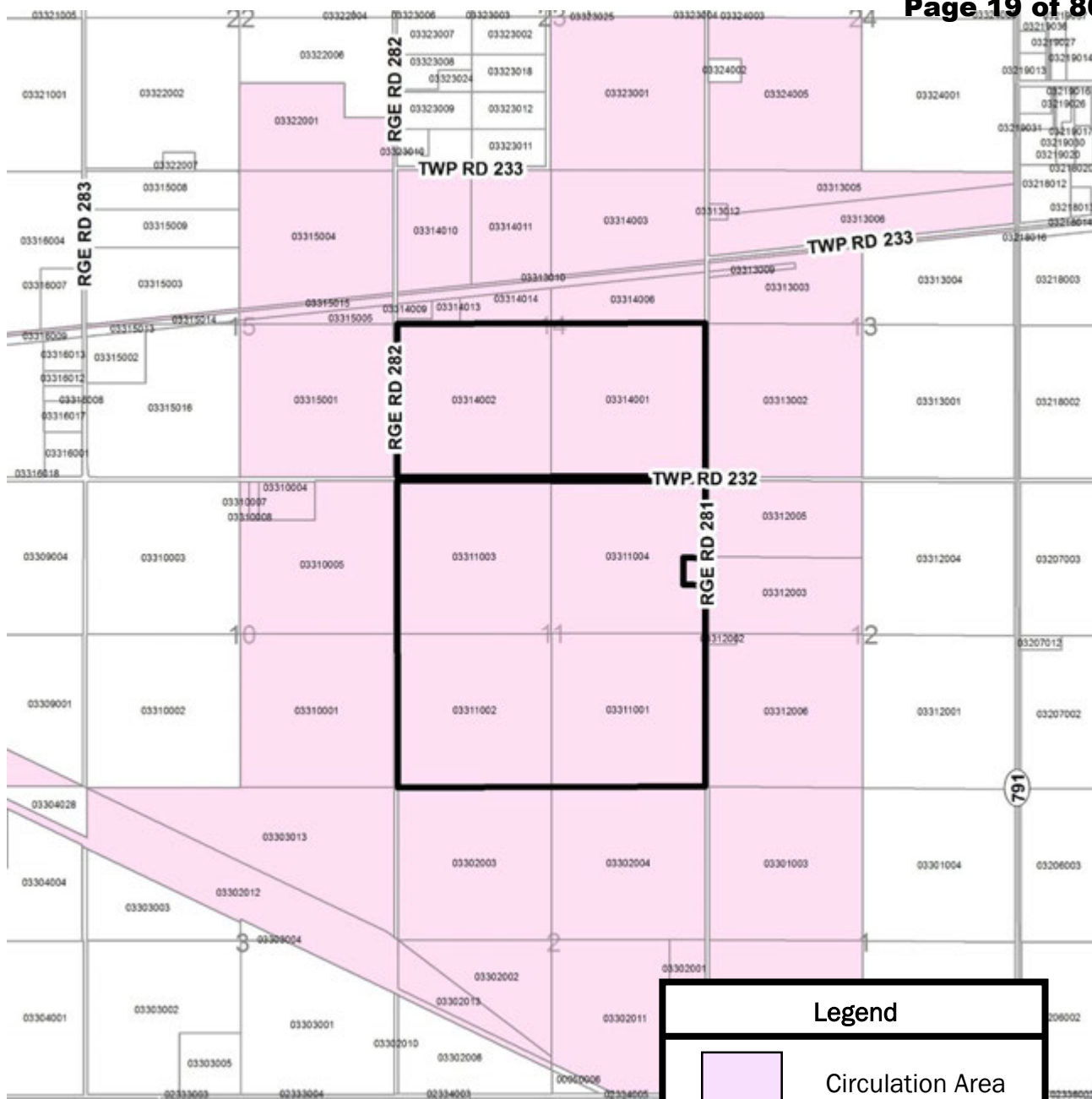
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**SE/NE/SW/NW-11-23-28-W04M****SW/SE-14-23-28-W04M**Date: June 27, 2018

Division # 4

File: 03311001/2/3/4,03314001/2**AGENDA****Page 319 of 907**



* Letters received in support and opposition fall outside of the mapped area.

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

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

SW/SE-14-23-28-W04M

Date: June 27, 2018

Division # 4

File: 03311001/2/3/4,03314001/2

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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.

¹ **Administration Resources**

Jamie Kirychuk & Gurbir Nijjar, Planning and Development Services



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 ± 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 pre-construction 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 on-site 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 given first reading.
 Motion #2 THAT Bylaw C-7858-2019 be given second reading.
 Motion #3 THAT Bylaw C-7858-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7858-2019 be given third and final reading.
- Option # 2: THAT application PL20180033 be refused.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

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
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment 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	<p>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.</p> <p>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.</p> <p>AHS provides the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. 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. 2. Groundwater Protection: AHS supports the completion of a hydrogeological assessment to ensure adequate supplies of



AGENCY	COMMENTS
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
<i>Public Utility</i>	
ATCO Gas	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.
<i>Other External Agencies</i>	
City of Calgary	The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable



AGENCY	COMMENTS
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>



AGENCY	COMMENTS
	comments.
EnCana Corporation	No comments received.
<i>Rocky View County Boards and Committees</i>	
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
<i>Internal Departments</i>	
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	<ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant system if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. 3. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the Rocky View County Servicing Standards. 4. 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	<p data-bbox="618 275 737 306">General:</p> <ul data-bbox="618 327 1468 1472" style="list-style-type: none"> <li data-bbox="618 327 1446 426">• 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; <li data-bbox="618 432 1468 726">• 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; <li data-bbox="618 732 1430 867">• 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; <li data-bbox="618 873 1468 1203">• 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; <li data-bbox="618 1209 1446 1472">• 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. <p data-bbox="618 1493 1192 1524">Geotechnical - Section 300.0 requirements:</p> <ul data-bbox="618 1545 1305 1577" style="list-style-type: none"> <li data-bbox="618 1545 1305 1577">• Engineering has no further concerns at this time. <p data-bbox="618 1593 1214 1625">Transportation - Section 400.0 requirements:</p> <ul data-bbox="618 1646 1468 1911" style="list-style-type: none"> <li data-bbox="618 1646 1468 1911">• 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)



AGENCY	COMMENTS
	<ul style="list-style-type: none"> 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-14-23-28-W4M 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) <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> ES has no further concerns at this time. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> ES has no further concerns at this time. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> 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 <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> 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
	<p>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;</p> <ul style="list-style-type: none"> • 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* , 2019

READ A FIRST TIME IN COUNCIL this day of , 2019

READ A SECOND TIME IN COUNCIL this day of , 2019

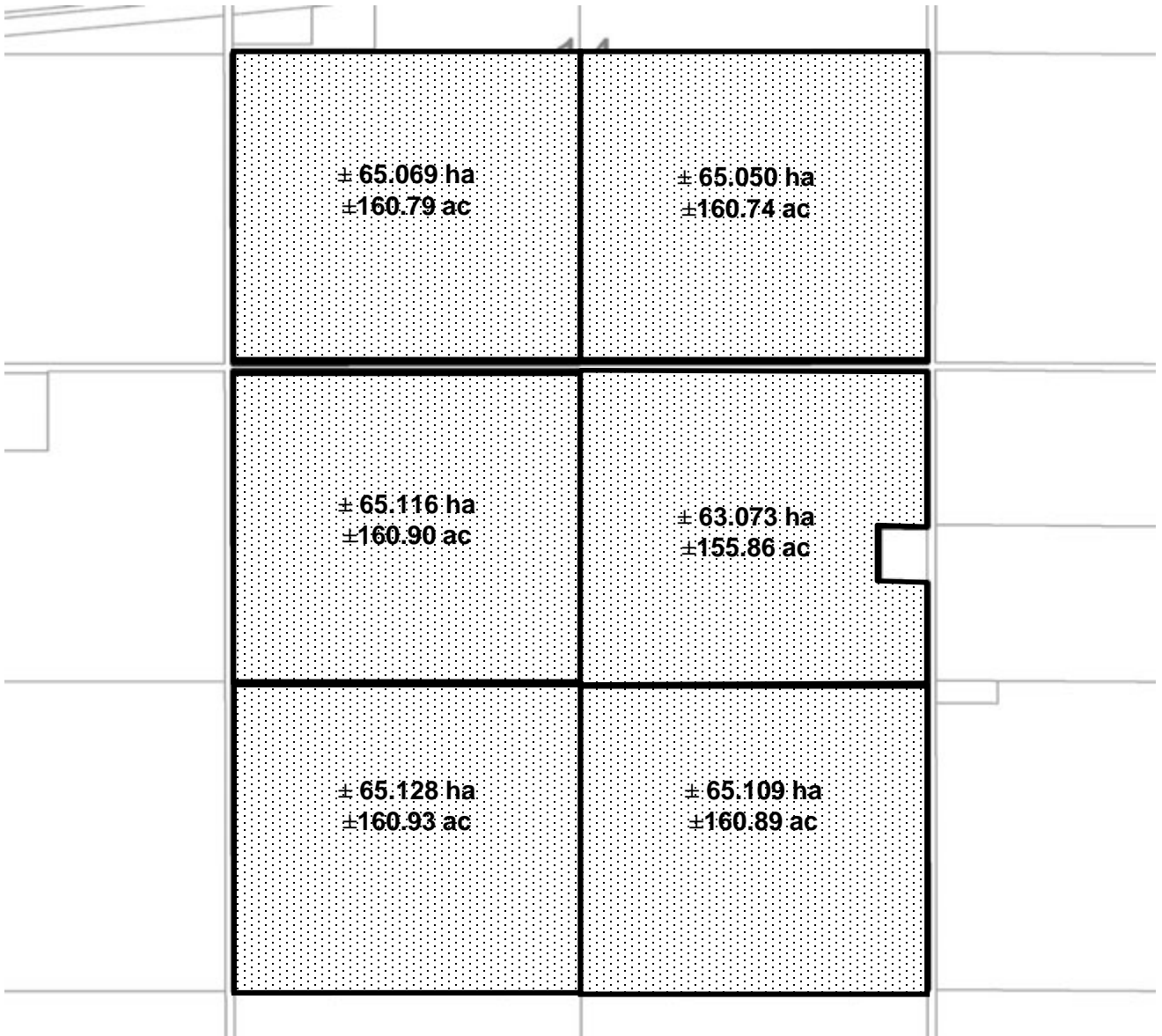
UNANIMOUS PERMISSION FOR THIRD READING *day of* , 2019

READ A THIRD TIME IN COUNCIL this day of , 2019

 Reeve

 CAO or Designate

 Date Bylaw Signed

BYLAW: C-7858-2019

AMENDMENT

FROM Ranch and Farm District **TO** Ranch and Farm District (Amended)

Subject Land

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

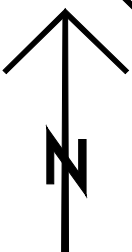
FILE: 03311001/02/03/04/03314001/02-PL20180033

DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities

AGENDA





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.



- 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 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*;
- (c) 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

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

LUB 11/09/2018

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;
- (f) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

43.8 Maximum height of buildings

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

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
 Commercial Communications Facilities – Type “A”, Type “B”, Type “C”
 Equestrian Centre I and Equestrian Centre II
 Farm dwelling, mobile home

LUB 11/09/2018

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 <i>parcel</i>
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

- 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.*
 - 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
- (c) 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;
- (c) 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 transshipping 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 $\frac{1}{4}$ 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
- (c) 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*;

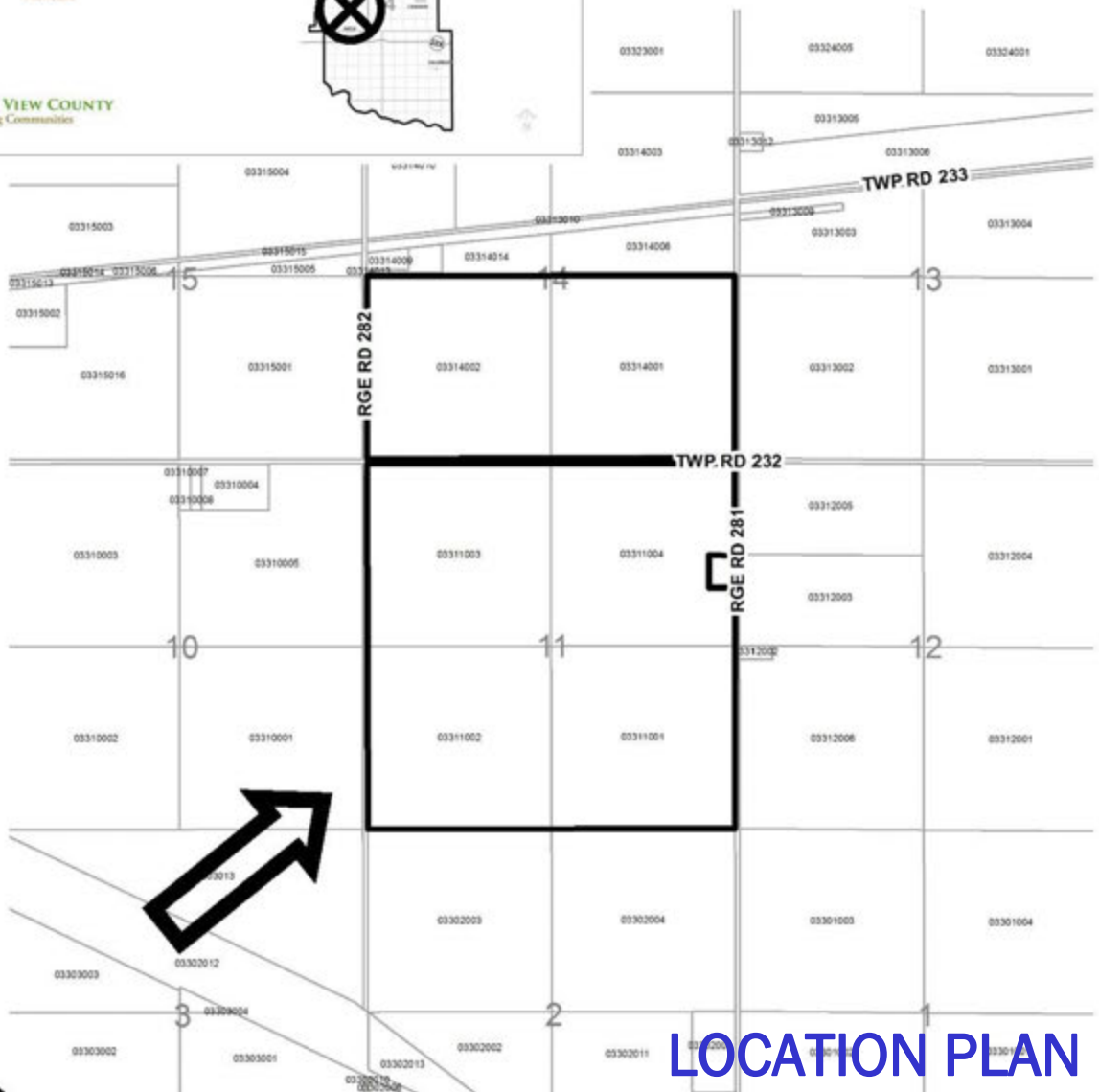
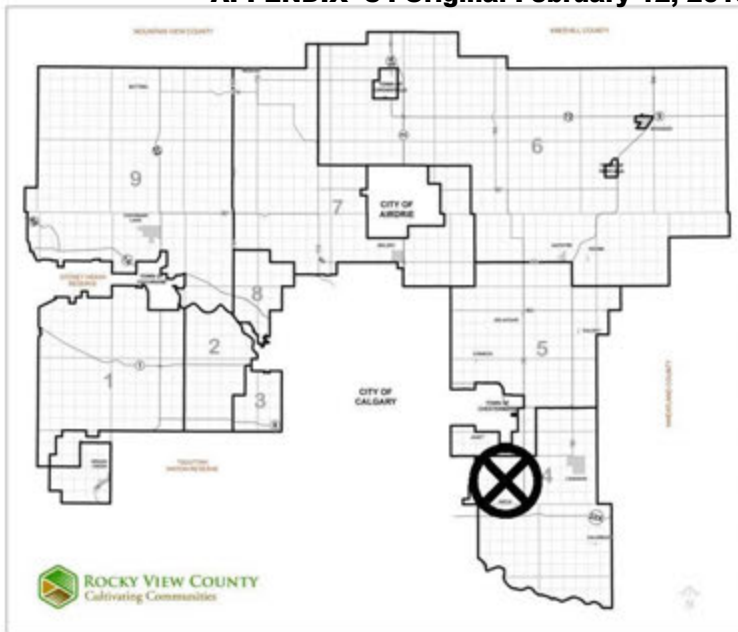
AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means a *development* used for the rental, lease, sale, storage, service, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, heavy equipment, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light *vehicles*, *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;

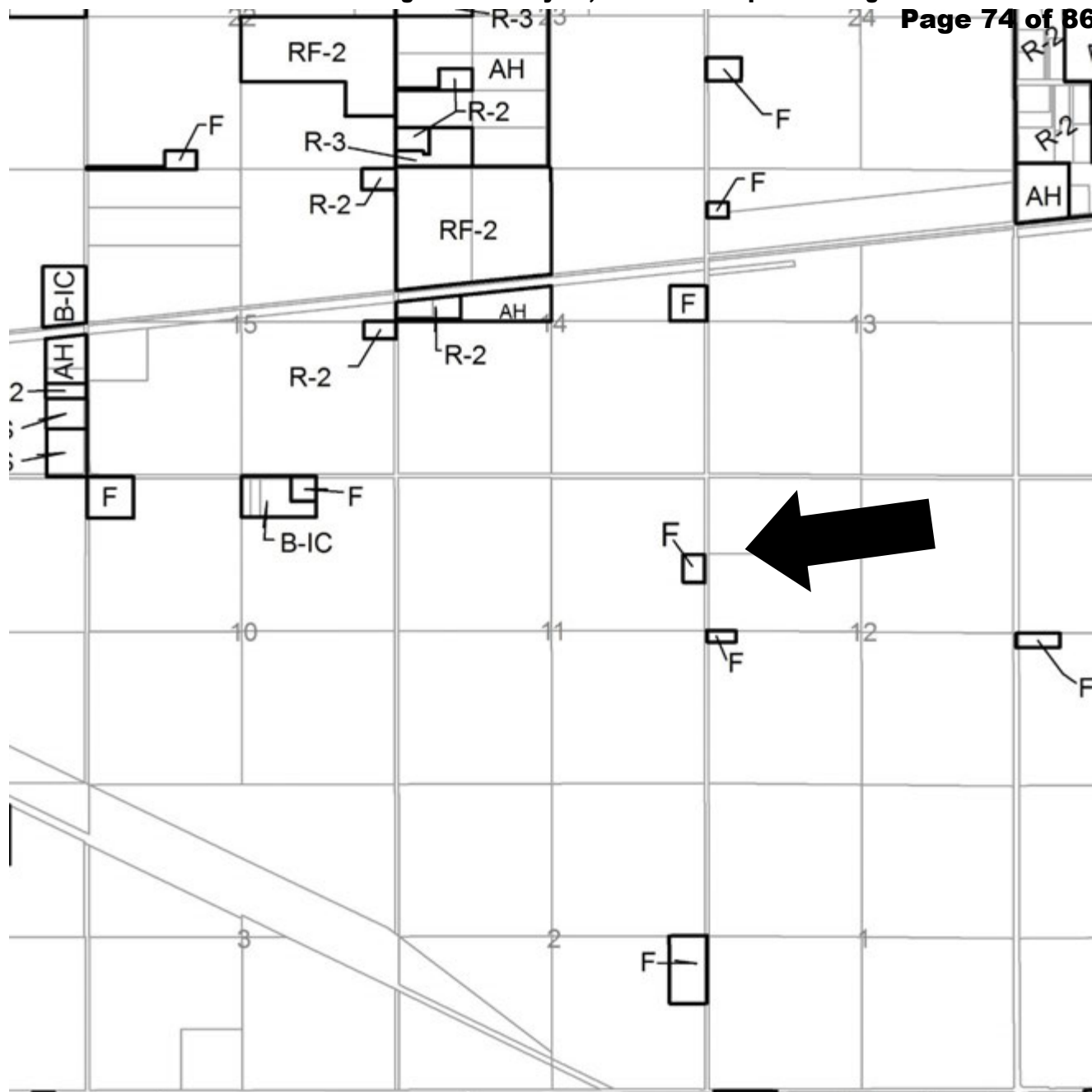
RETAIL STORE means the use of a *building* or a portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment, but does not include a *grocery store* or a *retail food store*;

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



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



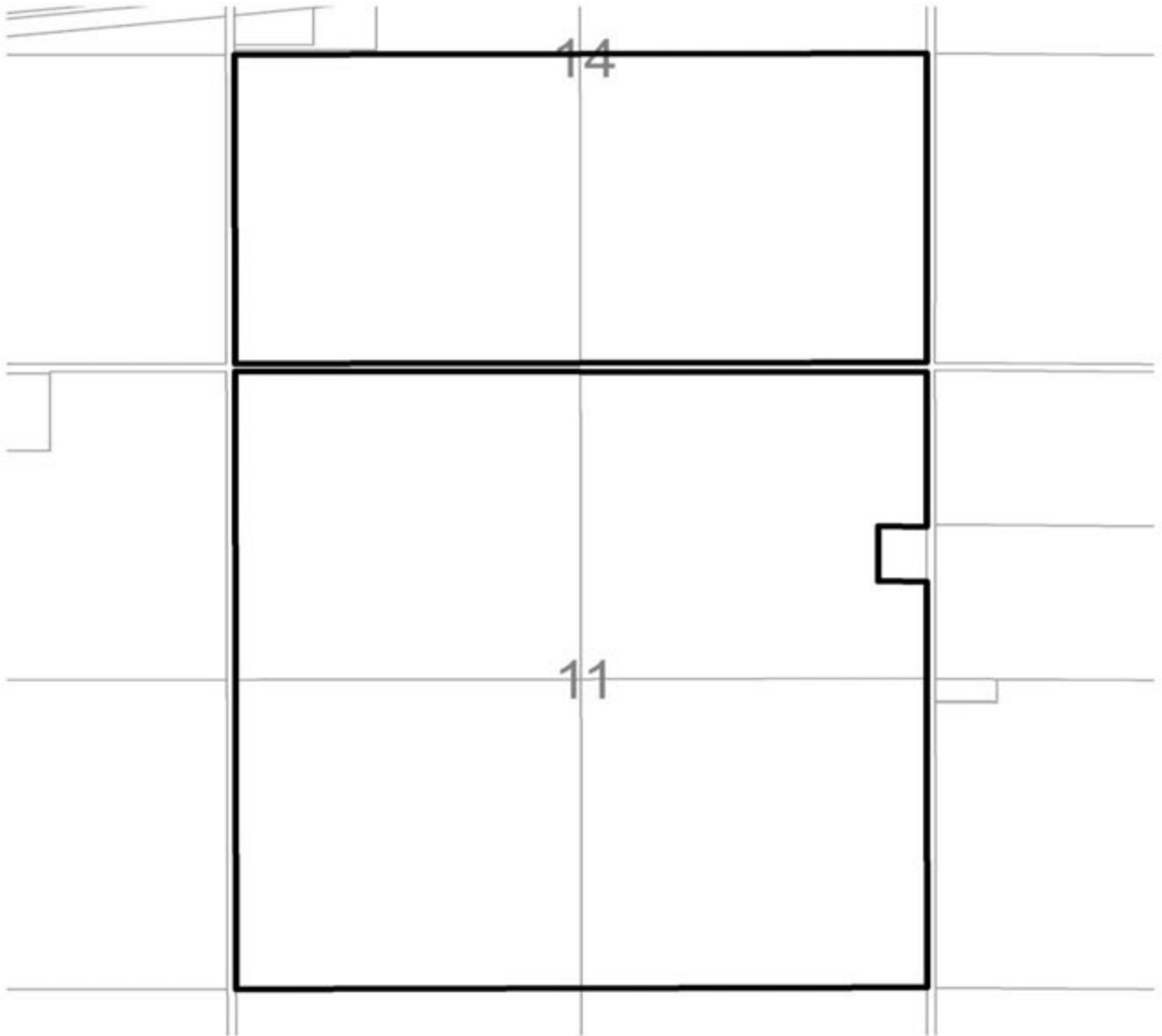
RF2	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial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

LAND USE MAP

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

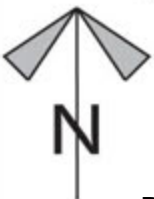
SW/SE-14-23-28-W04M

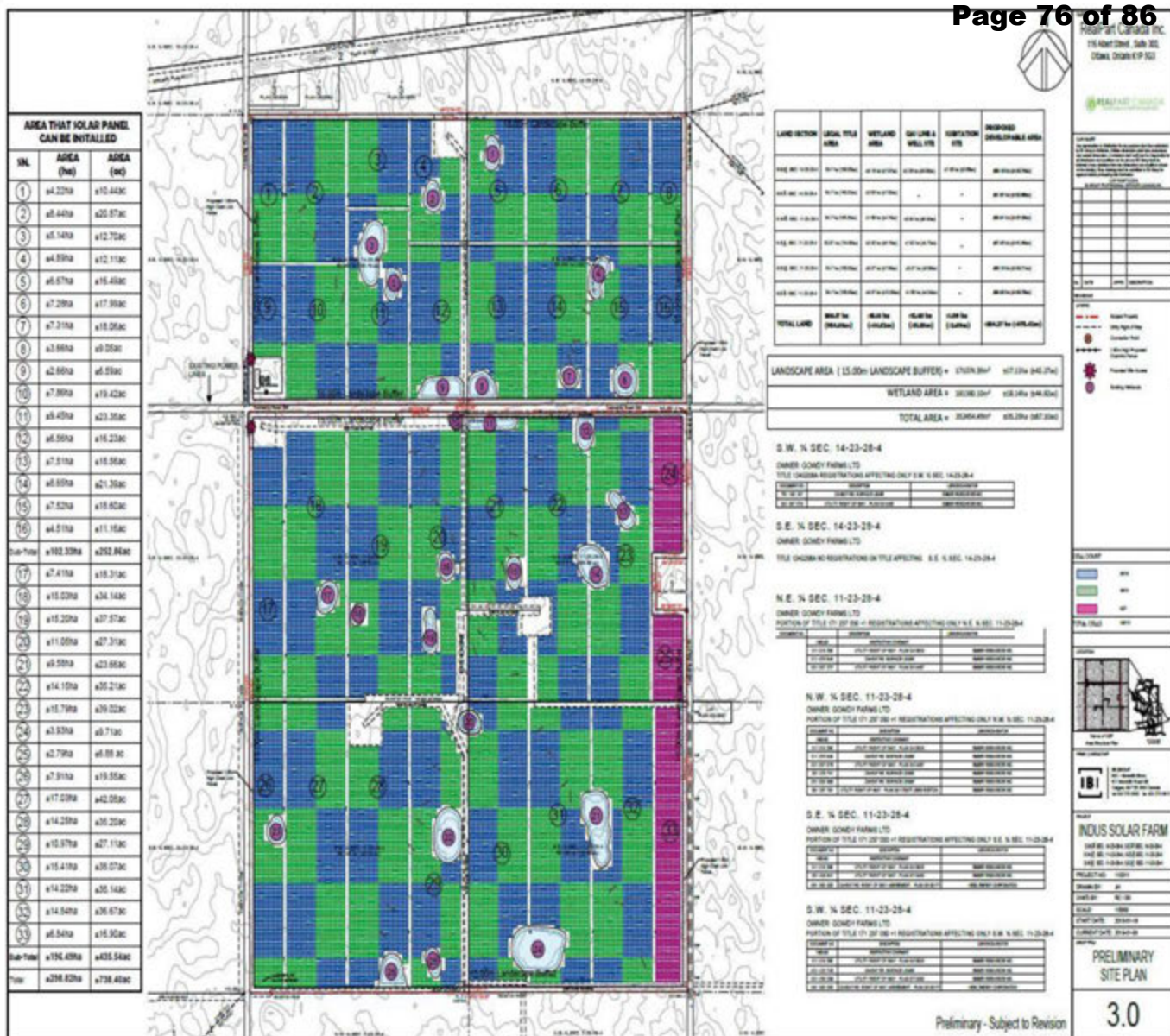
Redesignation Proposal: To amend the Land Use Bylaw C-484-197 in order to allow for a Solar Farm on SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M



DEVELOPMENT PROPOSAL

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





SITE PLAN

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

Date: June 27, 2018

Division # 4

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

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Journal of Management Education 35(10)

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

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2/3/4,03314091/2
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Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2016

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

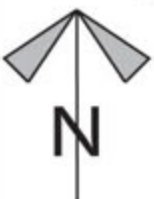
SW/SE-14-23-28-W04M

Date: June 27, 2018

Division # 4

File: 03311001/2/3/4,03314001/2

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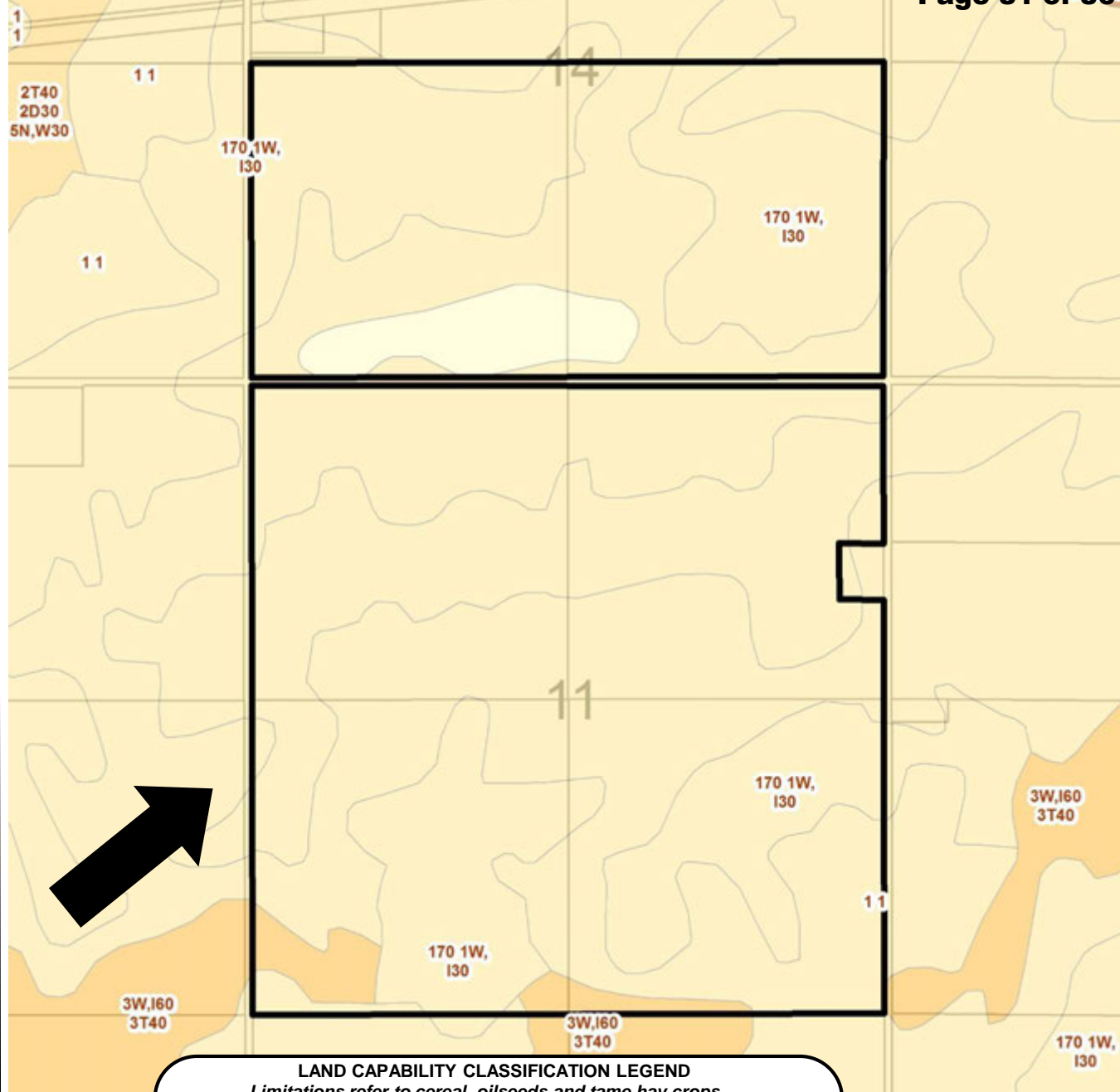




Contour Interval 2 M



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

CLI Class

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

Limitations

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

SOIL MAP

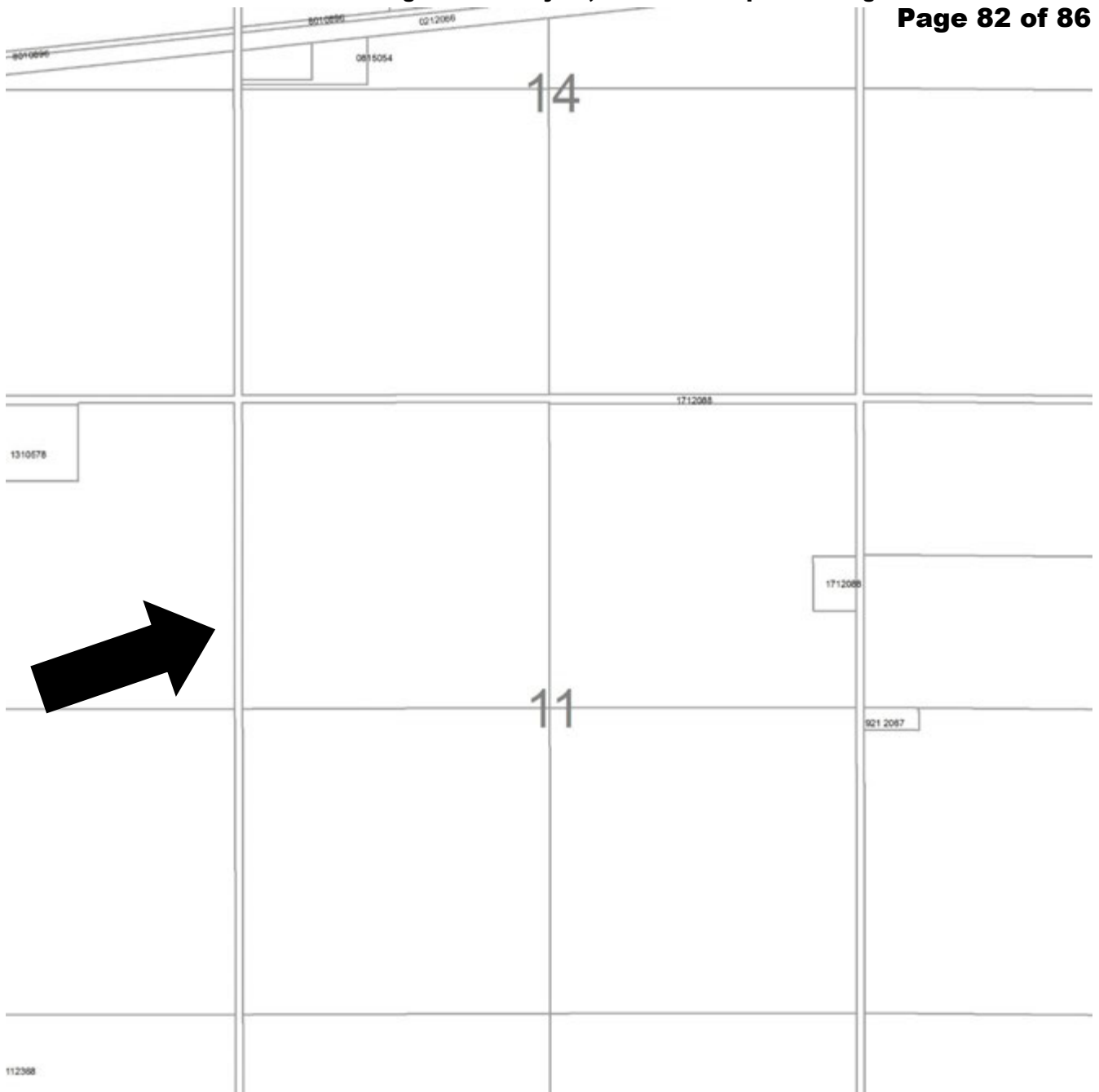
SE/NE/SW/NW-11-23-28-W04M
SW/SE-14-23-28-W04M

Date: June 27, 2018

Division # 4

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

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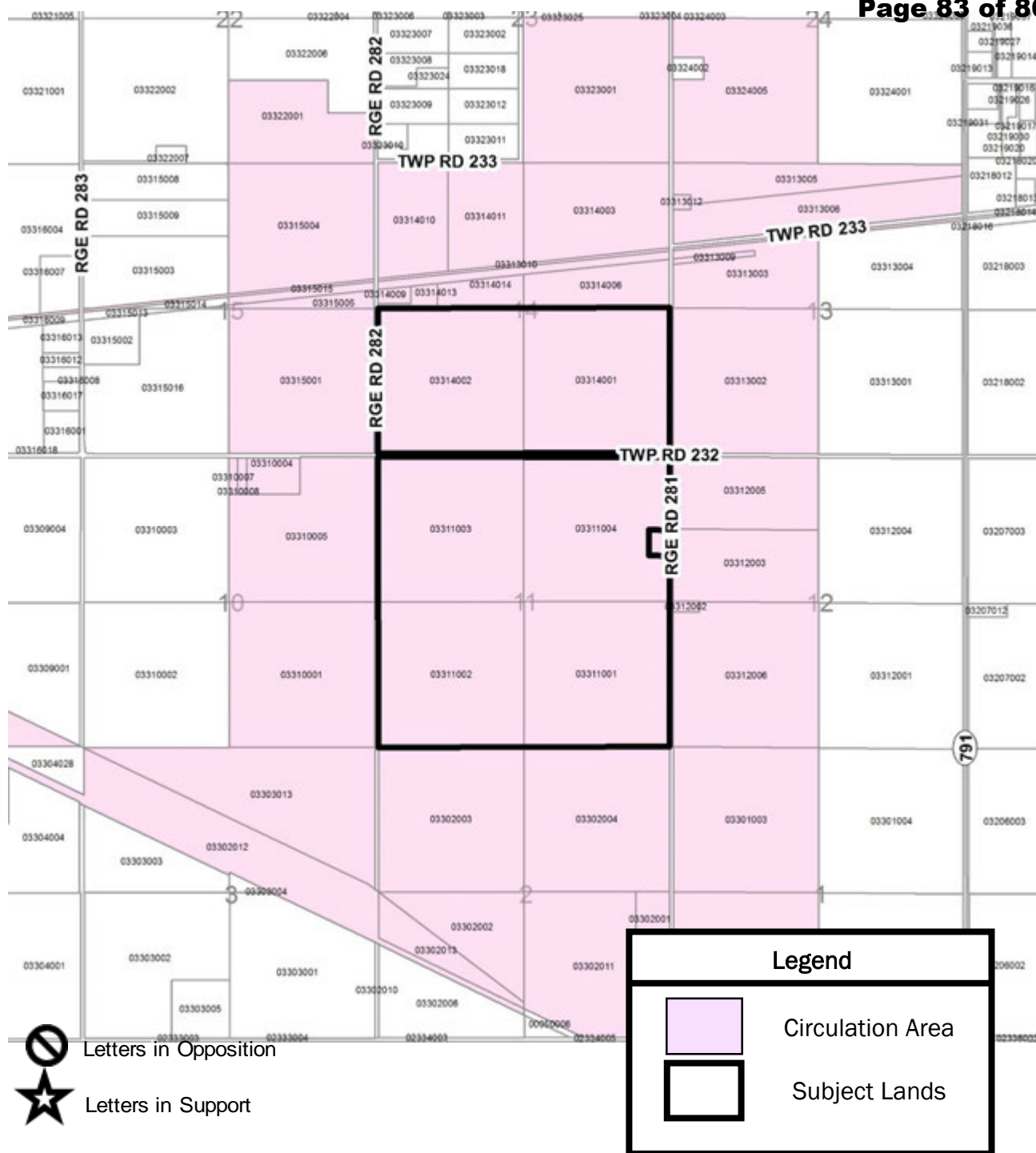
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**SE/NE/SW/NW-11-23-28-W04M****SW/SE-14-23-28-W04M**Date: June 27, 2018

Division # 4

File: 03311001/2/3/4,03314001/2**AGENDA****Page 383 of 907**



LANDOWNER CIRCULATION AREA

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



ROCKY VIEW COUNTY
Cultivating Communities

Schneider, Paul

NOTICE OF PUBLIC HEARING

February 12, 2019
at or after 10:00 a.m.

I am IN FAVOUR OF THIS

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 jkirychuk@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 5 minutes. 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 10 minutes.

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.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: John [REDACTED]
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 [REDACTED]

My Address is [REDACTED]

John Beck
[REDACTED]

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.

Thank you for taking the time to consider this submission.

Sincerely,

Brian Jasperson

[REDACTED]

[REDACTED]

[REDACTED]

PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council
DATE: February 26, 2019 **DIVISION:** 8
FILE: 06711002/030 **APPLICATION:** PL20170033/34
SUBJECT: Conceptual Scheme Item – Indigo Hills Conceptual Scheme

¹POLICY DIRECTION:

At the initial Public Hearing for this application on February 12, 2019, Council granted the first two readings to Bylaw C-7849-2018; however, unanimous permission to proceed to third reading was not passed unanimously. This necessitates the application coming before Council again in order to allow the item to be considered for a third reading.

CONCLUSION:

The lands are located within an area identified by the County Plan as suitable for Country Residential Development - the Bears paw 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: 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
Community Development Services

Chief Administrative Officer

PS/rp

APPENDICES:

- APPENDIX ‘A’: Bylaw C-7849-2018 for third and final reading
APPENDIX ‘B’: Original February 12, 2019 Staff Report Package

¹ **Administration Resources**

Paul Simon & Gurbir Nijjar, Planning, Development, & Bylaw Services



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 Bears paw 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 “Bears paw 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*.

Division: 8

File: 06711002/030/ PL20170033/34

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	12	<i>day of</i>	<i>February</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	12	day of	February	, 2019
READ A SECOND TIME IN COUNCIL this	12	day of	February	, 2019
READ A THIRD TIME IN COUNCIL this		day of		, 2019

Reeve

CAO or Designate

Date Bylaw Signed

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.

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.

Policy 2.1 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.

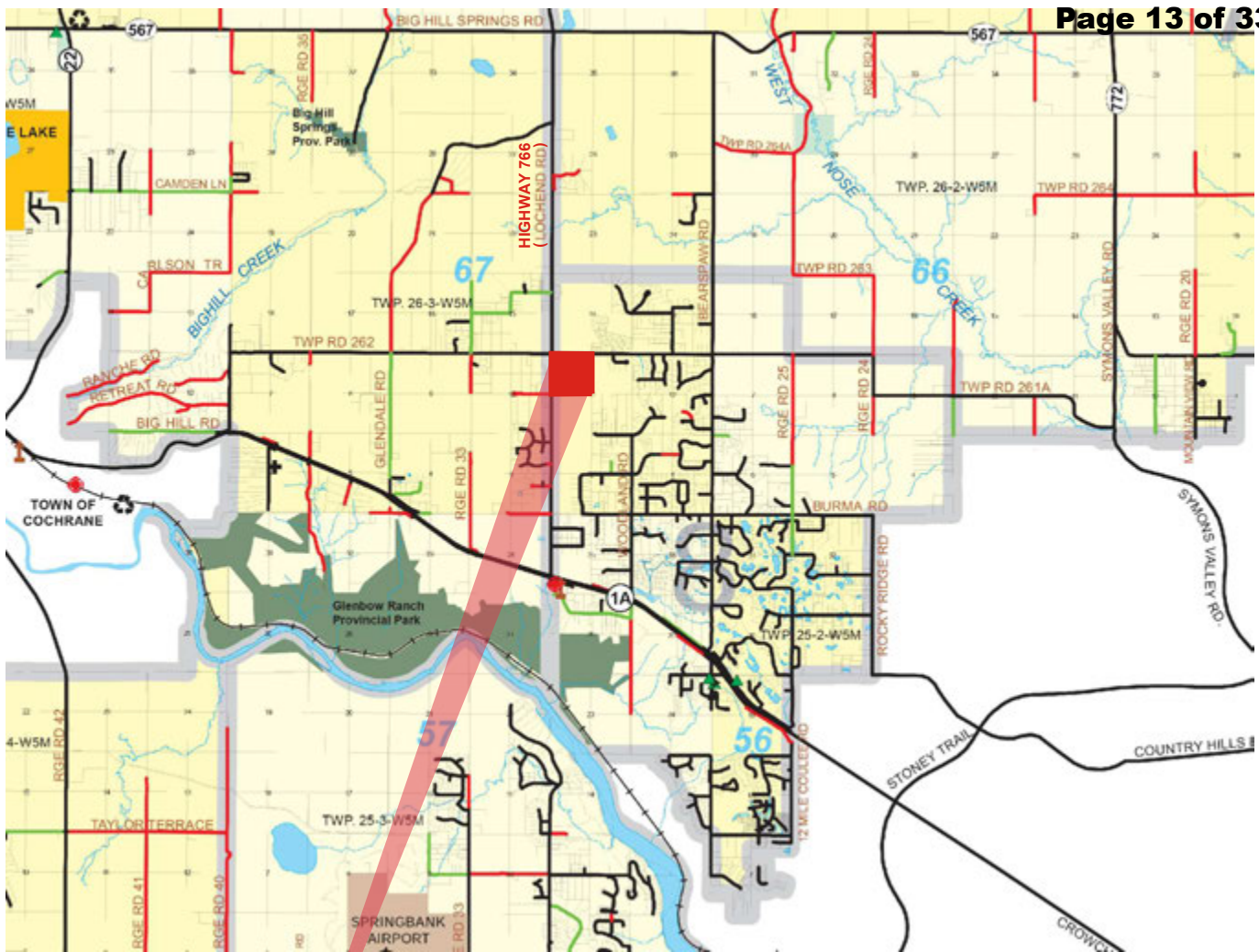
2.3 Description of Adjacent Land Uses

The Plan Area is located within the Bearspaw Community where the primary land use is a mix of country residential and agricultural.

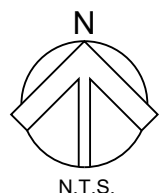
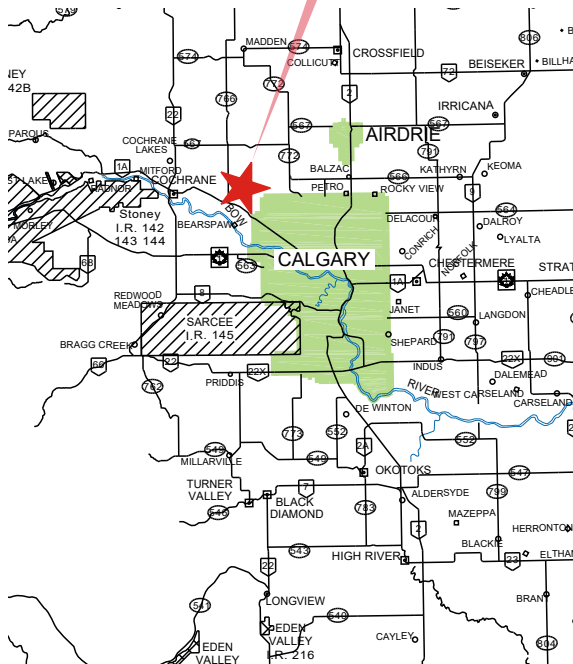
The community is currently under development pressure with acreage residential developments becoming the prominent land use. The adjacent quarter sections to the east and west of the subject site generally contain lands that have been previously developed with residential parcels of various sizes. The 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.



SUBJECT AREA



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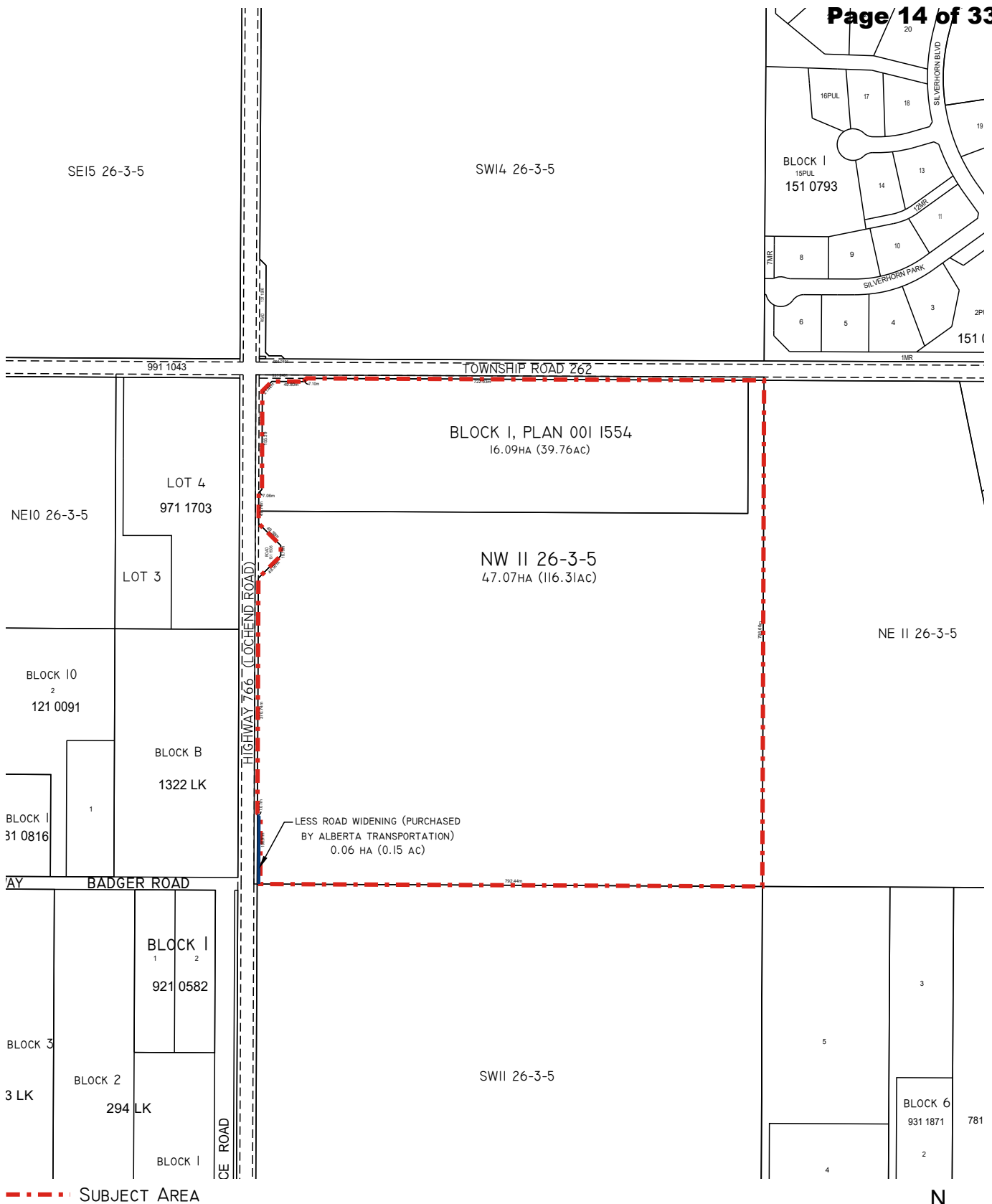
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Regional Location

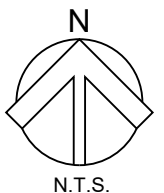
Exhibit 1.0
NW-11-26-3-5
Source: Rocky View County Map
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--- SUBJECT AREA



N.T.S.

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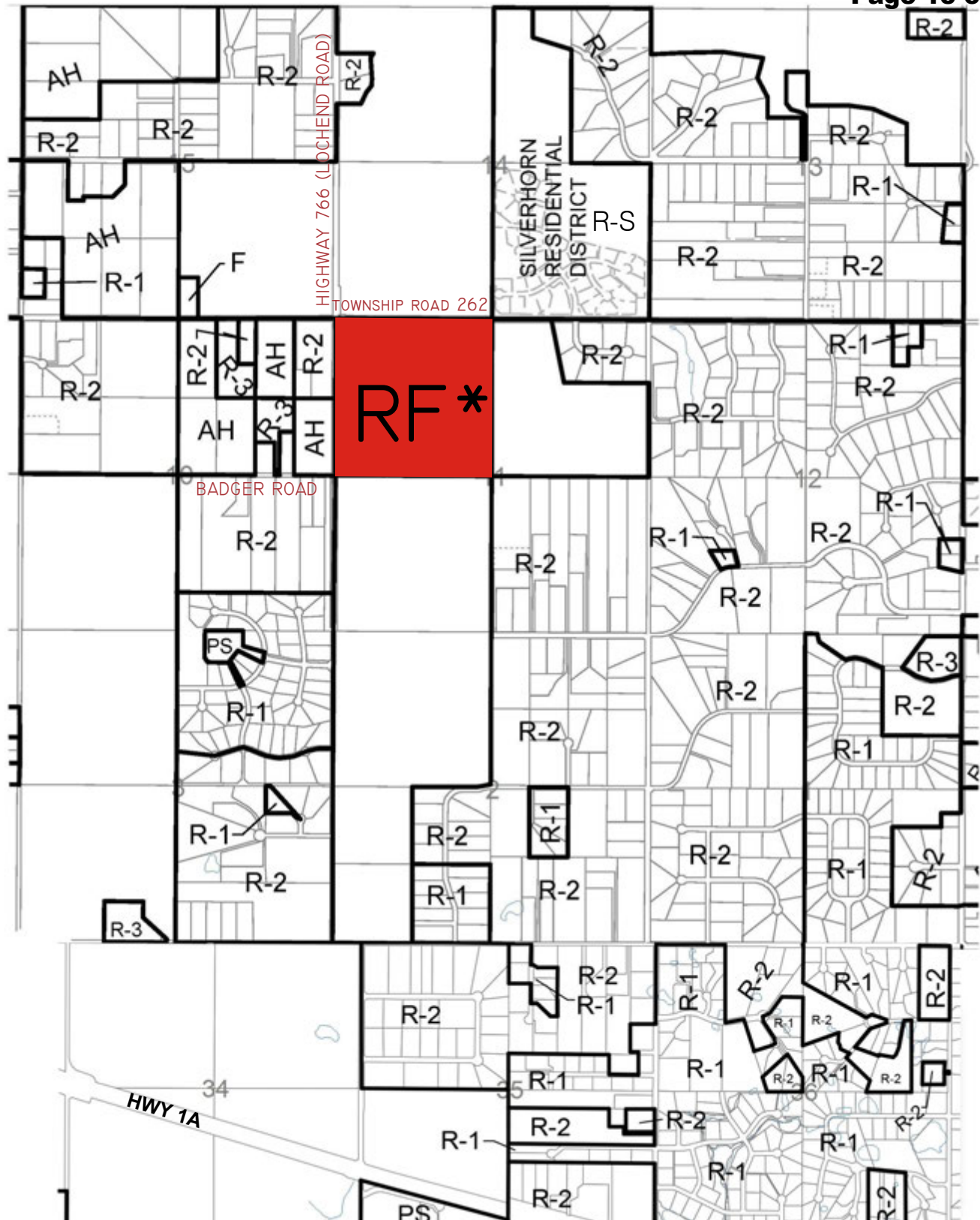
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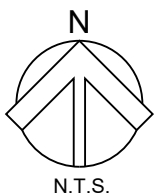
Plan Area
Exhibit 2.0
NW-11-26-3-5

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Adjacent Land Uses

Exhibit 3.0
NW-11-26-3-5
Source: Rocky View County Land Use Map
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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

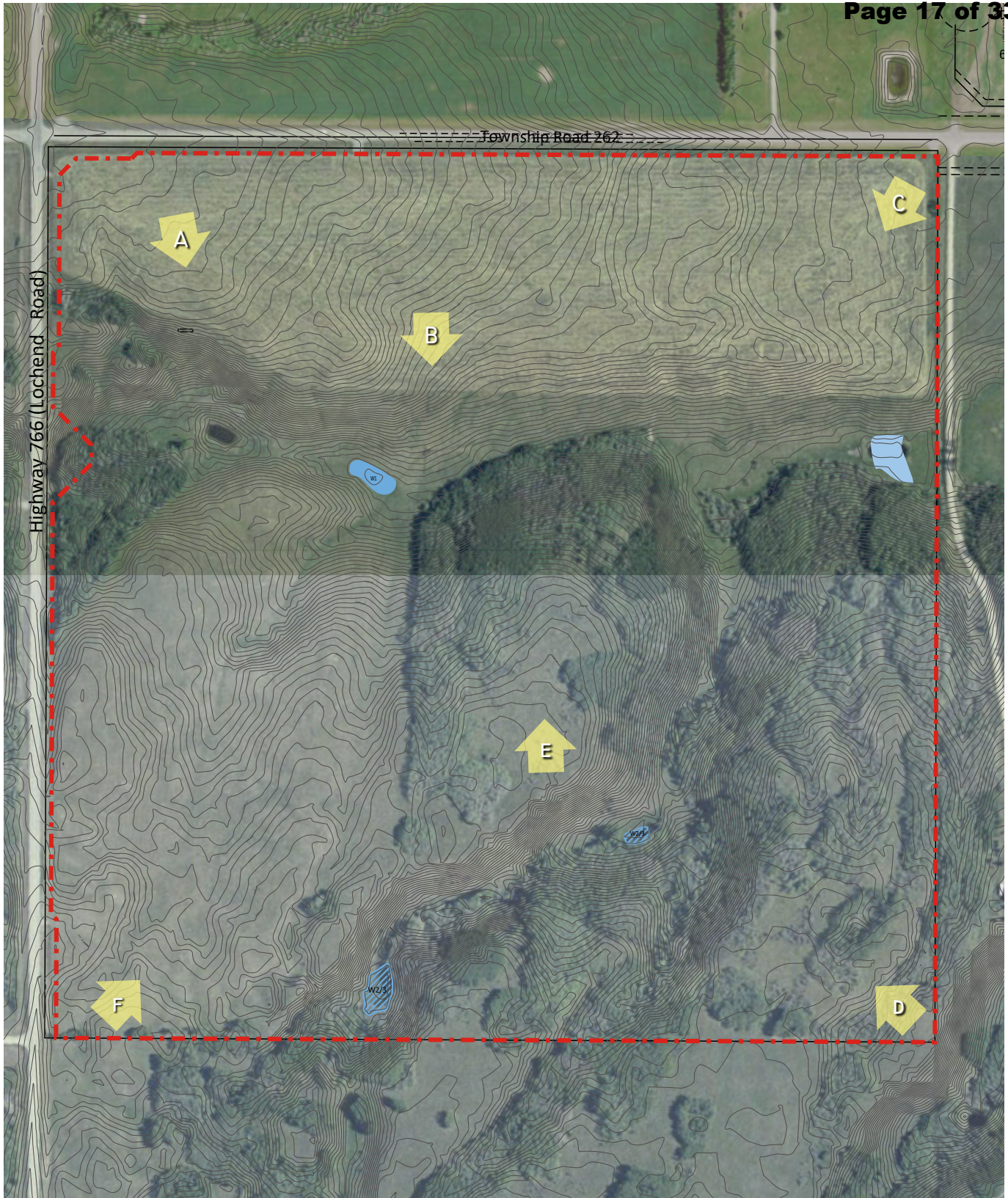
Biophysical Impact Assessments (BIA) have been prepared for the subject lands (2008) with recent updated reports (2016). Based on the review of the 2008 BIA and an October 13, 2016 site visit, it is considered that the assessment, conclusions, and recommendations from the 2008 BIA are still valid and 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

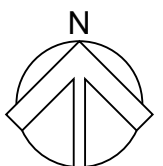


--- SUBJECT AREA

 SITE PHOTO LOCATION (SEE EXHIBIT 5.0)

*EACH CONTOUR LINE REPRESENTS 0.5M CONTOUR INTERVAL

-  PERMANENT WATER FOR FIRE SUPPRESSION
-  WETLAND - CLASS 1 TO BE RETAINED
-  WETLAND - CLASS 2 TEMPORAL SEASONAL TO BE RETAINED



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Aerial Photo & Contours
Exhibit 4.0
NW-11-26-3-5

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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



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Site Photos
Exhibit 5.0
NW-11-26-3-5

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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

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**.

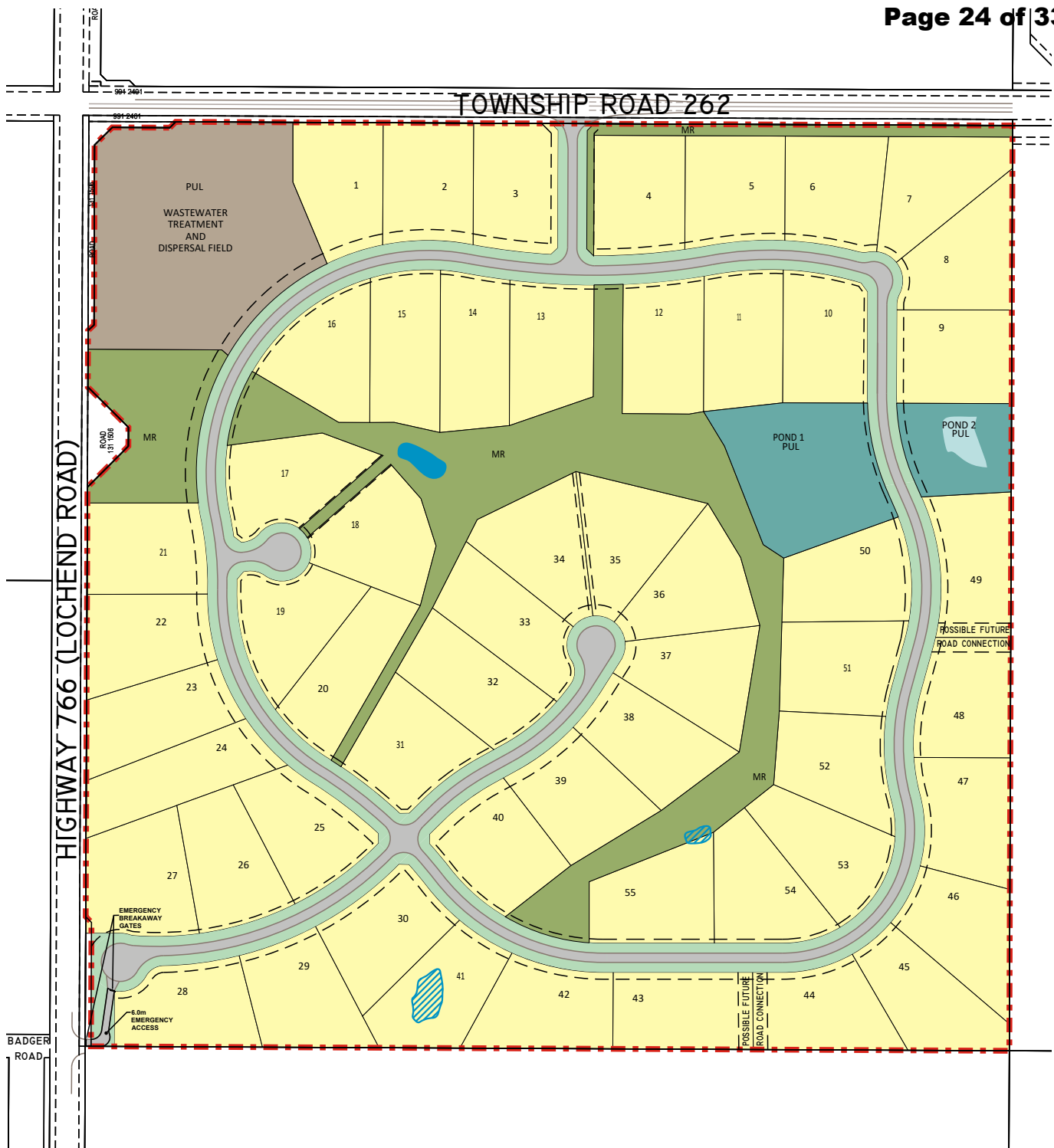
The entrance to Indigo Hills is from Township Road 262, promptly connecting to a looping country residential road that provides access to the various residential clusters strategically located on the site. Two potential future roadway connections have been planned for the southern and eastern boundaries 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.

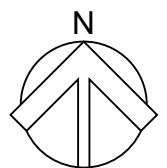
The proposed land use for Indigo Hills is Residential One District (R-1) to allow for a residential use on a small parcel. Site Design Guidelines have been created that will define specific regulations for conservation and will adopt the County Plan's design principles and apply them to all of the R-1 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



--- CONCEPTUAL SCHEME PLAN AREA	63.10 HA (155.92 AC)
RESIDENTIAL ONE DISTRICT (R-2)	44.15 HA (109.10 AC)
MUNICIPAL RESERVE (MR)	6.18 HA (15.27 AC)
WASTEWATER (PUL)	3.29 HA (8.13 AC)
STORM POND (PUL)	2.21 HA (5.46 AC)
ROAD RIGHTS OF WAY	7.27 HA (17.96 AC)



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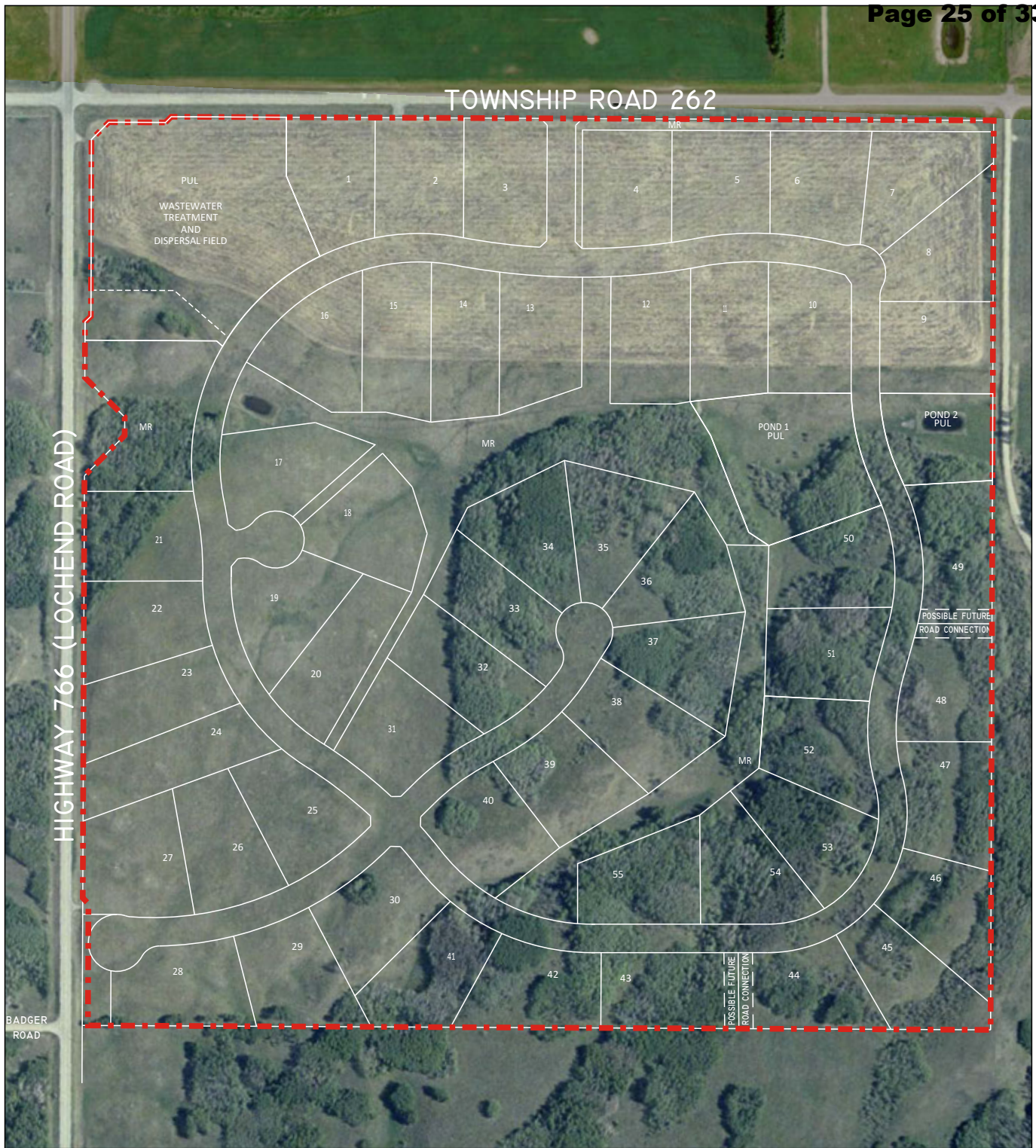
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**Subdivision & Land Use
 Concept**

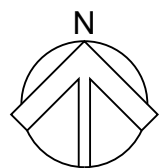
Exhibit 6.0
 NW-11-26-3-5

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--- CONCEPTUAL SCHEME PLAN AREA



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**Subdivision & Land Use
Concept with Airphoto**

Exhibit 7.0

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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)	7.15 ha	17.66 ac	11.5%		
Emergency access	0.12 ha	0.30 ac			
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



Home Site 29 (Lot 19, Block 2)

- Lot Boundary 0.80ha (1.98ac)
- Lot / Block
- Building Envelope 0.33ac (14,677 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
- Site Boundary



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Example of Site
Development Guidelines
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NW-11-26-3-5

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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.

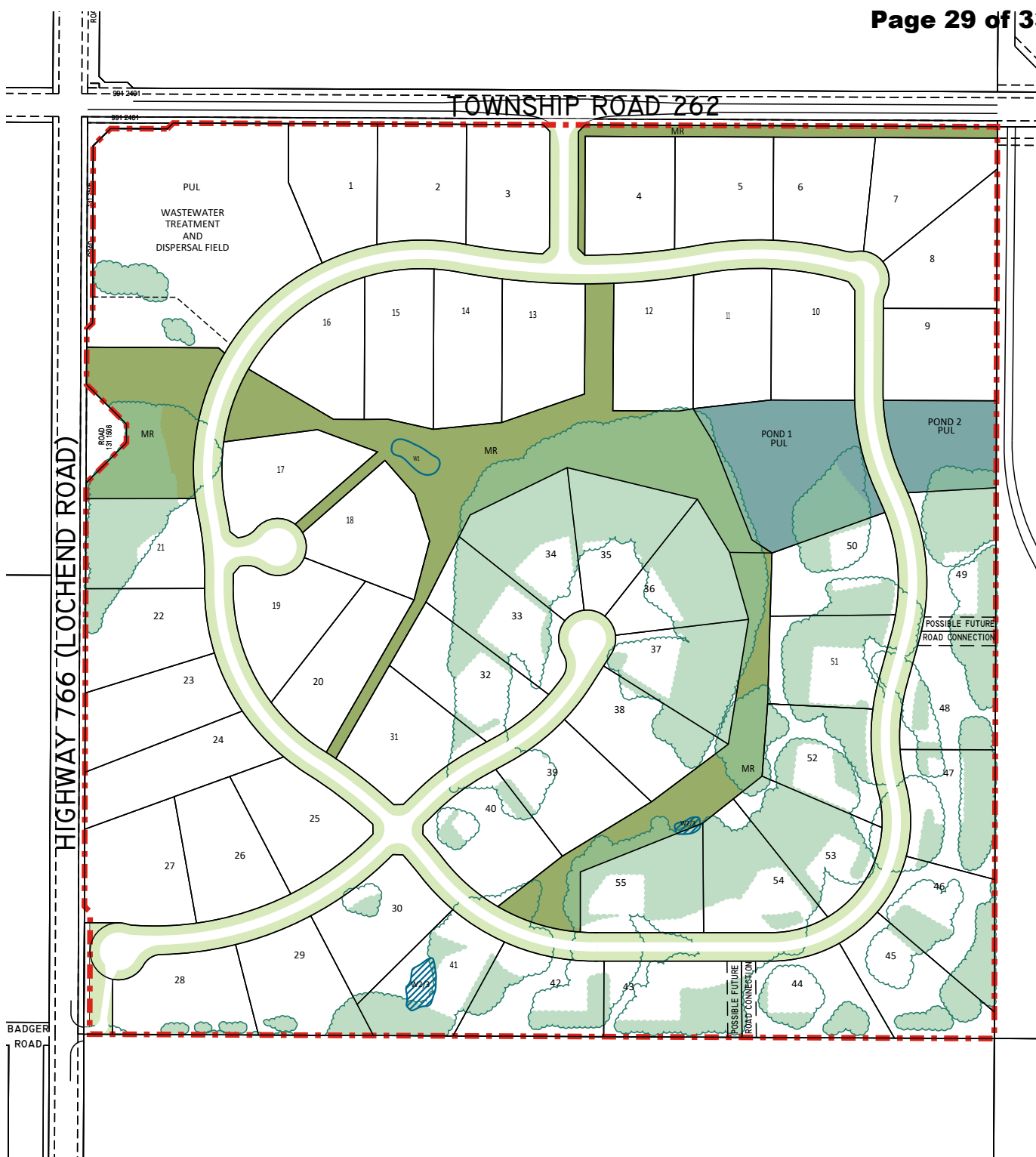
If the low lying areas located within the Municipal Reserve lands and intended to serve for temporary retention of stormwater is not acceptable to Rocky View County, that portion of MR (approximately 0.94 ha or 2.33 acres) will have cash-in-lieu of the Municipal Reserve paid to Rocky View County at the time of subdivision.

4.5 Municipal Reserve, Open Space, and Pathways

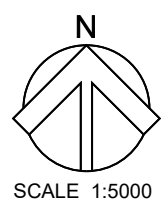
4.5.1 Open Space

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.



- CONCEPTUAL SCHEME PLAN AREA
- MUNICIPAL RESERVE (MR)
- BOULEVARDS
- ACCESSIBLE PUBLIC UTILITY LOT
- EXISTING TREES - 64% OF EXISTING TREE COVER TO BE RETAINED WHERE POSSIBLE. SITE DEVELOPMENT GUIDELINES WILL SPECIFY WHERE TREES WILL BE RETAINED.
- RETAINED TREES
- WETLAND - CLASS I TO BE RETAINED
- WETLAND - CLASS 2 TEMPORAL SEASONAL TO BE RETAINED



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Indigo Hills
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Open Space
Exhibit 9.0
NW-11-26-3-5

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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.

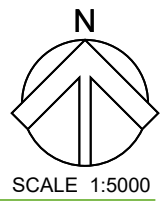
A 3.0-m wide paved Regional Pathway will provide connectivity to adjacent lands and pathways. The Regional Pathway runs within the open space along Lochend road, crosses through the open space system approximately midway through the development, and extends north to Township Road 262 where it extends 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.*



- CONCEPTUAL SCHEME PLAN AREA
- MUNICIPAL RESERVE (9.8%)
- ACCESSIBLE PUBLIC UTILITY LOT (3.5%)
- BOULEVARDS
- REGIONAL PATHWAY
- LOCAL PATHWAY
- WETLAND - CLASS I TO BE RETAINED
- WETLAND - CLASS 2 TEMPORAL SEASONAL TO BE RETAINED



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Pathways
Exhibit 10.0
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.

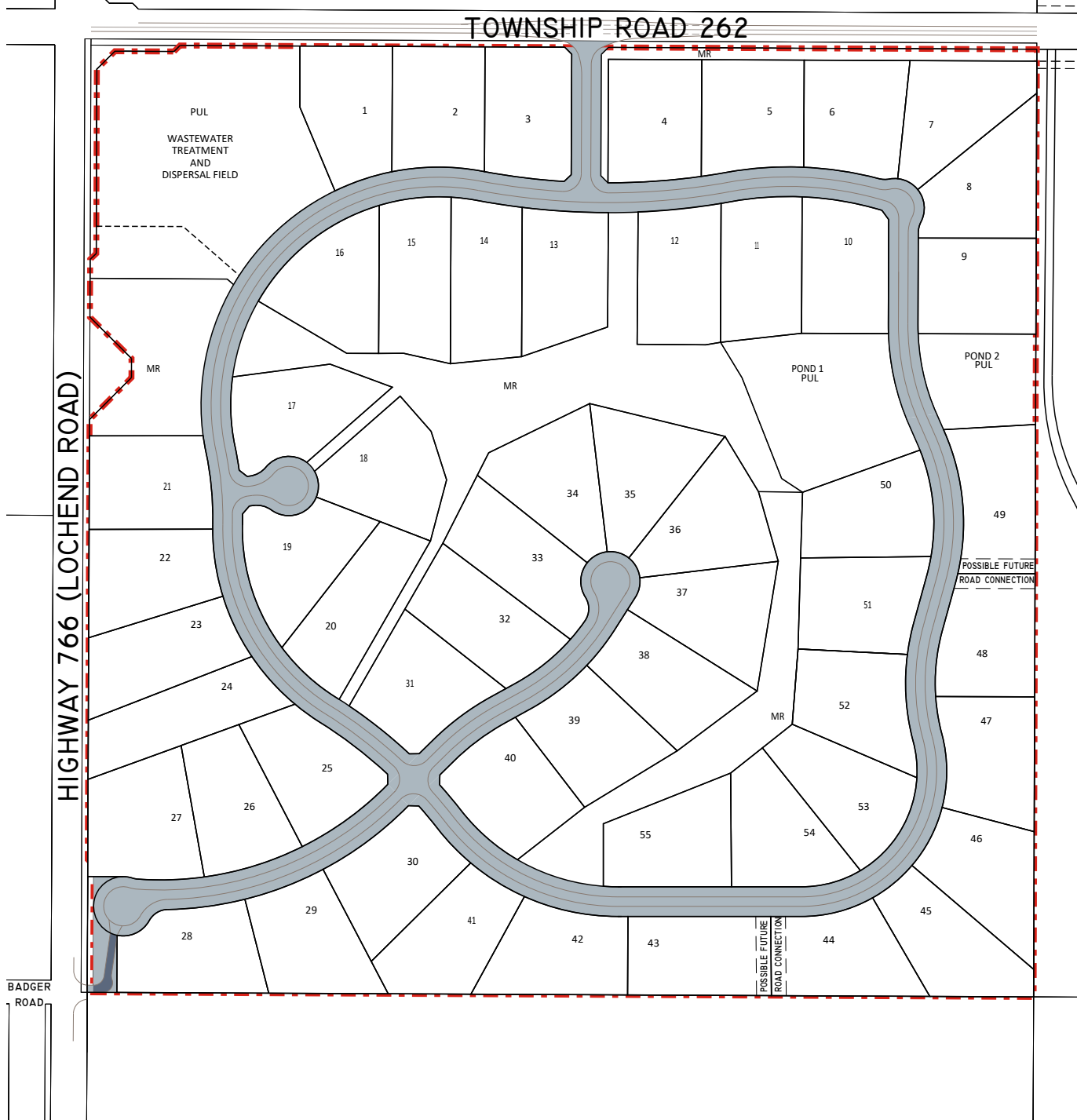
The proposed road network offers an internal circuit route, providing emergency options as well as access to adjacent lands to connect to future development. The primary access will be from Township Road 262, with a second direct access to Secondary Hwy 766 (Lochend Road) will be provided through an 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.



- CONCEPTUAL SCHEME PLAN AREA
- 25M COUNTRY RESIDENTIAL ROAD ROW
- 6M EMERGENCY ACCESS



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:

- Bears paw 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

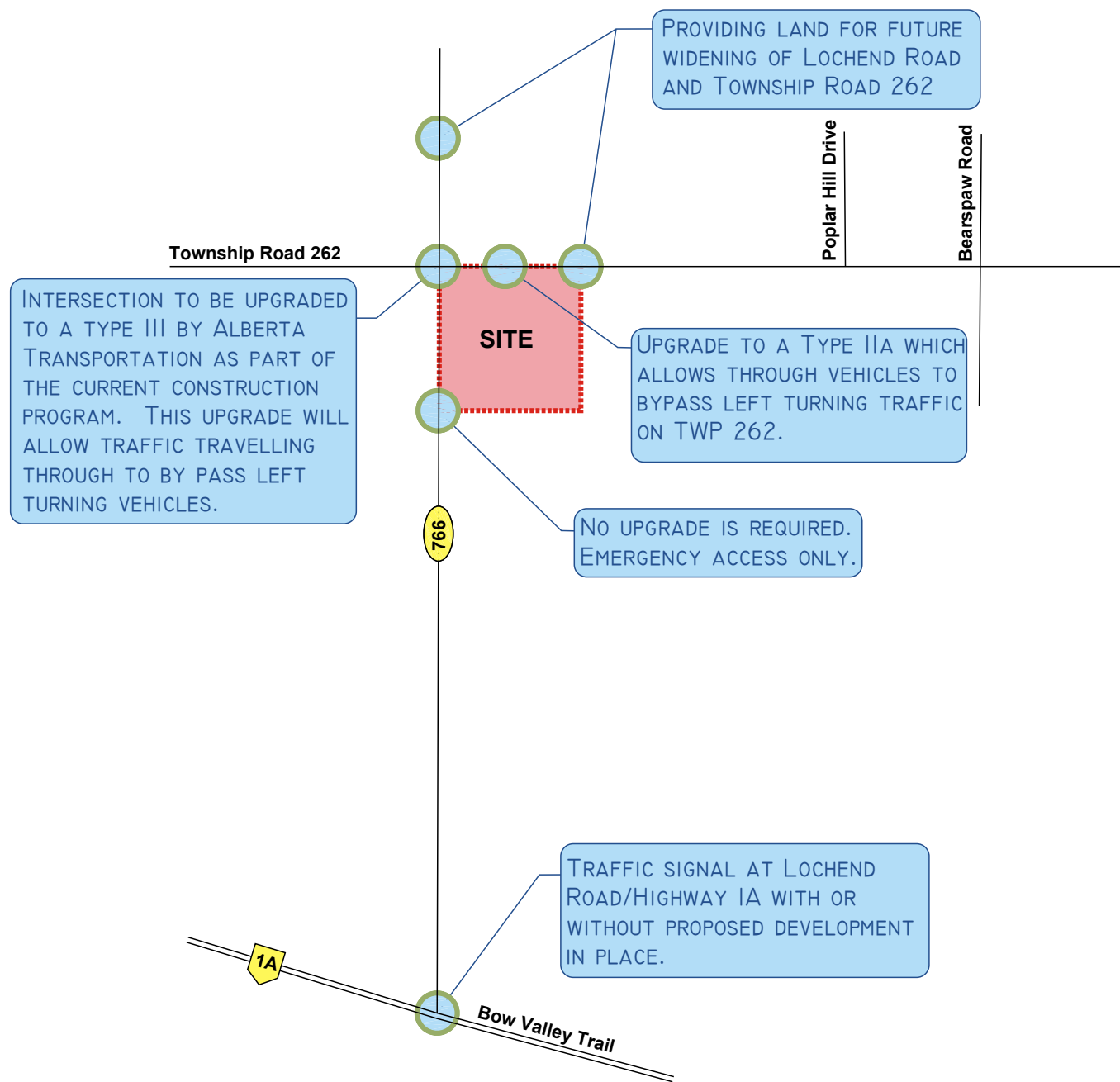
4.8.1 Population

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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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;*
- c. A requirement for all development to utilize drought resistant landscaping and rainwater collection systems.*

5.2 Wastewater

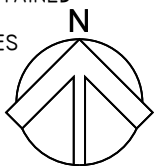
Wastewater will be managed on site using a communal system licensed by the Province of Alberta and constructed in accordance with all Provincial and Municipal requirement and standards. The proposed system is the ORENCO AdvanTex Decentralized Wastewater Treatment System and will be managed by a licensed 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, in-ground 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**.

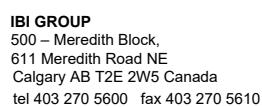
The proposed location of the Indigo Hills wastewater treatment facility is on the northwest corner of the community. The dispersal fields for the Indigo Hills wastewater system will be sensitively located to meet Alberta Environment standards.

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

Last Saved: December 4, 2018, by tmoodie

tmoodie **AGENDA**
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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.

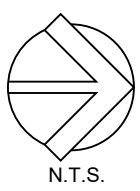
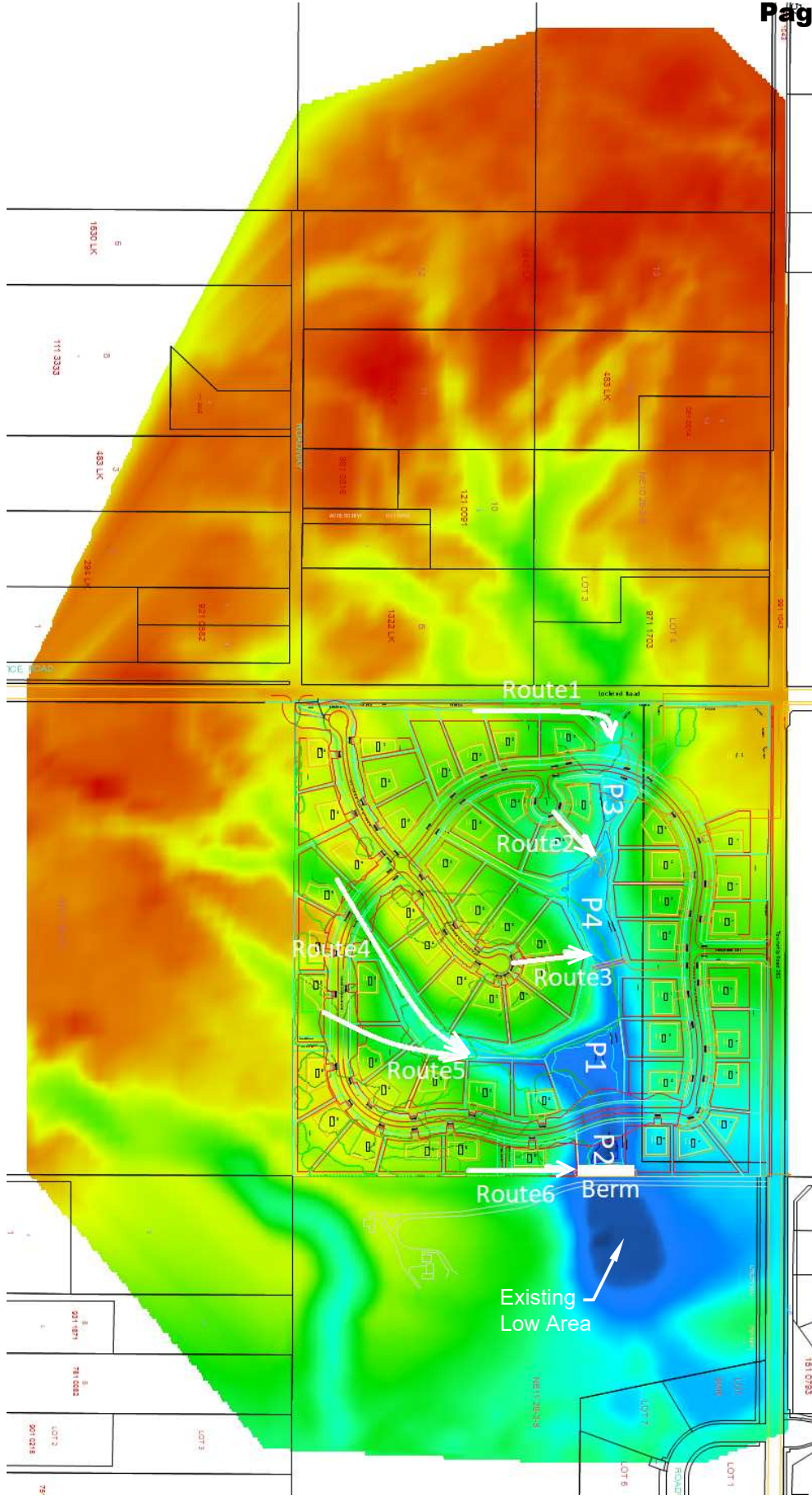
As shown in **Exhibit 14.0**, there are six natural drainage routes passing through the development site. The drainage plan for the entire development including these six routes is discussed below.

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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Indigo Hills
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**Storm Water Management
Approach**

Exhibit 14.0
NW-11-26-3-5
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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 of 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. Pre-development 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 Bears paw 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:

- ensure a consistent standard of design;*
- establish certain use restrictions [i.e. dog kennels];*
- encourage the preservation of existing trees on residential lots outside of the building envelope, where appropriate;*
- 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.*

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 Bears paw 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.

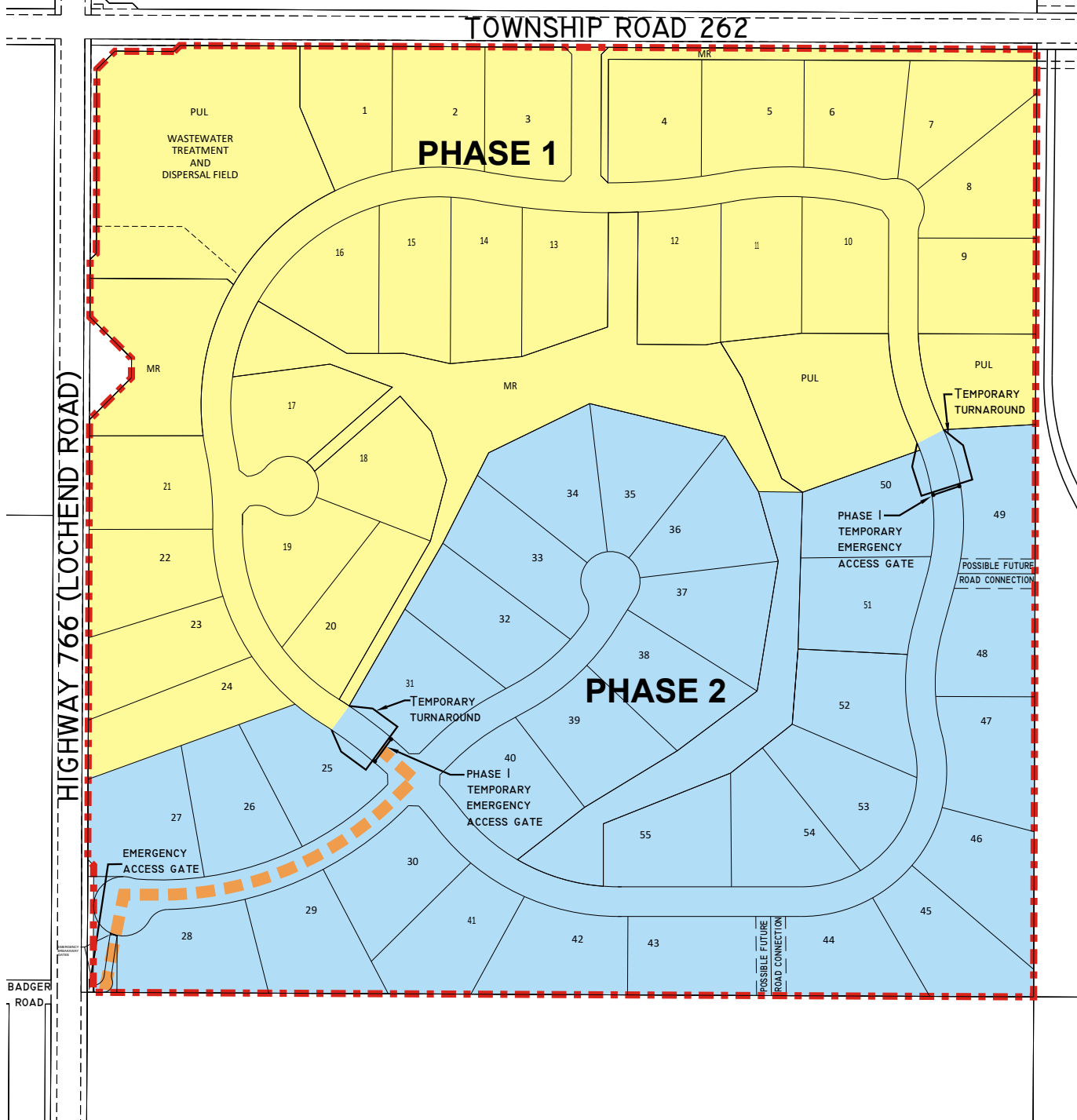
7.5 Subdivision Naming

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...”

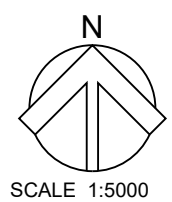
Policy 7.6 The final naming of the subdivision and internal roads will be determined at the appropriate time. The naming process will involve public and professional input with the objective of reflecting historical, geographic, and other positive traits to benefit the site and community.

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



- CONCEPTUAL SCHEME PLAN AREA
- EMERGENCY ACCESS ALL WEATHER ROAD



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Indigo Hills
1986766 Alberta Ltd.

Subdivision Phasing
Exhibit 15.0
NW-11-26-3-5

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;*
 - e. 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.

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

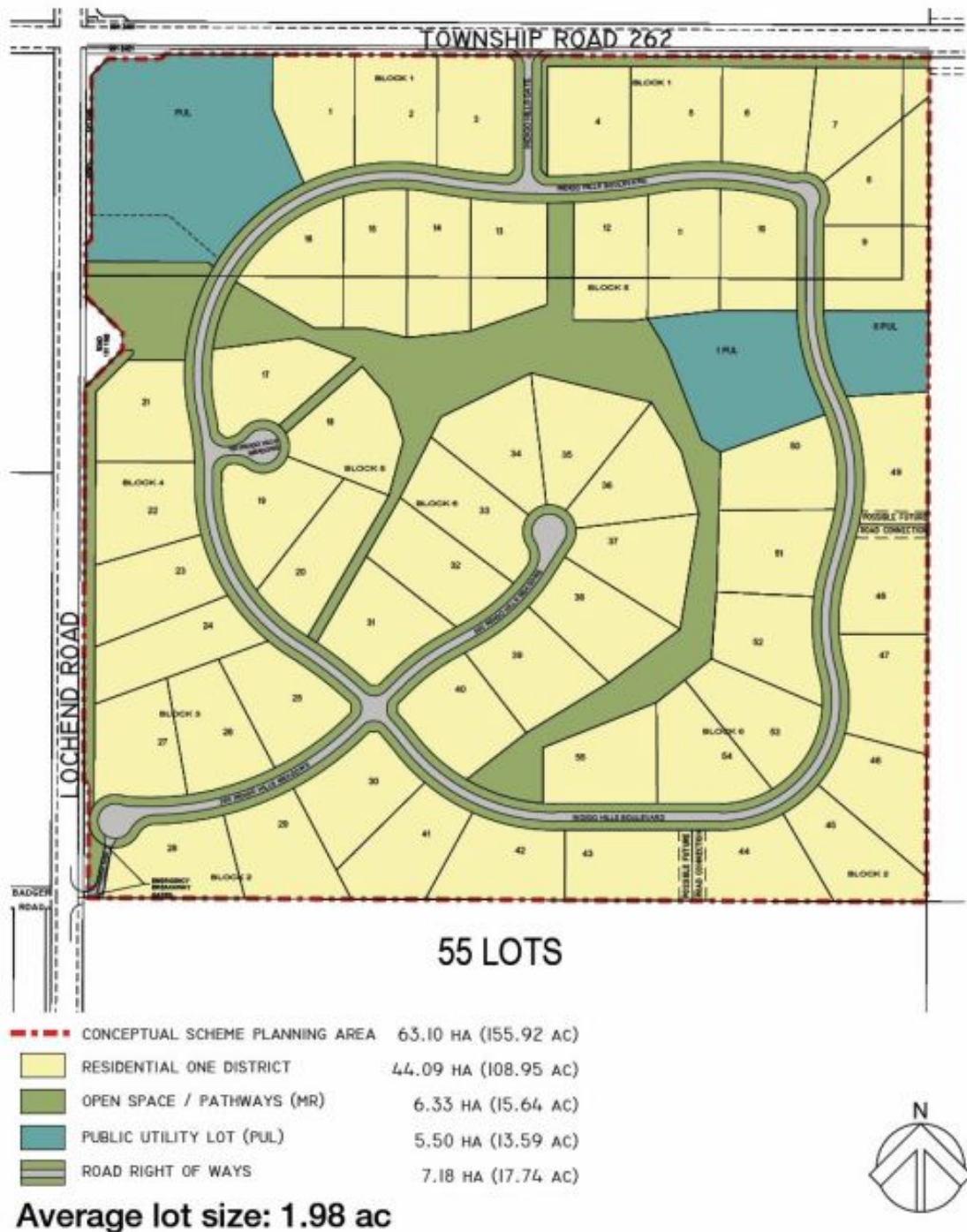


Exhibit A.2: Revised development concept submitted June 2018



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.

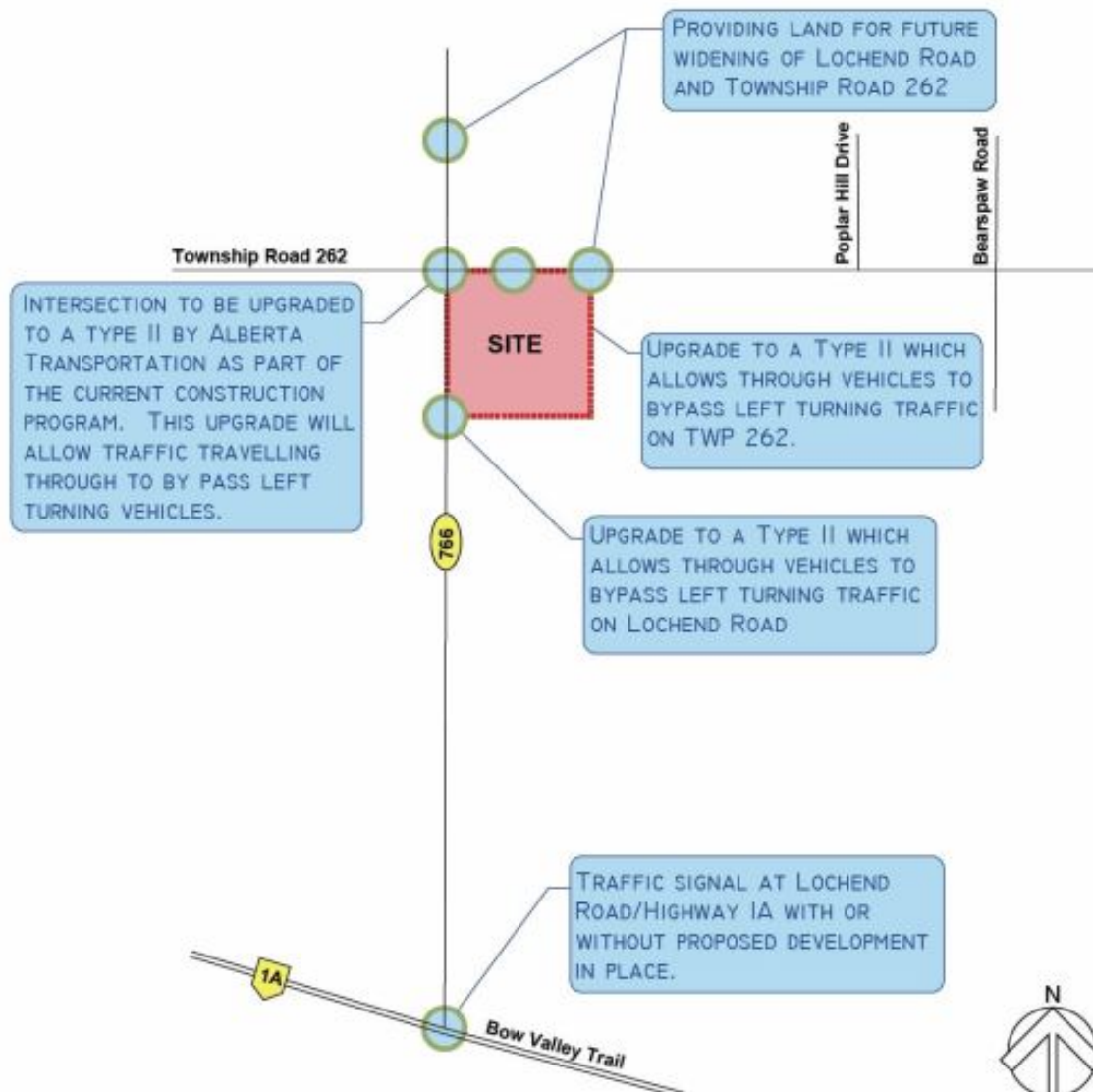


Exhibit A.4: Transportation improvements identified in the area

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>.

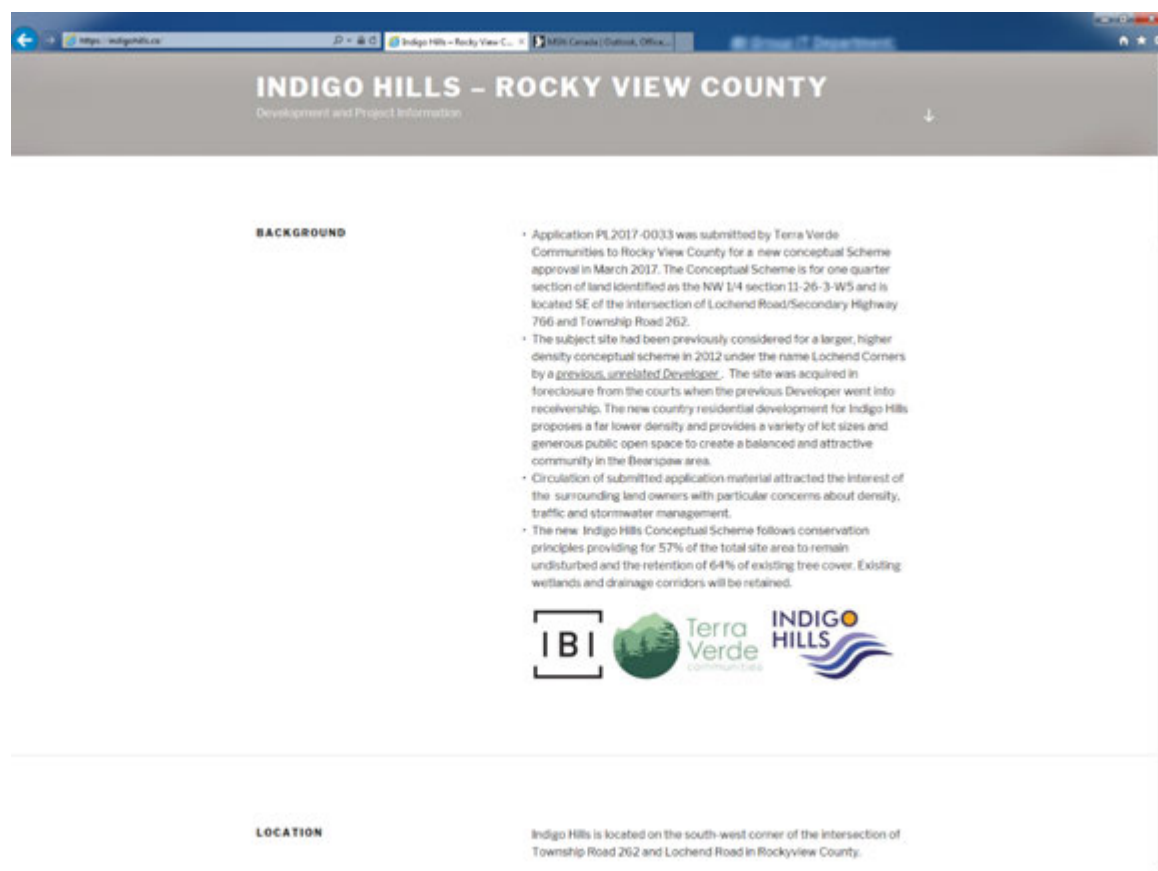


Exhibit A.8: Screenshot of the Indigo Hills project website

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.

Appendix B – Circulation Notices Issued by Rocky View County



ROCKY VIEW COUNTY
Planning Services

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: 06711002 & 06711030
Application Number: 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 ± 0.416 hectares (± 1.03 acres) to ± 0.623 hectares (± 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

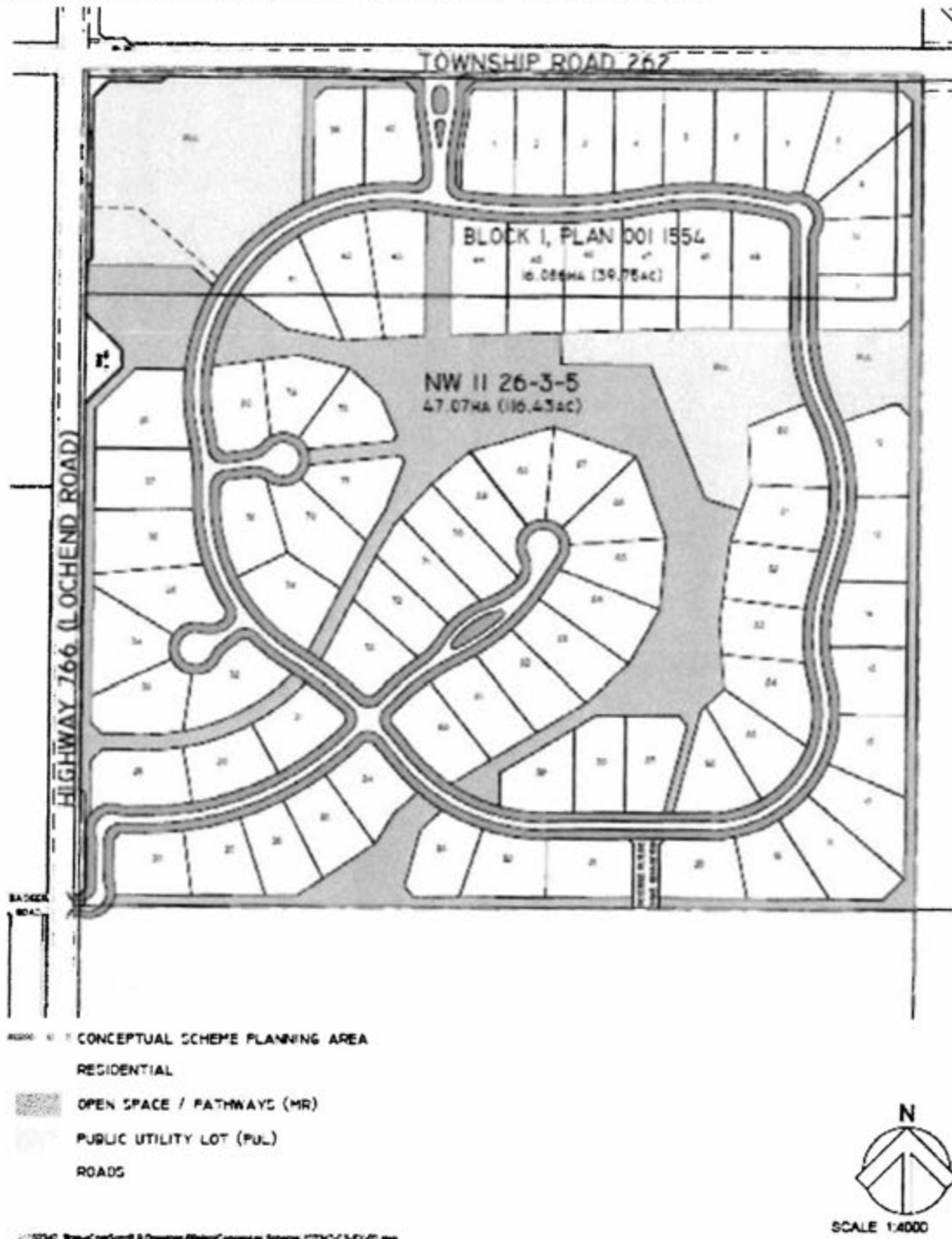
Notes:

1. 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.



File: 06711002/30

Conceptual Scheme Proposal: To adopt the Indigo Hills Conceptual Scheme, by amendment to the Bearspaw Area Structure Plan, to provide a policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-W05M.



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

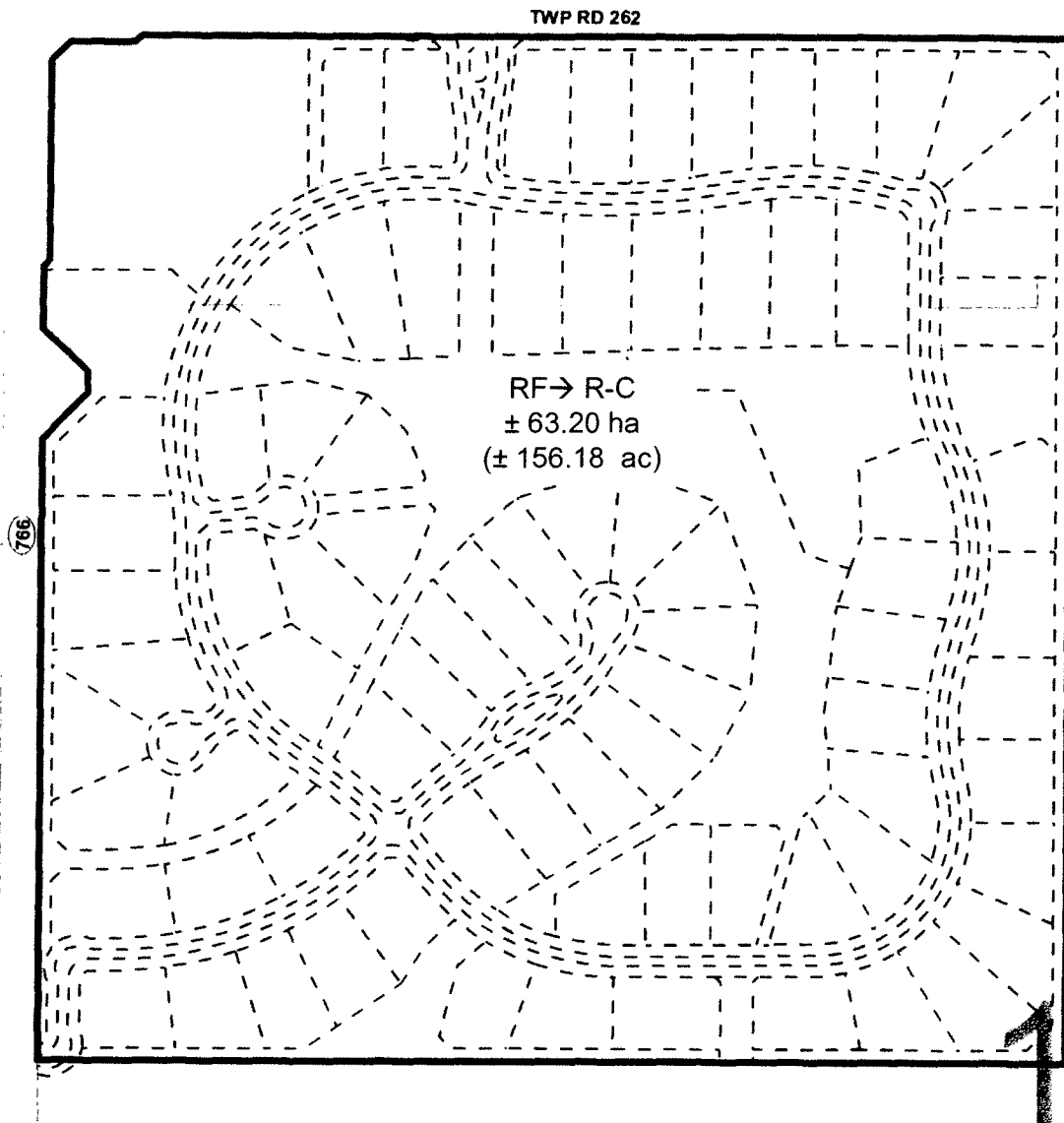
Date: March 8, 2017

Division # 8

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 ± 0.416 hectares (± 1.03 acres) to ± 0.623 hectares (± 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 ± 0.80 hectares (± 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:	± 63.2 hectares (± 156.18 acres)
Legal:	Within NW-11-26-03-W05M and Block 1 Plan 0011554, NW-11-26-03-W05M

Notes:

1. 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/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 ± 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: ± 63.2 hectares (± 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.



ROCKY VIEW COUNTY
Cultivating Communities

20170033

FOR OFFICE USE ONLY	
Date of Receipt 03/02/2017	File Number 06A11002/030
Fee Submitted \$5,500.00	Accepted by AP

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.

NATURE OF PROPOSED APPLICATION

- ☒ Area Structure Plan (Minor Amendment)
 ☒ Conceptual Scheme or Concept Plan
☐ Master Site Development Plan
 ☒ Other Land use redesignation

1. APPLICANT / AGENT

Applicant / Agent IBI Group
 Mailing Address 500 - Meredith Block; 611 Meredith Road NE
Calgary, AB Postal Code T2E 2W5
 Telephone (B) 403-270-5600 (H) _____ Fax _____
 Email samuel.alatorre@ibigroup.com

☐ Owner same as applicant

2. OWNER

Registered Owner 1986766 Alberta Ltd. / Terra Verde Developments
 Mailing Address 2307 12 Ave NW
Calgary, AB Postal Code T2N 1K1
 Telephone (B) _____ (H) _____ Fax _____
 Email _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

NW 11-026-03-W5M and Block 1, Plan 0011554
 All / part of the _____ $\frac{1}{4}$ section _____ township _____ range _____ west of _____ meridian
 Being all / parts of lot _____ block _____ Registered Plan Number _____ Certificate of Title Number _____
 Municipal Address (if applicable) _____
 Total Area of the above parcel of land to be subdivided is 63.156 hectares (156.18 acres)

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

July 2016, Version 1.3

Page 1 of 5

PLANNING SERVICES FORM 1

4. LOCATION OF LAND

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES ☐ NO
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ 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 ☒ 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? ☐ YES ☒ 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 ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND

- Describe: (a) Existing use of the land Ranch and Farm (RF)
- (b) Proposed use of the land Silverhorn District (R-S) / Public utility lot (PUL)
- (c) The designated use of the land as classified under a Land Use Bylaw C-4841-97

6. PHYSICAL 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, tree stands, sloughs, creeks, etc.) Grasslands, schrublands, Aspen Groves, cultivation and wetlands woodlots,
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and surficial deposits

7. EXISTING BUILDINGS ON THE LAND

Describe any buildings (historical or otherwise), and any structures on the land whether or not they are to be demolished or moved: There are no historical buildings on site.

8. WATER AND SEWER SERVICES

If the proposed development is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:

To be connected to the Rockyview Water Co-Op regional water system. Orenco system to be in place for treatment of sanitary sewage.

PLANNING SERVICES FORM 1

9. PROPOSED LOTS

- (a) Number of parcels ultimately proposed 80
- (b) Size of parcels ultimately proposed Average lot size 0.66 ha (1.6 acres)

10. MUNICIPAL RESERVE STATUS

- (a) Disposition of Municipal Reserve, please check appropriate box:
- | | |
|--|---|
| <input type="checkbox"/> Deferral | <input checked="" type="checkbox"/> If dedicated, area of Reserves and designation |
| <input type="checkbox"/> Deferral to balance | <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal. |

11. MANDATORY SUPPORTING INFORMATION – LOCAL PLAN

For the purposes of this checklist a Local Plan is defined as a Conceptual Scheme, Master Site Development Plan, Outline Plan, an Area Structure Plan, Local Area Plan or another document set out in the County Plan. A Local Plan Application typically constitutes an application for adoption of a Master Site Development Plan, Conceptual Scheme (or Concept Plan) or an Area Structure Plan Amendment (minor amendment). An amendment to an Area Structure Plan determined by the County to constitute a major amendment requires the direction of Council considered in accordance with the Area Structure Plan Priority Policy.

General requirements

- ☒ Application forms.
- ☒ Authorization from owner of the parcel for the making of the application.
- ☒ A copy (hardcopy and digital copy) of the proposed Local Plan or Local Plan Amendment (identifying proposed general location of existing and proposed buildings and uses, and showing any proposed subdivision layout).
- ☒ The items identified in the relevant County Plan, Area Structure Plan and/or other Local Plan.
- ☒ Payment of Fees.
- ☒ Land title for all properties affected by the Local Plan (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.
- ☐ Signed appraisal agreement and time extension agreement (if applicable)

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:
 - 1. 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 or survey for registration.

PLANNING SERVICES FORM 1

7. The relevant Authority will determine any outstanding municipal reserve dedications, cash-in-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

I Samuel Alatorre, IB1 hereby certify that ☐ I am the registered owner
(Print Full Name) ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **LOCAL PLAN APPLICATION PLANNING SERVICES FORM 1**.

Address 500 - 611 Meredith Rd NE, Calgary, AB T2E 2W5 (Signed) _____
Phone Number 403- 270-5600 Date January 19, 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conduction a site inspection in connection with my application for subdivision approval.

Applicant / Owner's Signature

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1
July 2016, Version 1.3

Page 5 of 5



ROCKY VIEW COUNTY
Cultivating Communities

20170034

FOR OFFICE USE ONLY

Date of Receipt 03/02/2017	File Number 0411002/030
Fee Submitted \$6,500.00	Accepted by AP

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.

NATURE OF PROPOSED APPLICATION

- ☒ Area Structure Plan (Minor Amendment)
 ☒ Conceptual Scheme or Concept Plan
☐ Master Site Development Plan
 ☒ Other Land use redesignation

1. APPLICANT / AGENT

Applicant / Agent IBI Group
 Mailing Address 500 - Meredith Block; 611 Meredith Road NE
Calgary, AB Postal Code T2E 2W5
 Telephone (B) 403-270-5600 (H) _____ Fax _____
 Email samuel.alatorre@ibigroup.com
☐ Owner same as applicant

2. OWNER

Registered Owner 1986766 Alberta Ltd. / Terra Verde Developments
 Mailing Address 2307 12 Ave NW
Calgary, AB Postal Code T2N 1K1
 Telephone (B) _____ (H) _____ Fax _____
 Email _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

NW 11-026-03-W5M and Block 1, Plan 0011554
 All / part of the ¼ section _____ township _____ range _____ west of _____ meridian
 Being all / parts of lot _____ block _____ Registered Plan Number _____ Certificate of Title Number _____
 Municipal Address (if applicable) _____
 Total Area of the above parcel of land to be subdivided is 63.156 hectares (156.18 acres)

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

July 2016, Version 1.3

Page 1 of 5

PLANNING SERVICES FORM 1

4. LOCATION OF LAND

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES ☐ NO
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ 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 ☒ 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? ☐ YES ☒ 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 ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND

- Describe: (a) Existing use of the land Ranch and Farm (RF)
- (b) Proposed use of the land Silverhorn District (R-S) / Public utility lot (PUL)
- (c) The designated use of the land as classified under a Land Use Bylaw C-4841-97

6. PHYSICAL 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, tree stands, sloughs, creeks, etc.) Grasslands, shrublands, Aspen Groves, cultivation and wetlands
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and surficial deposits

7. EXISTING BUILDINGS ON THE LAND

Describe any buildings (historical or otherwise), and any structures on the land whether or not they are to be demolished or moved: There are no historical buildings on site.

8. WATER AND SEWER SERVICES

If the proposed development is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:

To be connected to the Rockyview Water Co-Op regional water system. Orenco system to be in place for treatment of sanitary sewage.

PLANNING SERVICES FORM 1

9. PROPOSED LOTS

- (a) Number of parcels ultimately proposed 80
- (b) Size of parcels ultimately proposed Average lot size 0.66 ha (1.6 acres)

10. MUNICIPAL RESERVE STATUS

- (a) Disposition of Municipal Reserve, please check appropriate box:
- | | |
|--|---|
| <input type="checkbox"/> Deferral | <input checked="" type="checkbox"/> If dedicated, area of Reserves and designation |
| <input type="checkbox"/> Deferral to balance | <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal. |

11. MANDATORY SUPPORTING INFORMATION – LOCAL PLAN

For the purposes of this checklist a Local Plan is defined as a Conceptual Scheme, Master Site Development Plan, Outline Plan, an Area Structure Plan, Local Area Plan or another document set out in the County Plan. A Local Plan Application typically constitutes an application for adoption of a Master Site Development Plan, Conceptual Scheme (or Concept Plan) or an Area Structure Plan Amendment (minor amendment). An amendment to an Area Structure Plan determined by the County to constitute a major amendment requires the direction of Council considered in accordance with the Area Structure Plan Priority Policy.

General requirements

- ☒ Application forms.
- ☒ Authorization from owner of the parcel for the making of the application.
- ☒ A copy (hardcopy and digital copy) of the proposed Local Plan or Local Plan Amendment (identifying proposed general location of existing and proposed buildings and uses, and showing any proposed subdivision layout).
- ☒ The items identified in the relevant County Plan, Area Structure Plan and/or other Local Plan.
- ☒ Payment of Fees.
- ☒ Land title for all properties affected by the Local Plan (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.
- ☐ Signed appraisal agreement and time extension agreement (if applicable)

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:
 - 1. 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 or survey for registration.

PLANNING SERVICES FORM 1

7. The relevant Authority will determine any outstanding municipal reserve dedications, cash-in-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

I Samuel Alatorre, ISI hereby certify that ☐ I am the registered owner
(Print Full Name) ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **LOCAL PLAN APPLICATION PLANNING SERVICES FORM 1**.

Address 500 - 611 Meredith Rd NE, Calgary, AB T2E 2W5(Signed) _____
Phone Number 403- 270-5600 Date January 19, 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conduction a site inspection in connection with my application for subdivision approval.

Applicant / Owner's Signature

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1
July 2016, Version 1.3

Page 5 of 5



ROCKY VIEW COUNTY
Cultivating Communities

PLANNING SERVICES FORM 2.6

REDESIGNATION RESIDENTIAL PURPOSE APPLICATION

20170035

FOR OFFICE USE ONLY	
Date of Receipt 03/02/2017	File Number 06711030/002
Fee Submitted \$31,360.00	Accepted by AP

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 PROPOSED APPLICATION

- ☒ Land Use Redesignation
 ☐ New Direct Control Bylaw
☐ Direct Control Bylaw (Site Specific Amendment)
 ☐ Textual Amendments to the Land Use Bylaw

1. APPLICANT / AGENT

Applicant / Agent IBI Group
 Mailing Address 500 - Meredith Block; 611 Meredith Road NE
Calgary, AB Postal Code T2E 2W5
 Telephone (B) 403-270-5600 (H) _____ Fax _____
 Email samuel.alatorre@ibigroup.com

☐ Owner Same As Applicant

2. OWNER

Registered Owner 1986766 Alberta Ltd. / Terra Verde Developments
 Mailing Address 2307 12 Ave NW
Calgary, AB Postal Code T2N 1K1
 Telephone (B) _____ (H) _____ Fax _____

3. LEGAL DESCRIPTION AND AREA OF LAND

All / part of the _____ NW 11-026-03-W5M and Block 1, Plan 0011554
 ¼ section _____ township _____ range _____ west of _____ meridian
 Being all / parts of lot _____ block _____ Registered Plan Number _____ Certificate of Title Number _____
 Municipal Address (if applicable) _____
 Total Area of the above parcel of land to be subdivided is 63.156 hectares (156.18 acres)

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

February 2015, Version 1.2

Page 1 of 8

PLANNING SERVICES FORM 2.6

4. LOCATION OF LAND

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ 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 ☒ 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? ☐ YES ☒ 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 ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed?
- (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND

- Describe: (a) Existing use of the land Ranch and Farm (RF)
- (b) Proposed use of the land Residential zoned for Silverhorn Residential district (R-S)
- (c) The designated use of the land as classified under a Land Use Bylaw C-4841-97
- (d) The proposed use of the land as classified under a Land Use Bylaw R-S

6. PHYSICAL CHARACTERISTICS OF LAND (WHERE APPROPRIATE)

- (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, tree stands, woodlots etc., sloughs, creeks, etc.) Grasslands, schrublands, Aspen Groves, cultivation and wetlands
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and surficial deposits

7. EXISTING BUILDINGS ON THE LAND

Describe any buildings (historical or otherwise), and any structures on the land whether or not they are to be demolished or moved There are no historical buildings on site.

8. WATER AND SEWER SERVICES

If the proposed development is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
To be connected to the Rockyview Water Co-Op regional water system. Orenco system to be in place for treatment of sanitary sewage.

9. PROPOSED LOTS

- (a) Number of parcels ultimately proposed 80
- (b) Size of parcels ultimately proposed Average lot size 0.66 ha (1.6 acres)

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

February 2015, Version 1.2

Page 2 of 8

PLANNING SERVICES FORM 2.6

10. MUNICIPAL RESERVE STATUS

(a) Disposition of Municipal Reserve, please check appropriate box:

- | | |
|--|---|
| <input type="checkbox"/> Deferral | <input checked="" type="checkbox"/> If dedicated, area of Reserves and designation |
| <input type="checkbox"/> Deferral to balance | <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal. |

PLANNING SERVICES FORM 2.6

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.

PLANNING SERVICES FORM 2.6

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
February 2015, Version 1.2

Page 5 of 8

PLANNING SERVICES FORM 2.6

- ☒ 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.

PLANNING SERVICES FORM 2.6

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:
 - 1. 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.

PLANNING SERVICES FORM 2.6

- (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

I Samuel Alatorre IBL hereby certify that ☐ I am the registered owner
(Print Full Name) ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **REDESIGNATION APPLICATION PLANNING SERVICES FORM 2.6.**

Address Sub E 500, 6111 Howard Rd. NE (Signed) [Signature]
Phone Number 403 270 5600 Date January 19, 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conducting a site inspection in connection with my application.

Applicant / Owner's Signature



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:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	1448LK	0.417	1.03	
ROAD	9912401	0.413	1.02	
SUBDIVISION	0011554	16.22	40.08	
ROAD	1311506	0.18	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

(CONTINUED)

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
 ALBERTA
 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)

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

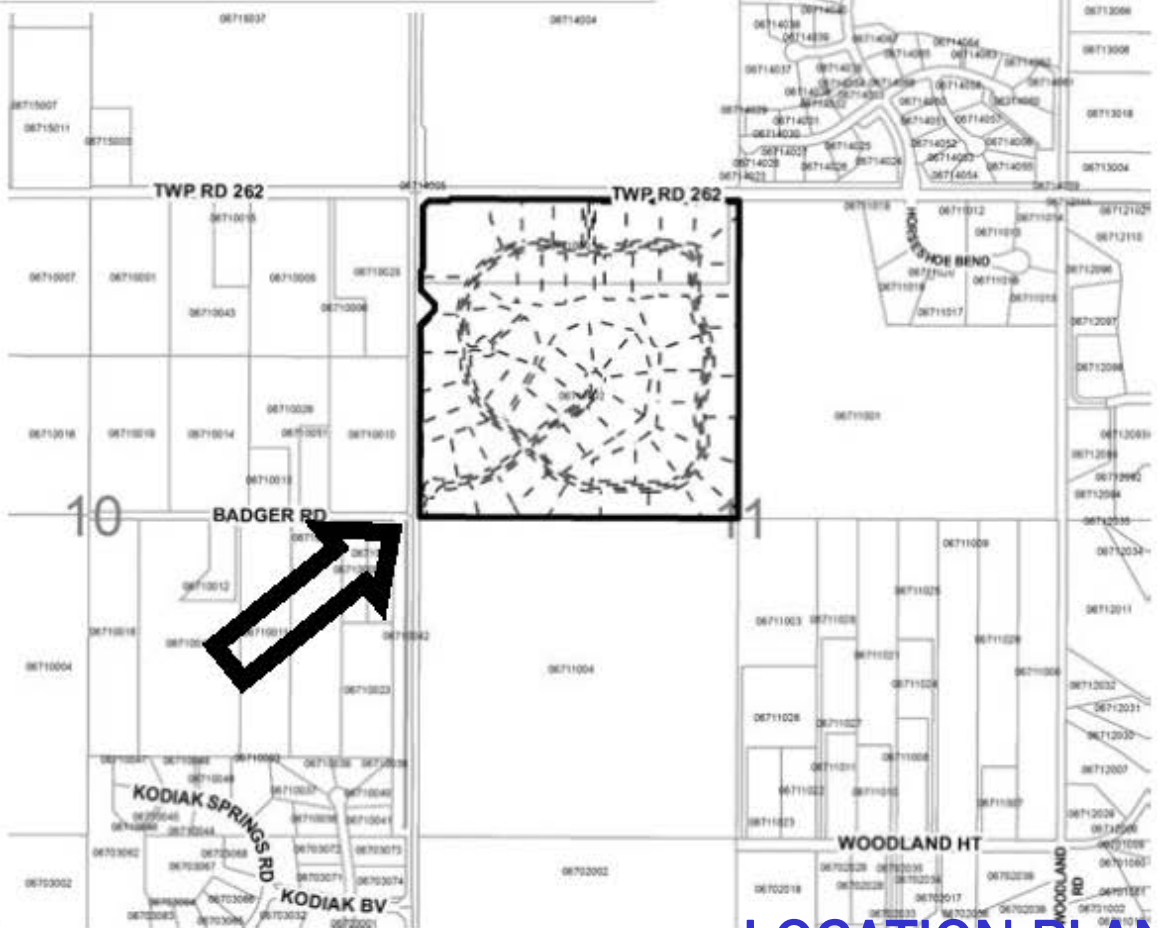
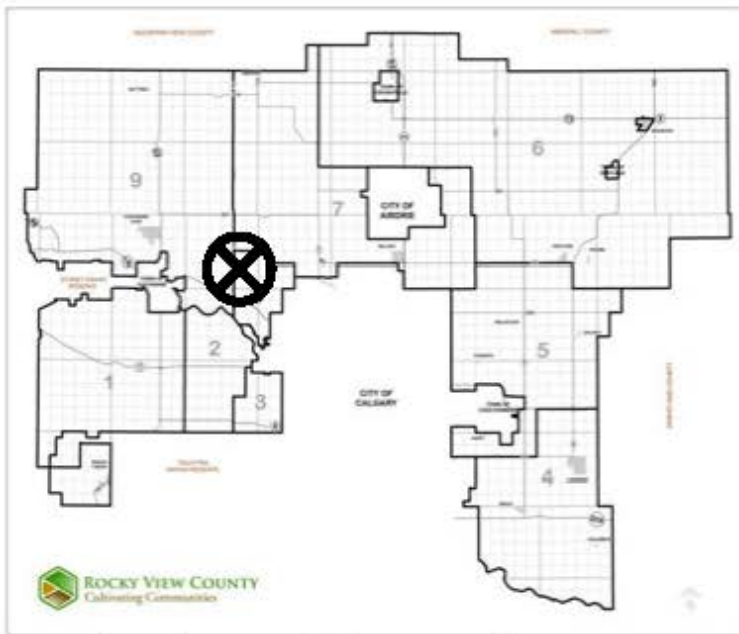
CUSTOMER FILE NUMBER: 102342sa



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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

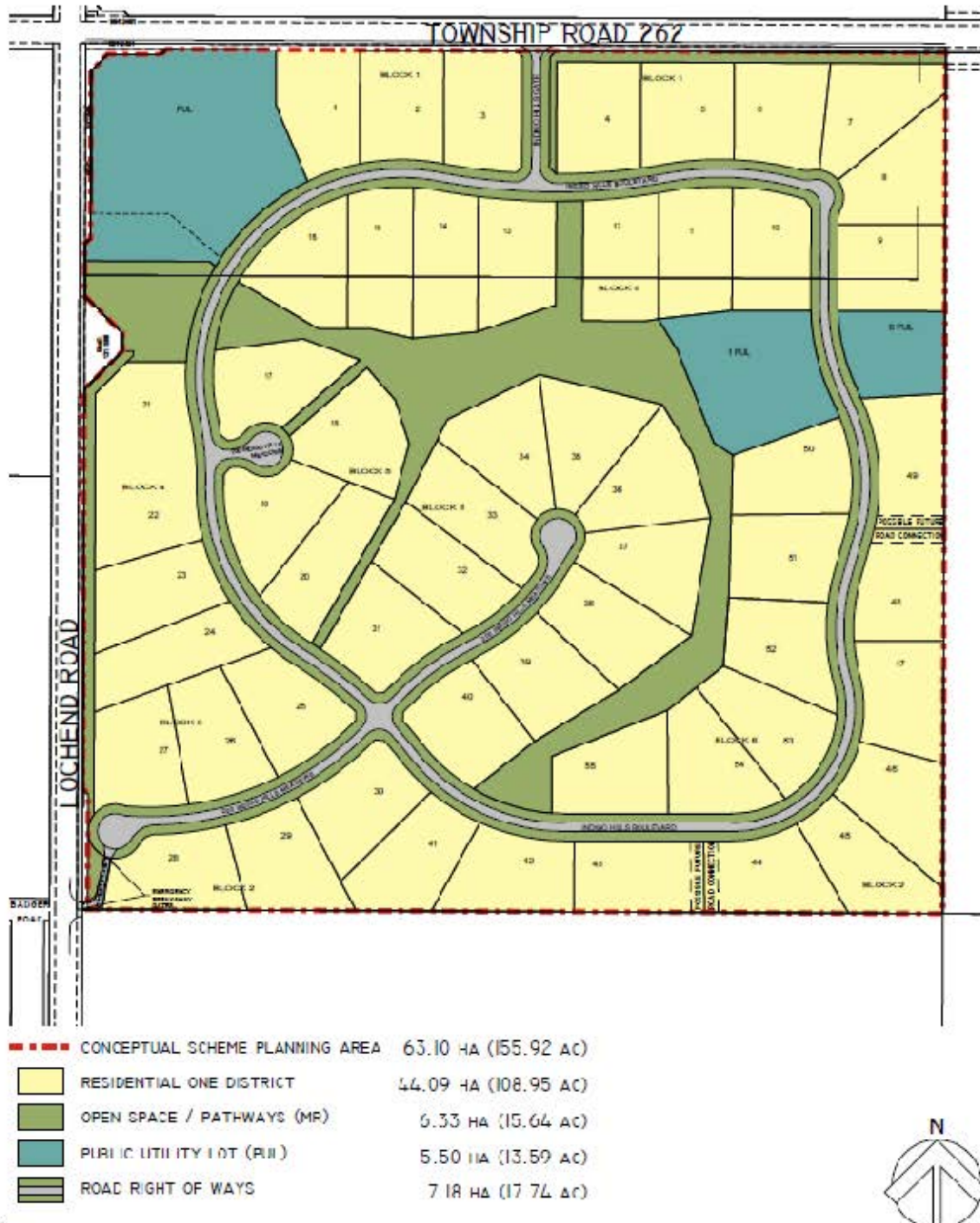
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LOCATION PLAN

NW-11-26-03-W05M

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. Page 103 of 339



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

Redesignation Proposal: 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.

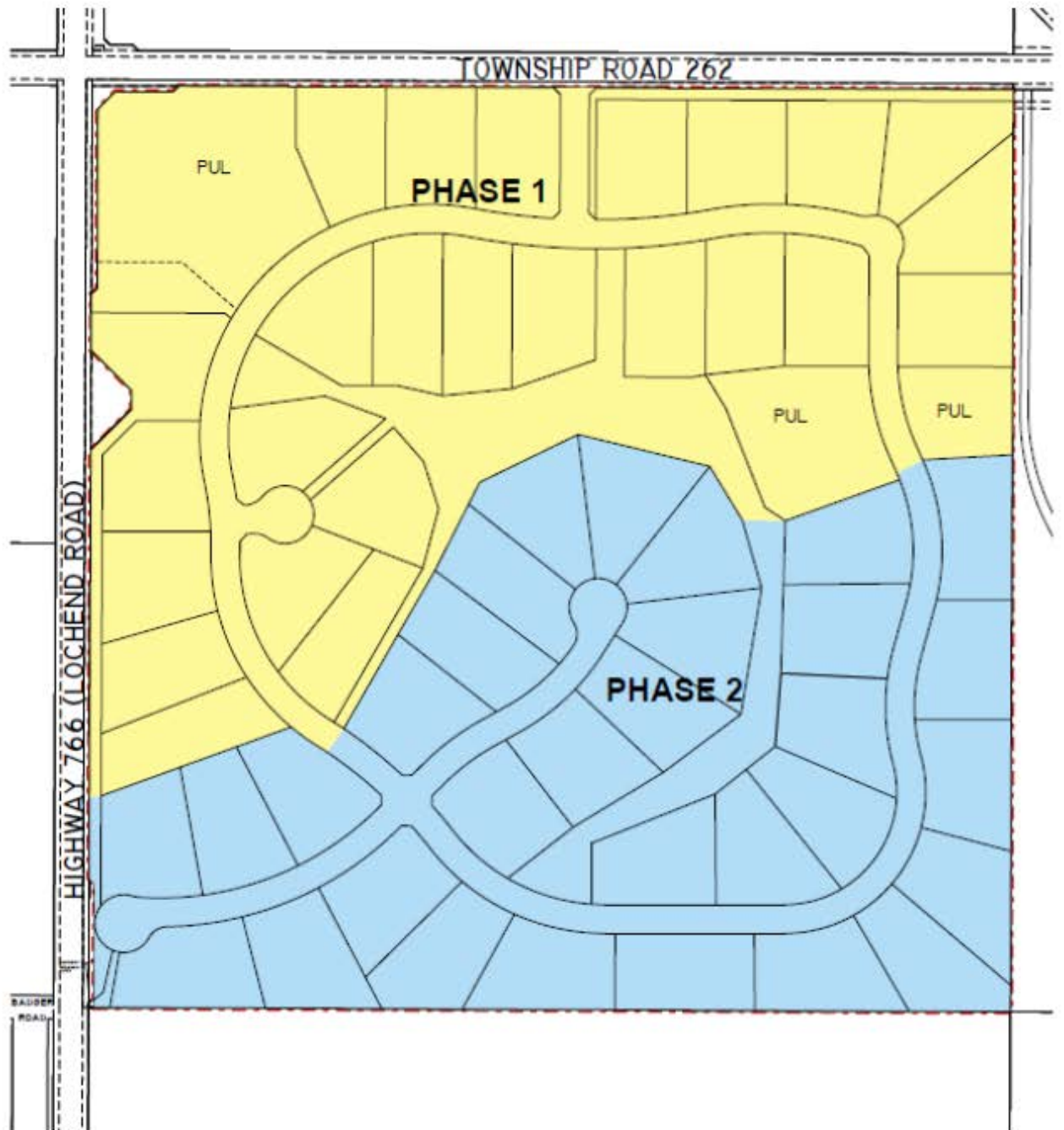
TWP RD 262

RF \rightarrow R-1
 ± 63.20 ha
(± 156.18 ac)

766

DEVELOPMENT PROPOSAL

NW-11-26-03-W05M



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

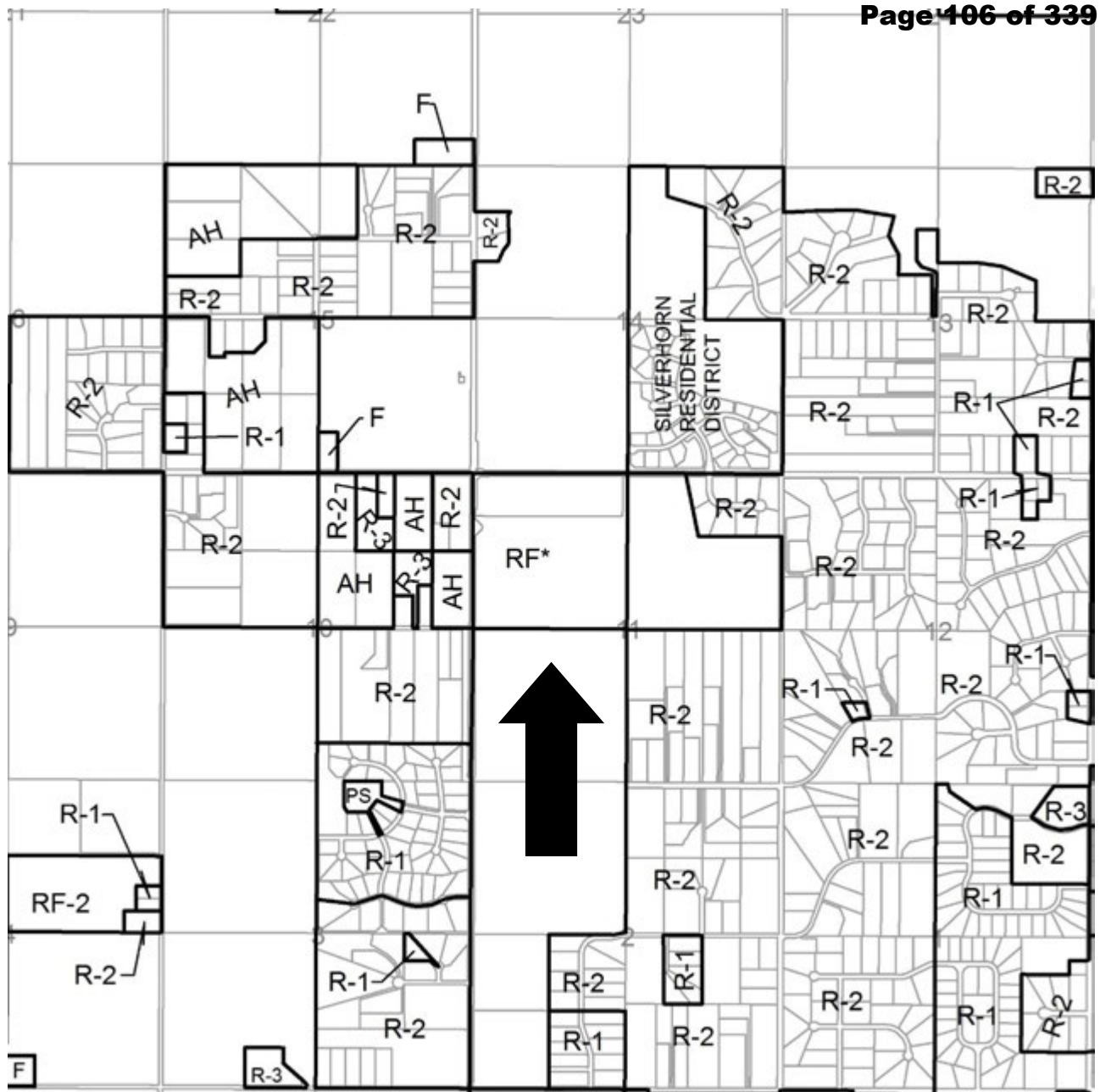
Date: June 15, 2018

Division # 8

File: 06711002/30

AGENDA

Page 492 of 907



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

LAND USE MAP

NW-11-26-03-W05M



TWP RD 262

766

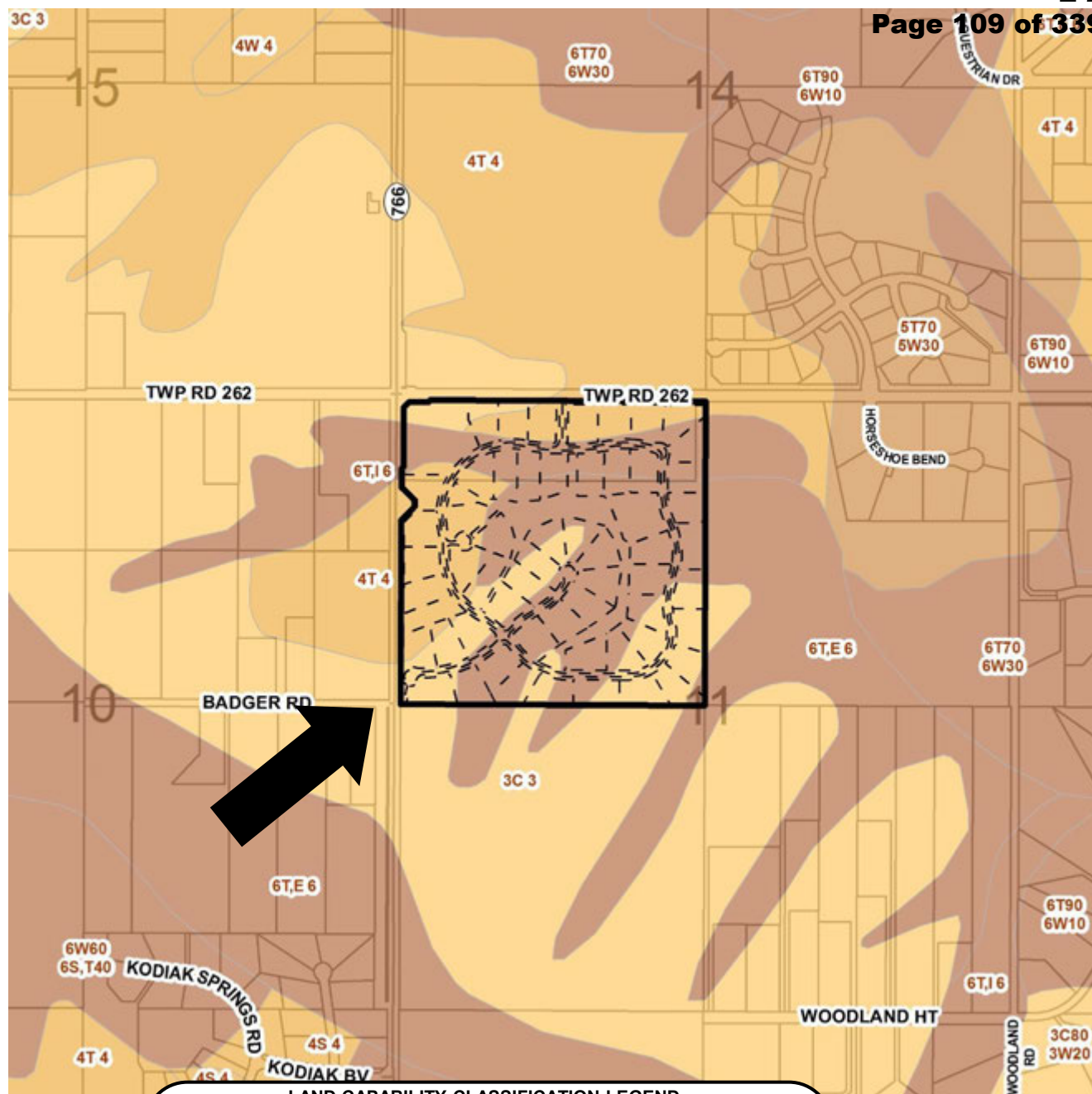
Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO*Spring 2016***NW-11-26-03-W05M**Date: June 15, 2018

Division # 8

File: 06711002/30**AGENDA**

Page 495 of 907



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

CLI Class

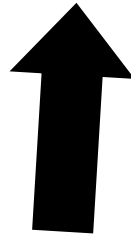
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

NW-11-26-03-W05M

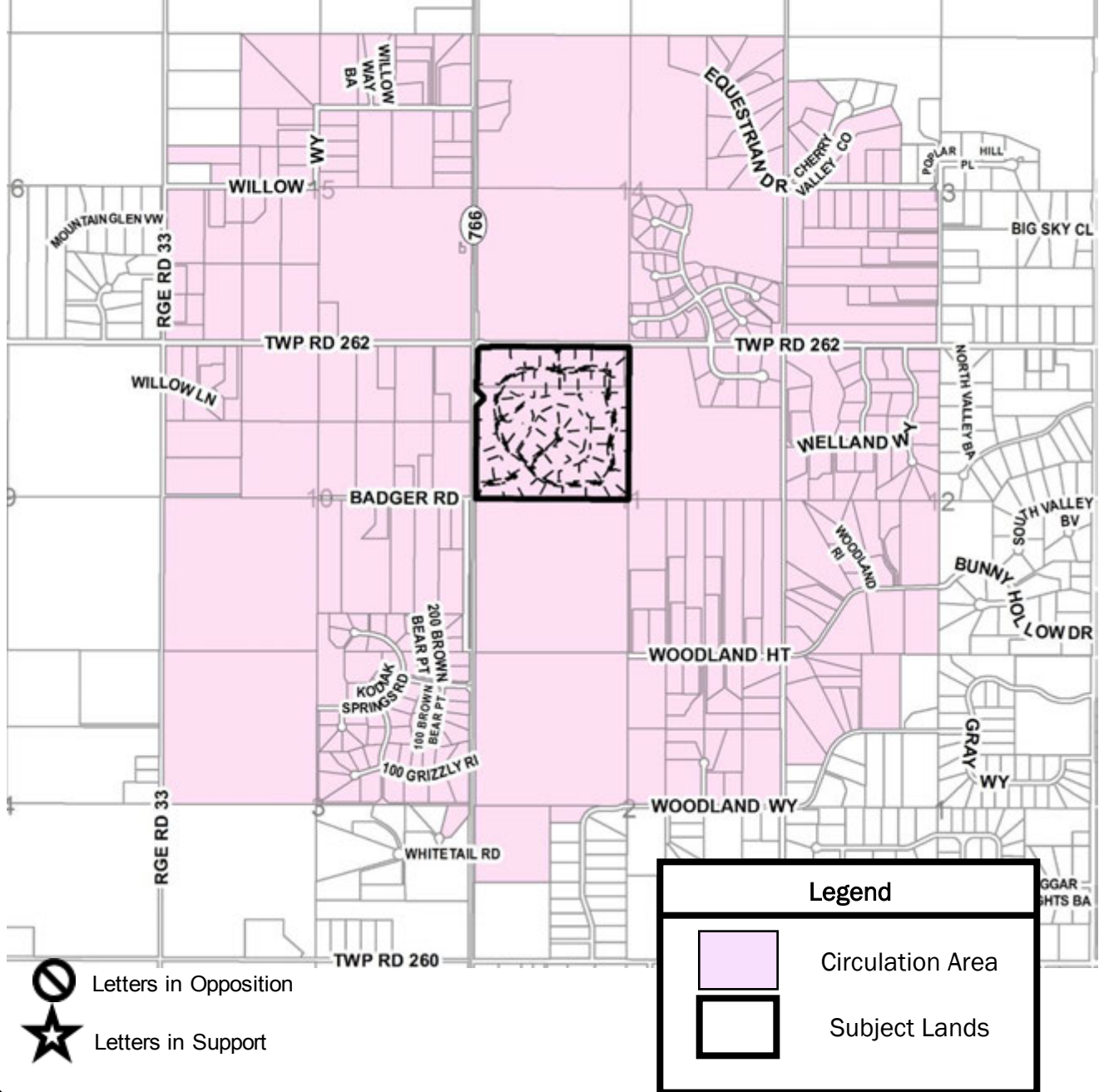


- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

NW-11-26-03-W05M

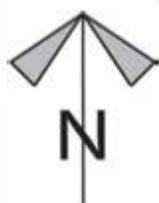
AGENDA





LANDOWNER CIRCULATION AREA

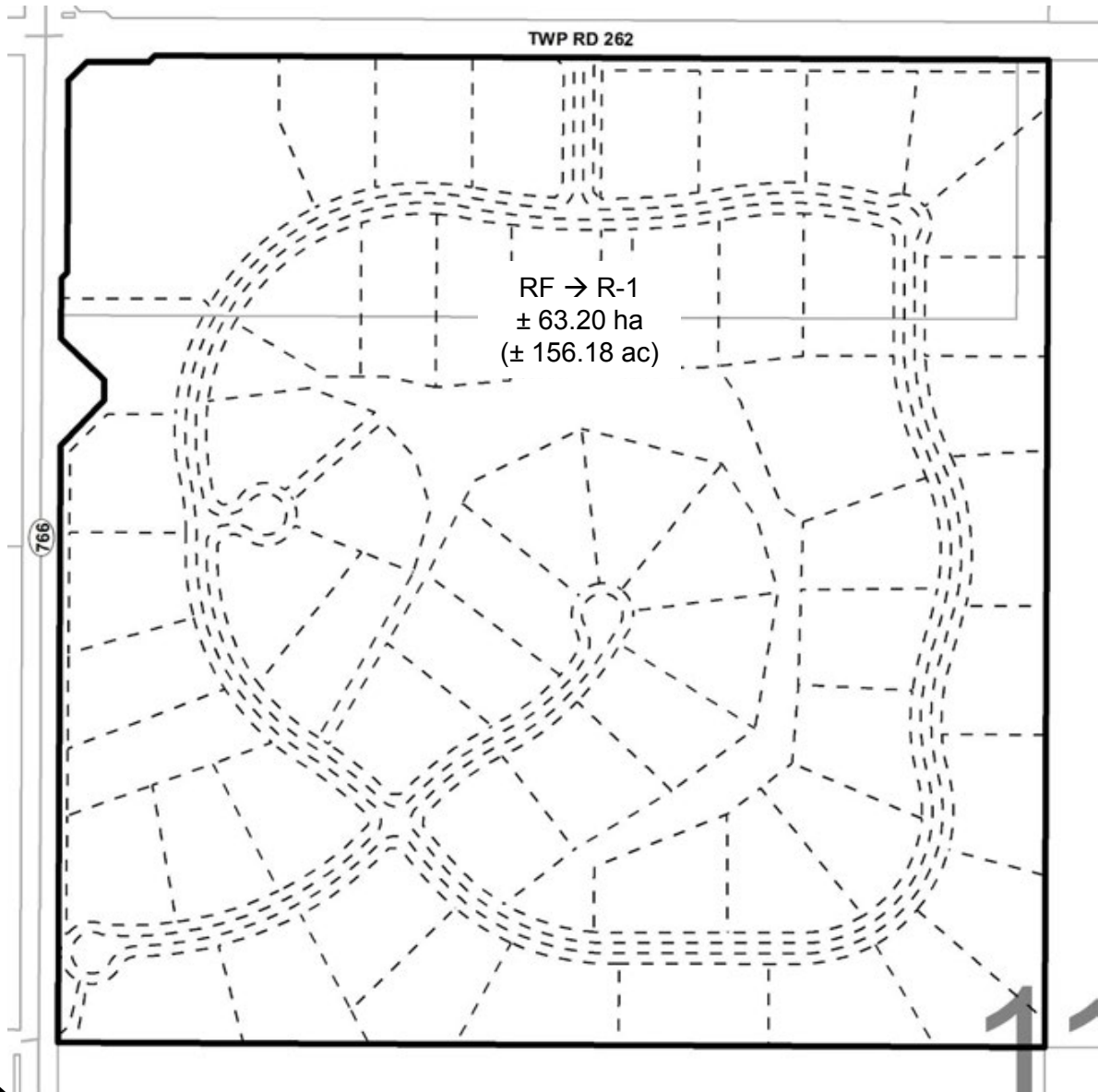
NW-11-26-03-W05M



NW-11-26-03-W05M

Redesignation Proposal: 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.

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.



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

Appendix C – Open House Postcard Invitations and Newspaper Ads

OPEN HOUSE INVITATIONS MAY 24, 2018




You are invited to attend an open house to review and discuss the revised Conceptual Scheme, land use redesignation and minor amendment to the Bears paw ASP.

Please join us at the **Open House** to share your thoughts with us. There will be opportunities to review materials, speak one-on-one with representatives from the developer and provide your comments.

OPEN HOUSE
INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN
TERRA VERDE DEVELOPMENTS

MAY 24, 2018
5:00PM – 8:00PM



Lions Club of Bears paw
(25240 Nagway Road, Calgary, AB T3R 1A1)








FRONT

The purpose of the application is to:

(A) Adopt the revised Indigo Hills Conceptual Scheme to provide policy framework to guide future redesignation, subdivision and development proposals within the subject lands.

(B) Amend the Bears paw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme.

(C) To redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R1) in order to facilitate the creation of fifty five (55) single-detached homes on lots with a minimum area of 0.80ha (1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.



Parcel Size: +/- 63.2 hectares (+/- 156.18 acres)
Legal Address: NW-11-26-03-W05M
Block 1 Plan 0011554

Applicant's Contact Information:
IBI Group,
611 Meredith Road NE, Suite 500
Calgary AB T2E 2W5
403-270-5600 Fax: 403-270-5610
Email: samuel.alatorre@ibigroup.com

Company the Applicant Represents:
Terra Verde Developments
Rocky View County Contact:
Jessica Anderson Phone: 403-520-8184
E-mail: janderson@rockyview.ca

BACK

OPEN HOUSE INVITATIONS JUNE 26, 2018


You are invited to attend an open house to review and discuss the revised Conceptual Scheme, Land Use Redesignation and Minor Amendment to the Bears paw ASP.


Please join us at the **Open House** to share your thoughts with us. There will be opportunities to review materials, speak one-on-one with representatives from the developer and provide your comments.



OPEN HOUSE
INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN

JUNE 26, 2018
5:00 PM – 8:00 PM

Lions Club of Bears paw
25240 Nagway Road
Calgary, AB T3R 1A1





FRONT




The purpose of the application is to:

① Adopt the revised Indigo Hills Conceptual Scheme to provide policy framework to guide future redesignation, subdivision and development proposals within the subject lands.

② Amend the Bears paw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme.

③ To redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R1) in order to facilitate the creation of fifty five (55) single-detached homes on lots with a minimum area of 0.80ha (1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.

Parcel Size: +/- 63.2 hectares (+/- 156.18 acres)
Legal Address: NW-11-26-03-W05M, Block 1 Plan 0011554

Applicant's Contact Information:
IBI Group, 611 Meredith Road NE, Suite 500
Calgary AB T2E 2W5
403-270-5600 Fax: 403-270-5610
Email: samuel.alatorre@ibigroup.com

Company the Applicant Represents:
Terra Verde Developments
Rocky View County Contact:
Paul Simon Phone: 403-520-6285
E-mail: psimon@rockyview.ca

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

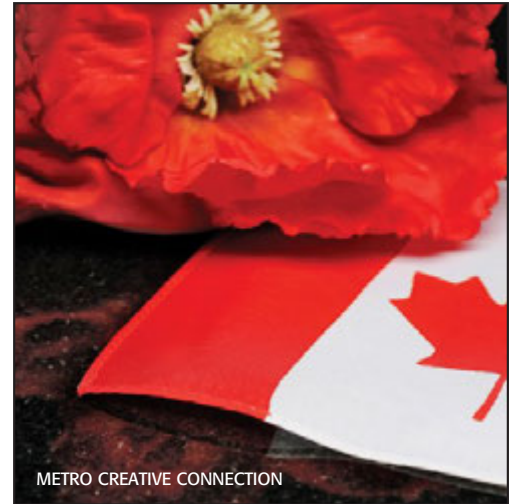
Program is now available across all Military Family Resource Centres.

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



METRO CREATIVE CONNECTION

Letters

Disappointed in Summit Gravel pit decision

Dear Editor,

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 coun-

cil 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 Samantha 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.

010202018 Rocky View County



ROCKY VIEW COUNTY
Cultivating Communities



IBI GROUP
500 - Meredith Block,
611 Meredith Road NE
Calgary AB T2E 2W5 Canada
tel 403 270 5600
fax 403 270 5610
ibigroup.com



TERRA VERDE COMMUNITIES

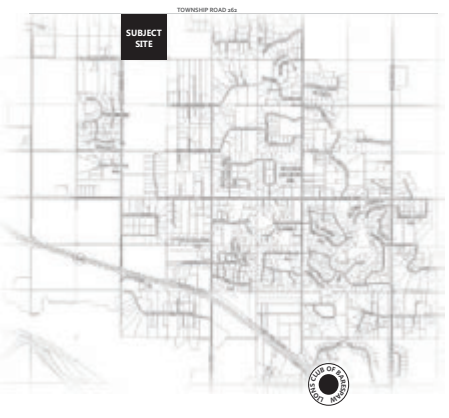


INDIGO HILLS


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 Thursday, May 24, 2018, 5pm-8pm, at the Lions Club of Bearspaw (25240 Nagway Road, Calgary, AB T3R 1A1).



TOWNSHIP ROAD 44
SUBJECT SITE



OPEN HOUSE



ADDITIONAL INFORMATION

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.

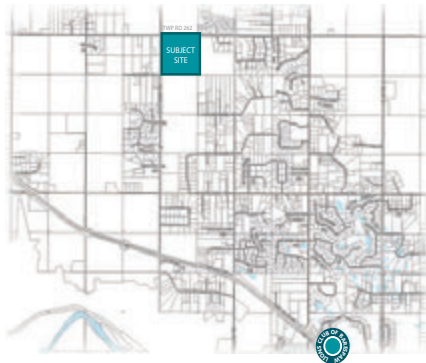
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Rocky View County Contact: Jessica Anderson Phone: 403-520-8184 E-mail: janderson@rockyview.ca



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25240 Nagway Road, Calgary, AB T3R 1A1



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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: Paul Simon P: 403-520-6285 E: psimon@rockyview.ca



2for1

SAVE \$14

PRESENT THIS COUPON!

Purchase a Two (2) or Three (3) Piece Joey's Fish & Chips*
AND Two beverages and receive a Free 2-Pc Joey's Fish & Chips*.

*Joey's Fish & Chips is Wild Alaska Pollock.

Offer available at the restaurant below. Cannot be combined with other offers or promotions. Expires June 28, 2018.

**311 - 800 Veterans Blvd.
Airdrie, AB, 403.945.3008**

JOEY'S
RESTAURANTS

Your Newspaper:

A Living Textbook



An unreliable Internet connection is like being up a creek without a paddle.

PLANS FROM
\$49⁹⁹
month¹

**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



XPLORNET
Connect to what matters

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. ²Actual speed online may vary with your technical configuration, Internet traffic, server and other factors. Traffic Management Policy applies. For Traffic Management Policies see xplornet.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. © 2018 Xplornet Communications Inc.



BREAKFAST AND BEATS - BEN SHERICK/Rocky View Publishing
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).

WANTED

by Rocky View County

Paint/Household Hazardous Waste



Also wanted:



Ag Plastics



Wire



Rinsed
Pesticide
Containers



Tires



E-Waste

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**.



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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: Paul Simon P: 403-520-6285 E: psimon@rockyview.ca



ADDITIONAL
INFORMATION

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



ROCKY VIEW COUNTY

Statutory Declaration

For public notice signs, in accordance with Policy C-327

I/We, ELVIN KAPPOLICH of
IBI GROUP, in the Province of Alberta do solemnly declare that:

1. That a public notice sign was displayed on
(NW/NE/SW/SE) 11-26-03-W5M, Lot _____, Block _____,
Plan _____, comprising of 156 acres more or less, in accordance with
Rocky View County Policy C-327.
2. That the sign was removed after the signage 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 July, 20 18.

Marilyn Krysovatz
Commissioner of Oaths

MARILYN PATRICIA DARLENE KRYSOVATY
A Commissioner for Oaths
In and for Alberta
My Commission Expires March 18, 2021

Elvin Kappolich
ELVIN KAPPOLICH



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.

¹ **Administration Resources**

Paul Simon & Gurbir Nijjar, Planning & Development Services



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:	± 63.15 hectares (± 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 ± 0.80 hectares (± 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 ± 0.416 hectares (± 1.03 acres) to ± 0.623 hectares (± 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 ± 16.08 hectare (± 39.75 acre) lot with a ± 47.06 hectare (± 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 ± 63.15 hectares (± 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 Water 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 Bears paw 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
Community Development Services
PS/rp

County Manager

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
<i>School Authority</i>	
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.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	<p>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</p> <p>For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development Historical Resources Act Compliance.</p>
Alberta Transportation	<p>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:</p> <ol style="list-style-type: none"> 1) Type III intersection treatment on Highway 766 at Township Road 262 2) Type II intersection treatment on Highway 766 as Badger Road (south site access) 3) Signalization and full illumination at Highway 1A and Highway 766 intersection. <p>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.</p>
Alberta Energy Regulator	No comments received.
Alberta Health Services	<ul style="list-style-type: none"> • The application indicates that the Rocky View Water Co-op



AGENCY	COMMENTS
	<p>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.</p> <ul style="list-style-type: none"> • 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, <i>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.</i>
<i>Public Utility</i>	
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	<p>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."</p> <p>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.</p> <p>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.</p>



AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. 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.</p> <p>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.</p> <p>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:</p> <p>Recommendation if following the Nose Creek Watershed Water Management Plan, 2008:</p> <ul style="list-style-type: none"> 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) <ol style="list-style-type: none"> 1) NCWWMP, 2008: Internal Drainage Areas <ol style="list-style-type: none"> 1) 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



AGENCY	COMMENTS
	<p>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.</p> <p>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.</p> <p>Recommendation if following the Updated Internal Drainage Areas Policy, 2015 (attached):</p> <ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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) Environmental Assessments (see Section 4.6, Nose Creek Internal Drainage Areas report) Water balance modeling (see Section 4.7, Nose Creek Internal Drainage Areas report) Nose Creek Watershed Internal Drainage Areas Policy Statement <ol style="list-style-type: none"> POLICY STATEMENT <p>This Internal Drainage Areas policy statement applies to</p>



AGENCY

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	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 Fieldmen

No comments received.

Rocky View Recreation Board (All)

The Bears paw Glendale Recreation District Board supports taking MR for this conceptual scheme.



AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ 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	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • As a condition of 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
	<p>following:</p> <ul style="list-style-type: none"> ○ 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; ○ Installation of power, natural gas, and telephone lines; <ul style="list-style-type: none"> • 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. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • 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



AGENCY	COMMENTS
	<p>Earth Technologies report are still valid however, further geotechnical investigation will be required at the subdivision stage;</p> <ul style="list-style-type: none"> • 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. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Site access from TWP RD 262: <ul style="list-style-type: none"> ▪ Construction of a Type II intersection is required, based on the turning warrant analysis. ○ Access from HWY 766: <ul style="list-style-type: none"> ▪ Access is to be a gated emergency access ○ HWY 766/HWY 1A: <ul style="list-style-type: none"> ▪ 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;



AGENCY	COMMENTS
	<ul style="list-style-type: none"> 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. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> 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



AGENCY	COMMENTS
	<p>currently proposed);</p> <ul style="list-style-type: none"> 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 use 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 be 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. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> 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 Rocky View Water Co-Op stating that: <ul style="list-style-type: none"> 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



AGENCY	COMMENTS
	<p>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.</p> <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • 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
	<p>Plan, prepared by a qualified professional, providing the ESC measures to be implemented during construction;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of 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. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> 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
Transportation Services - Maintenance	<p>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;</p> <ul style="list-style-type: none"> 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
Utility Services	<p>Concerns with multiple decentralized wastewater treatment systems in the same geographical area creating operation inefficiencies. Should consider connectivity with the adjacent Silverhorn system.</p> <ul style="list-style-type: none"> 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 Bears paw 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 “Bears paw 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*.

Division: 8

File: 06711002/030/ PL20170033/34

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

Reeve

CAO or Designate

Date Bylaw Signed

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.

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.

Policy 2.1 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.

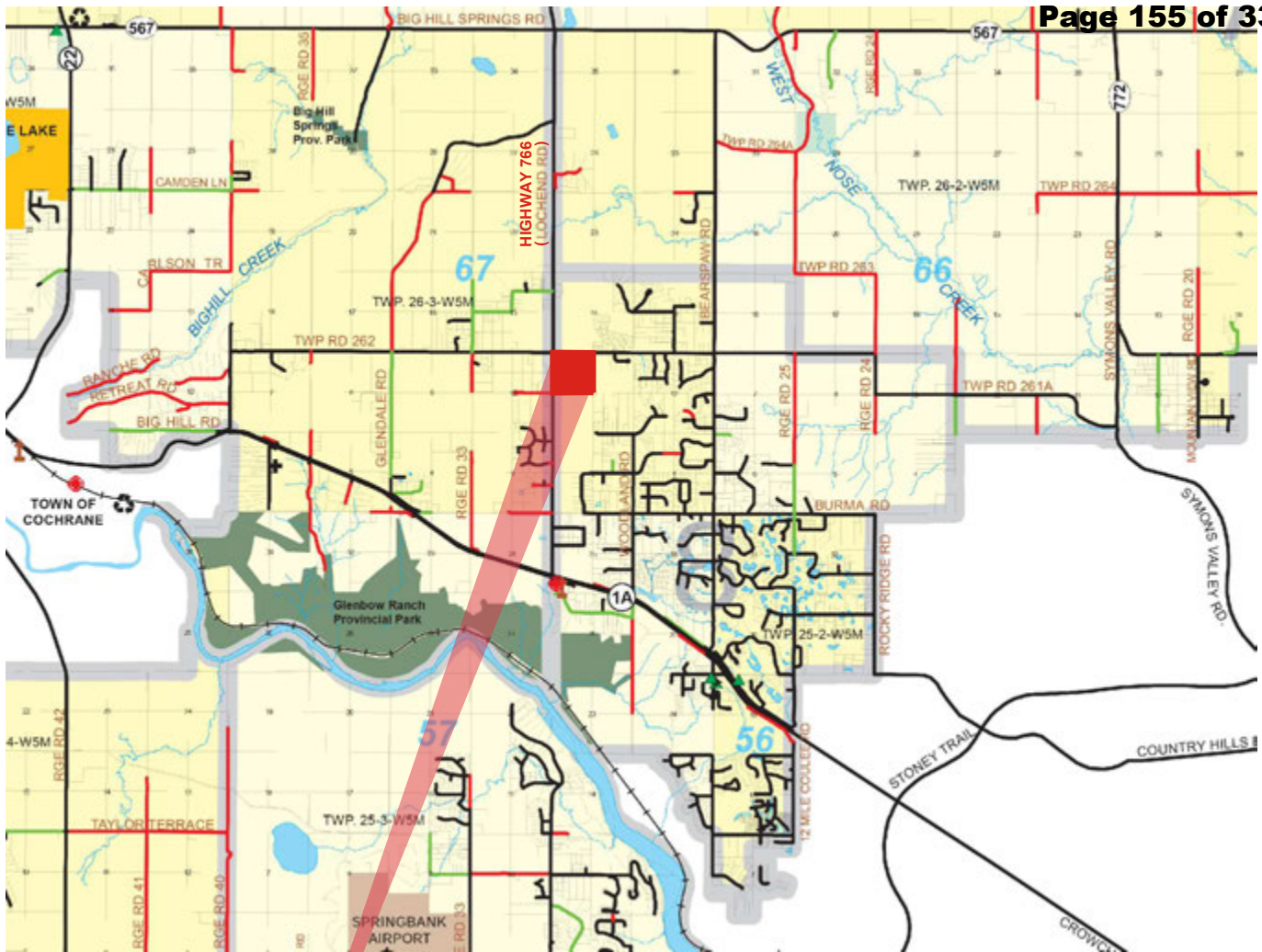
2.3 Description of Adjacent Land Uses

The Plan Area is located within the Bearspaw Community where the primary land use is a mix of country residential and agricultural.

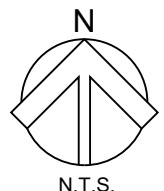
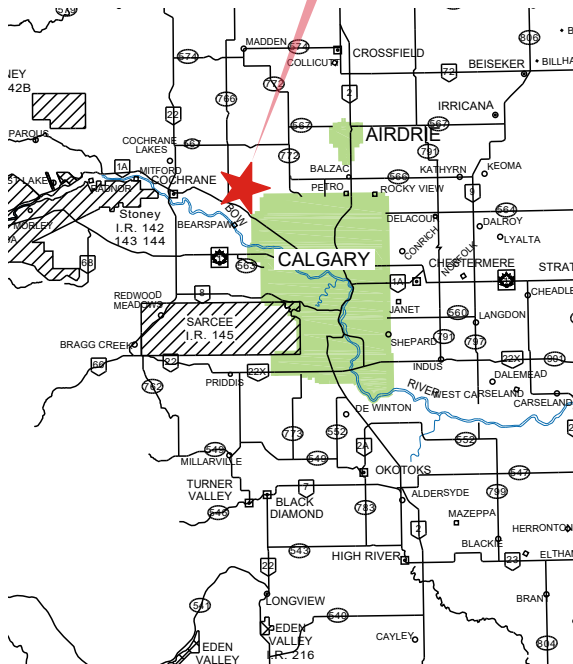
The community is currently under development pressure with acreage residential developments becoming the prominent land use. The adjacent quarter sections to the east and west of the subject site generally contain lands that have been previously developed with residential parcels of various sizes. The 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.



SUBJECT AREA



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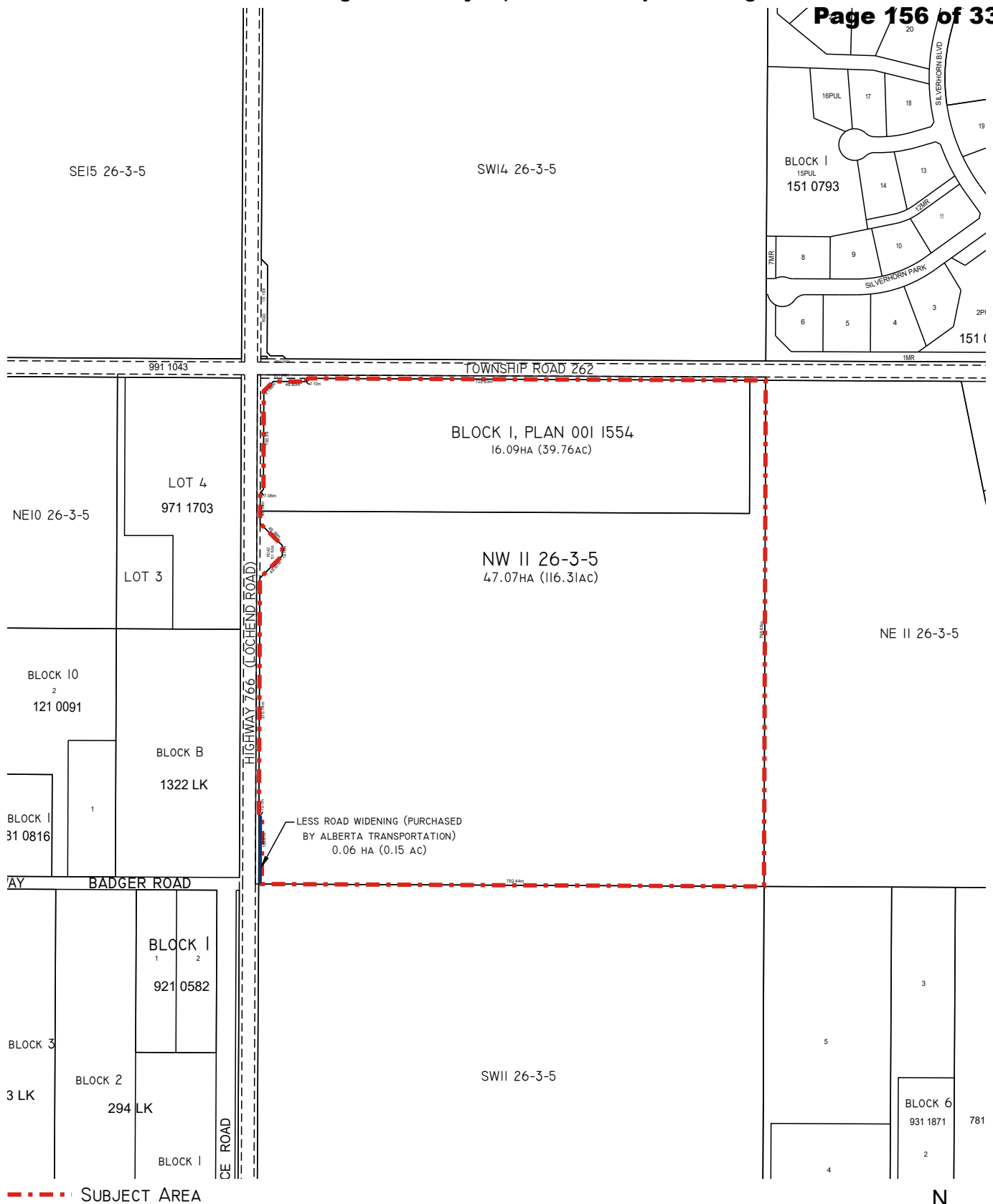


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Regional Location

Exhibit 1.0
NW-11-26-3-5
Source: Rocky View County Map
Last Saved: November 26, 2018, by tmoodie



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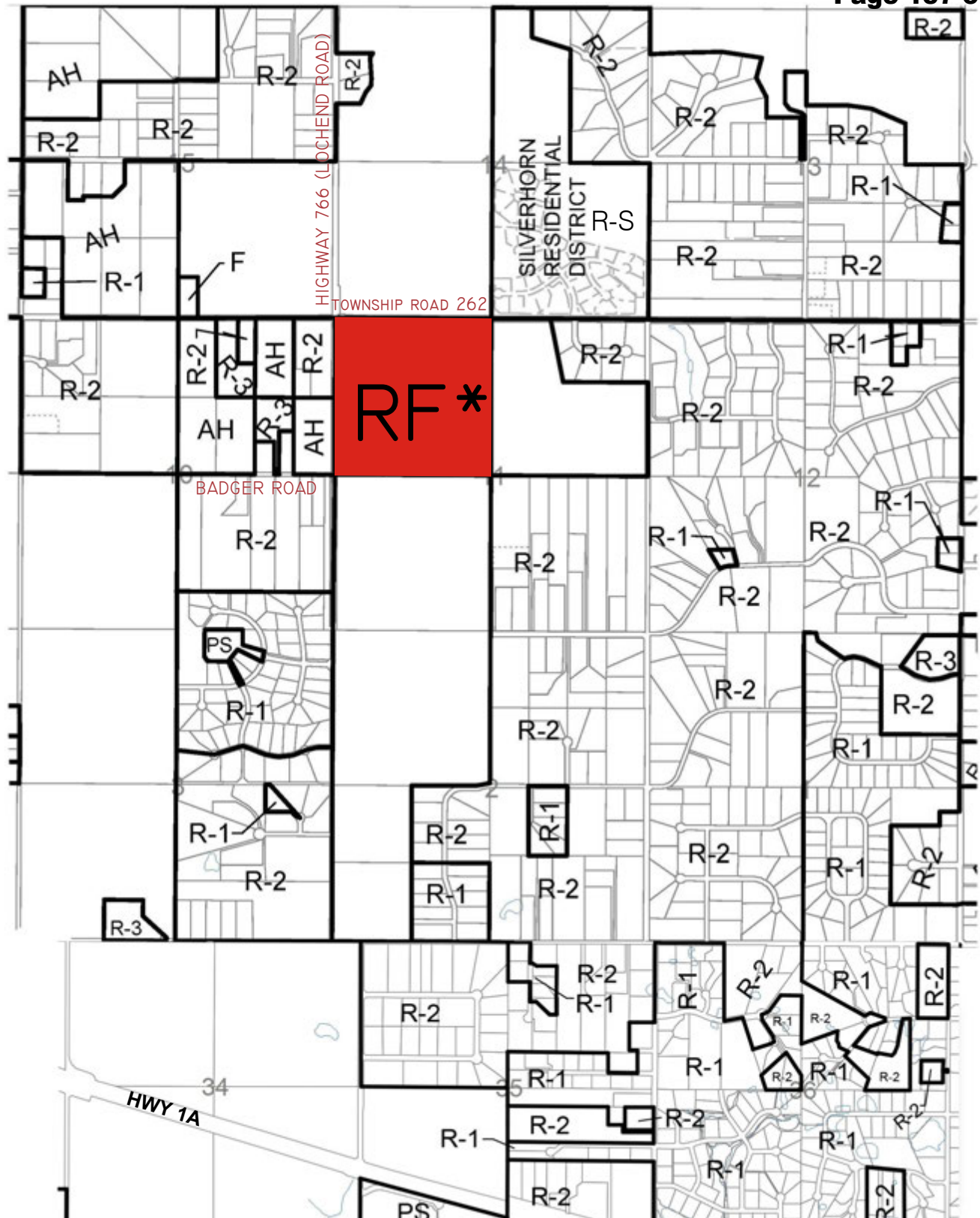
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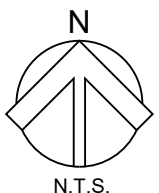
Plan Area
Exhibit 2.0
NW-11-26-3-5

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 SUBJECT AREA



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Adjacent Land Uses

Exhibit 3.0
NW-11-26-3-5
Source: Rocky View County Land Use Map
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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

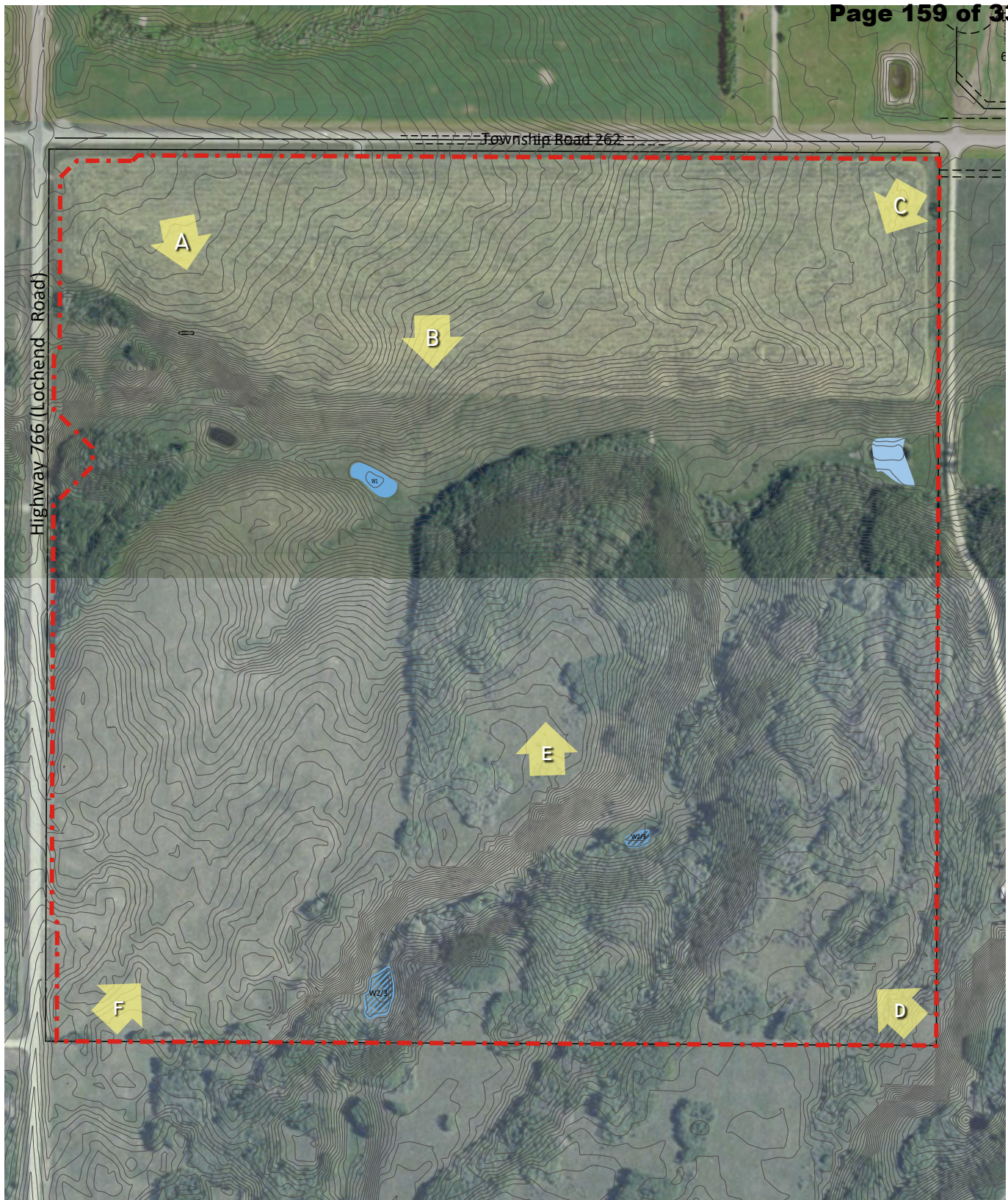
Biophysical Impact Assessments (BIA) have been prepared for the subject lands (2008) with recent updated reports (2016). Based on the review of the 2008 BIA and an October 13, 2016 site visit, it is considered that the assessment, conclusions, and recommendations from the 2008 BIA are still valid and 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



--- SUBJECT AREA



SITE PHOTO LOCATION (SEE EXHIBIT 5.0)

*EACH CONTOUR LINE REPRESENTS 0.5M CONTOUR INTERVAL



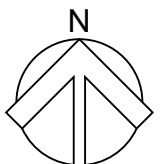
PERMANENT WATER FOR FIRE SUPPRESSION



WETLAND - CLASS 1 TO BE RETAINED



WETLAND - CLASS 2 TEMPORAL
SEASONAL TO BE RETAINED



SCALE 1:5000

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Aerial Photo & Contours

Exhibit 4.0
NW-11-26-3-5

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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



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Site Photos

Exhibit 5.0
NW-11-26-3-5

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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

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**.

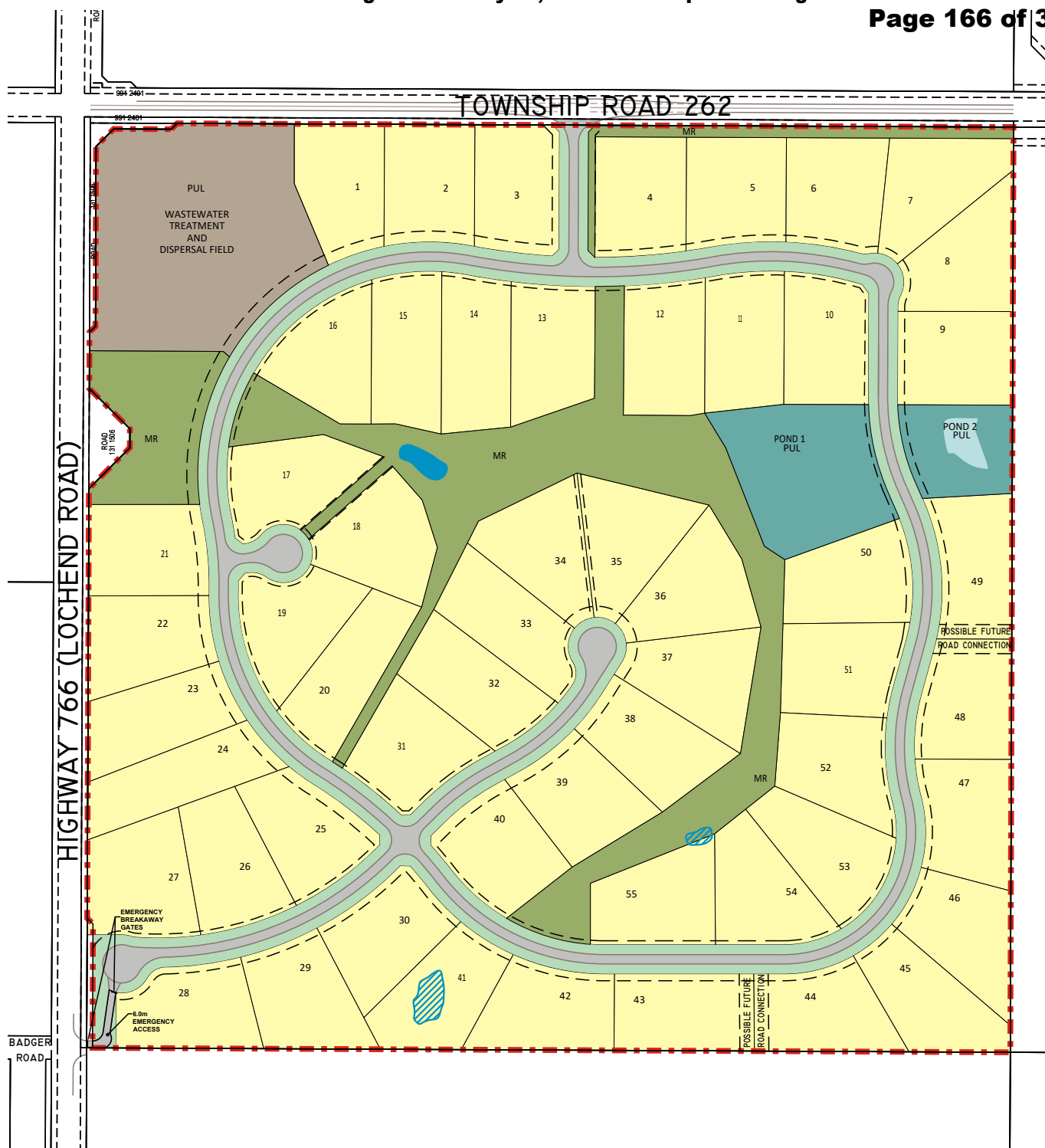
The entrance to Indigo Hills is from Township Road 262, promptly connecting to a looping country residential road that provides access to the various residential clusters strategically located on the site. Two potential future roadway connections have been planned for the southern and eastern boundaries 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.

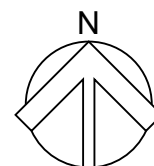
The proposed land use for Indigo Hills is Residential One District (R-1) to allow for a residential use on a small parcel. Site Design Guidelines have been created that will define specific regulations for conservation and will adopt the County Plan's design principles and apply them to all of the R-1 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



--- CONCEPTUAL SCHEME PLAN AREA	63.10 HA (155.92 AC)
RESIDENTIAL ONE DISTRICT (R-2)	44.15 HA (109.10 AC)
MUNICIPAL RESERVE (MR)	6.18 HA (15.27 AC)
WASTEWATER (PUL)	3.29 HA (8.13 AC)
STORM POND (PUL)	2.21 HA (5.46 AC)
ROAD RIGHTS OF WAY	7.27 HA (17.96 AC)



SCALE 1:5000

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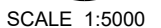
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 1986766 Alberta Ltd.

**Subdivision & Land Use
 Concept**

Exhibit 6.0
 NW-11-26-3-5
 Last Saved: December 20, 2018, by tmoodie

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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)	7.15 ha	17.66 ac	11.5%		
Emergency access	0.12 ha	0.30 ac			
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



Home Site 29 (Lot 19, Block 2)

- Lot Boundary 0.80ha (1.98ac)
- Lot / Block
- Building Envelope 0.33ac (14,677 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
- Site Boundary



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**Example of Site
Development Guidelines**
Exhibit 8.0

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Last Saved: December 21, 2018, by tmoodie

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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.



--- CONCEPTUAL SCHEME PLAN AREA

MUNICIPAL RESERVE (MR)

BOULEVARDS

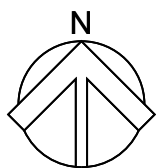
ACCESSIBLE PUBLIC UTILITY LOT

EXISTING TREES - 64% OF EXISTING TREE COVER TO BE RETAINED WHERE POSSIBLE. SITE DEVELOPMENT GUIDELINES WILL SPECIFY WHERE TREES WILL BE RETAINED.

RETAINED TREES

WETLAND - CLASS I TO BE RETAINED

WETLAND - CLASS 2 TEMPORAL SEASONAL TO BE RETAINED



SCALE 1:5000

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Open Space
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NW-11-26-3-5

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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.*



--- CONCEPTUAL SCHEME PLAN AREA



MUNICIPAL RESERVE (9.8%)



ACCESSIBLE PUBLIC UTILITY LOT (3.5%)



BOULEVARDS



REGIONAL PATHWAY



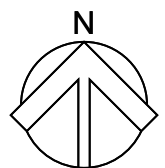
LOCAL PATHWAY



WETLAND - CLASS I TO BE RETAINED



WETLAND - CLASS 2 TEMPORAL
SEASONAL TO BE RETAINED



SCALE 1:5000

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Pathways
Exhibit 10.0
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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.

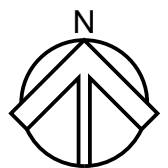
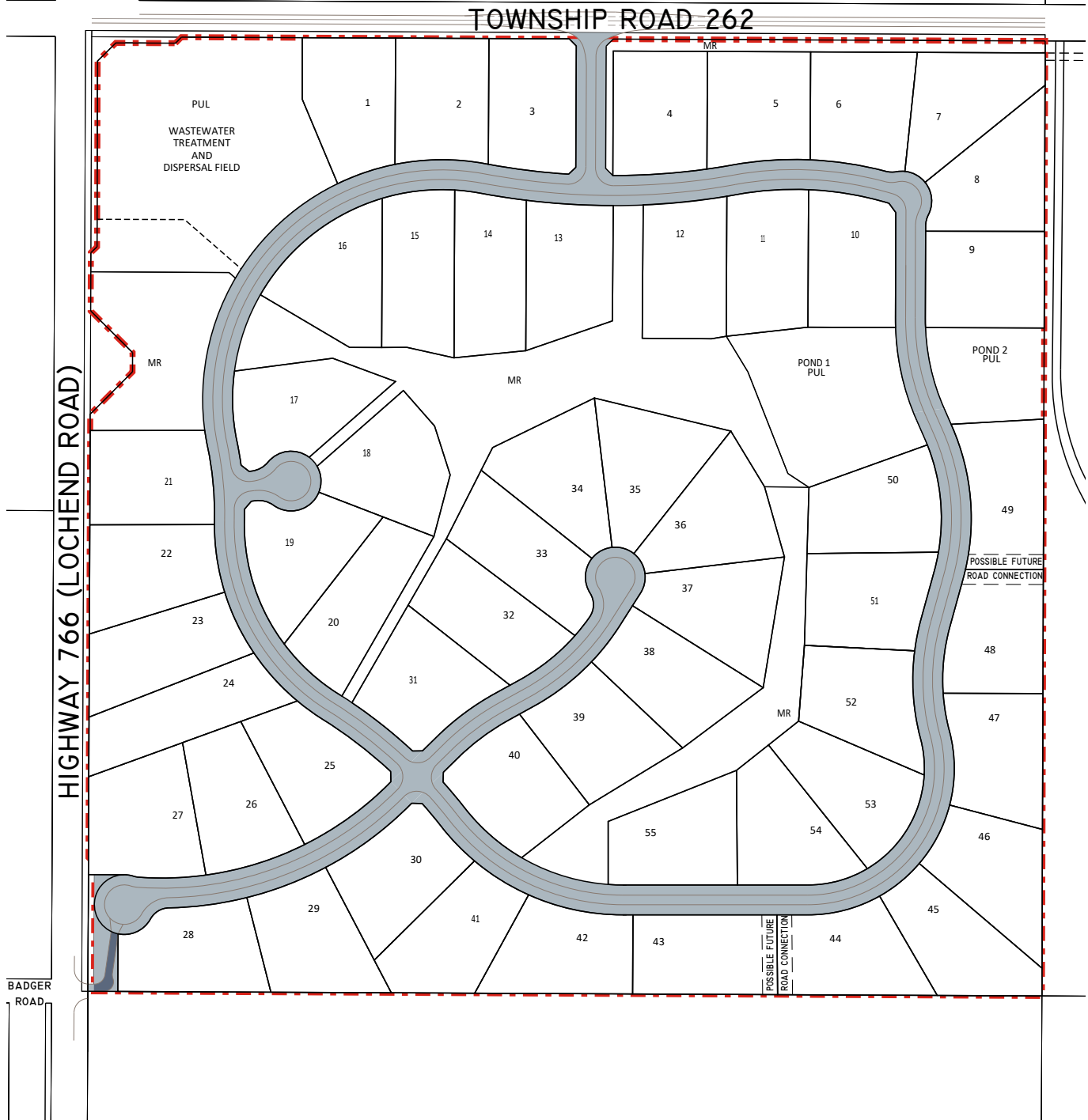
The proposed road network offers an internal circuit route, providing emergency options as well as access to adjacent lands to connect to future development. The primary access will be from Township Road 262, with a second direct access to Secondary Hwy 766 (Lochend Road) will be provided through an 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.



SCALE 1:5000

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Internal Road Network

Exhibit 11.0
NW-11-26-3-5

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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:

- Bears paw 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

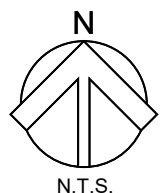
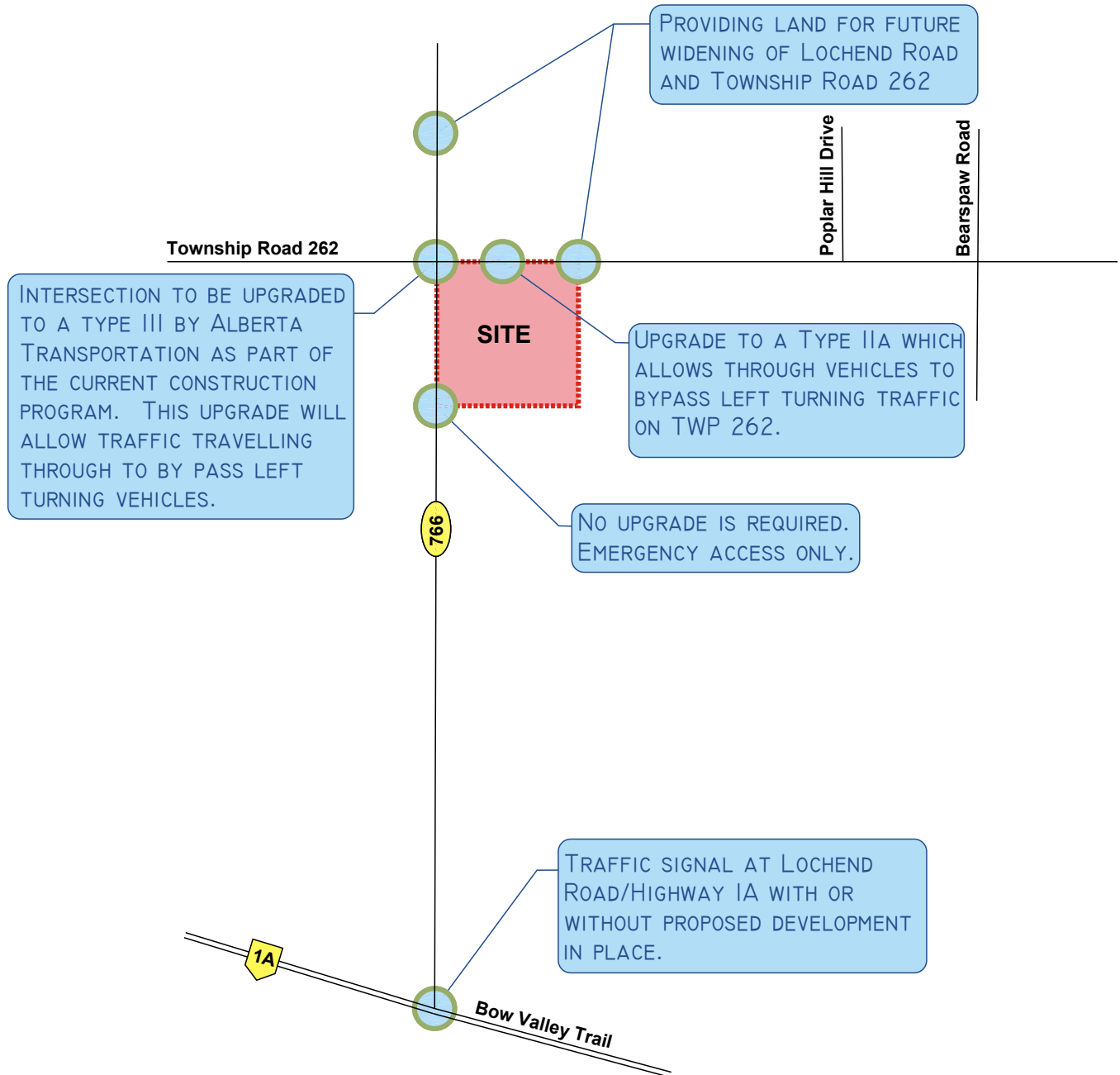
4.8.1 Population

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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**T.I.A. Recommended
Improvements**

Exhibit 12.0
NW-11-26-3-5
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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;*
- c. A requirement for all development to utilize drought resistant landscaping and rainwater collection systems.*

5.2 Wastewater

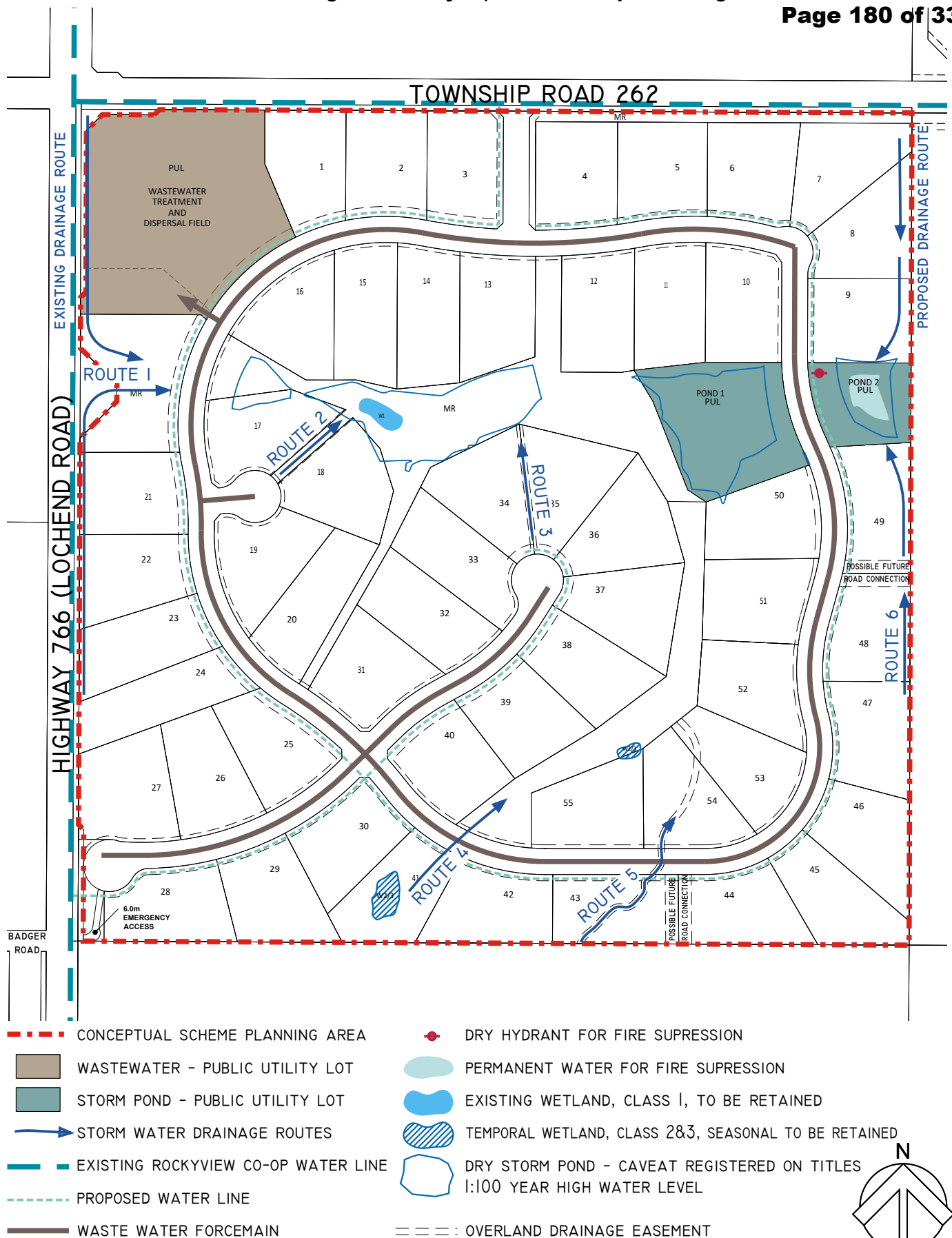
Wastewater will be managed on site using a communal system licensed by the Province of Alberta and constructed in accordance with all Provincial and Municipal requirement and standards. The proposed system is the ORENCO AdvanTex Decentralized Wastewater Treatment System and will be managed by a licensed 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, in-ground 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

Exhibit 13.0
 NW-11-26-3-5
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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.

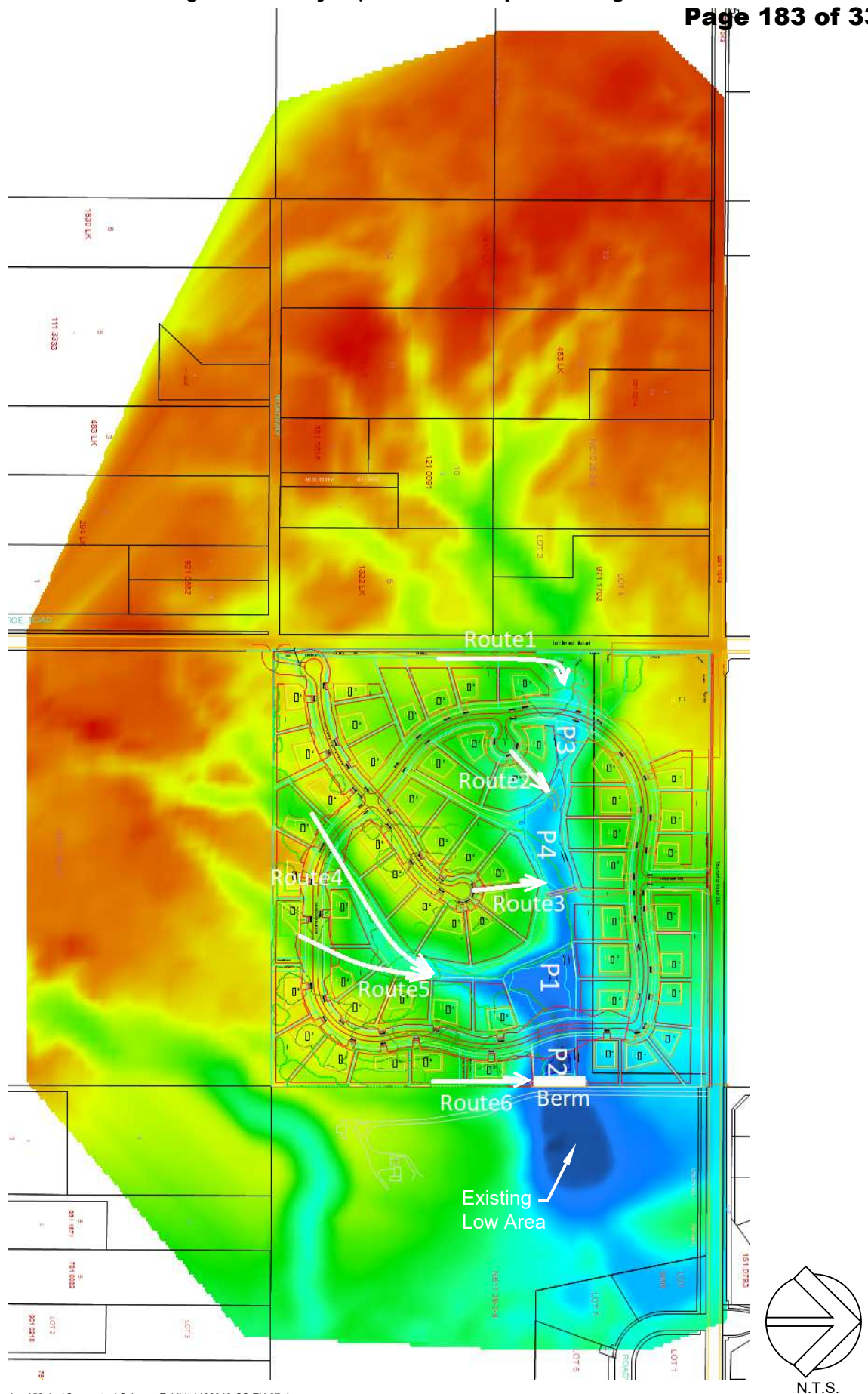
As shown in **Exhibit 14.0**, there are six natural drainage routes passing through the development site. The drainage plan for the entire development including these six routes is discussed below.

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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Storm Water Management Approach

Exhibit 14.0

NW-11-26-3-5

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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 of 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. Pre-development 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 Bears paw 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.

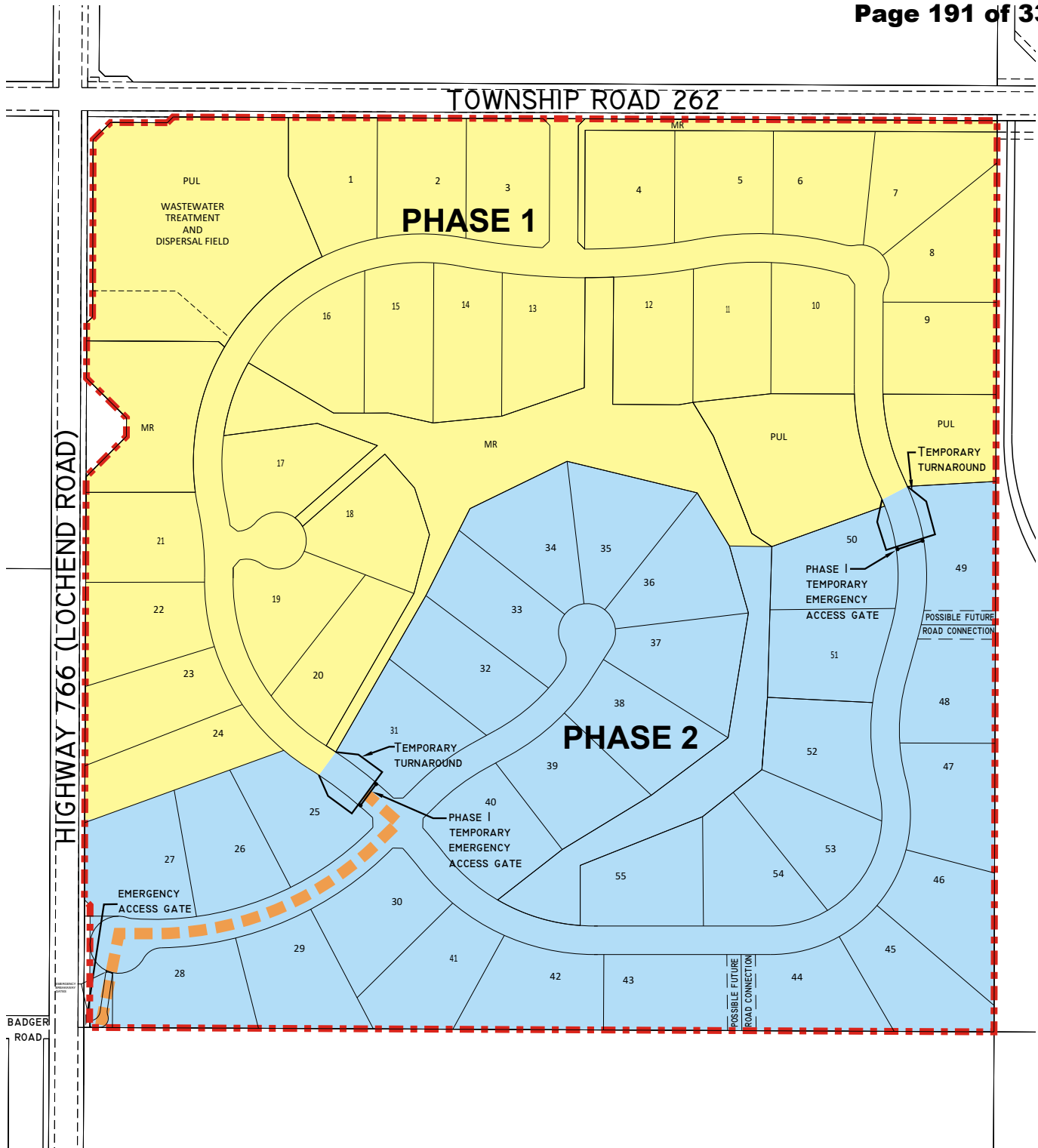
7.5 Subdivision Naming

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..."

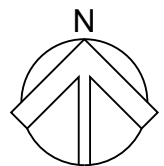
Policy 7.6 The final naming of the subdivision and internal roads will be determined at the appropriate time. The naming process will involve public and professional input with the objective of reflecting historical, geographic, and other positive traits to benefit the site and community.

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



- CONCEPTUAL SCHEME PLAN AREA
- EMERGENCY ACCESS ALL WEATHER ROAD



SCALE 1:5000

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 500 – Meredith Block,
 611 Meredith Road NE
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Indigo Hills
 1986766 Alberta Ltd.

Subdivision Phasing

Exhibit 15.0
 NW-11-26-3-5

Last Saved: December 4, 2018, by tmoodie

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;*
 - e. 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.

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

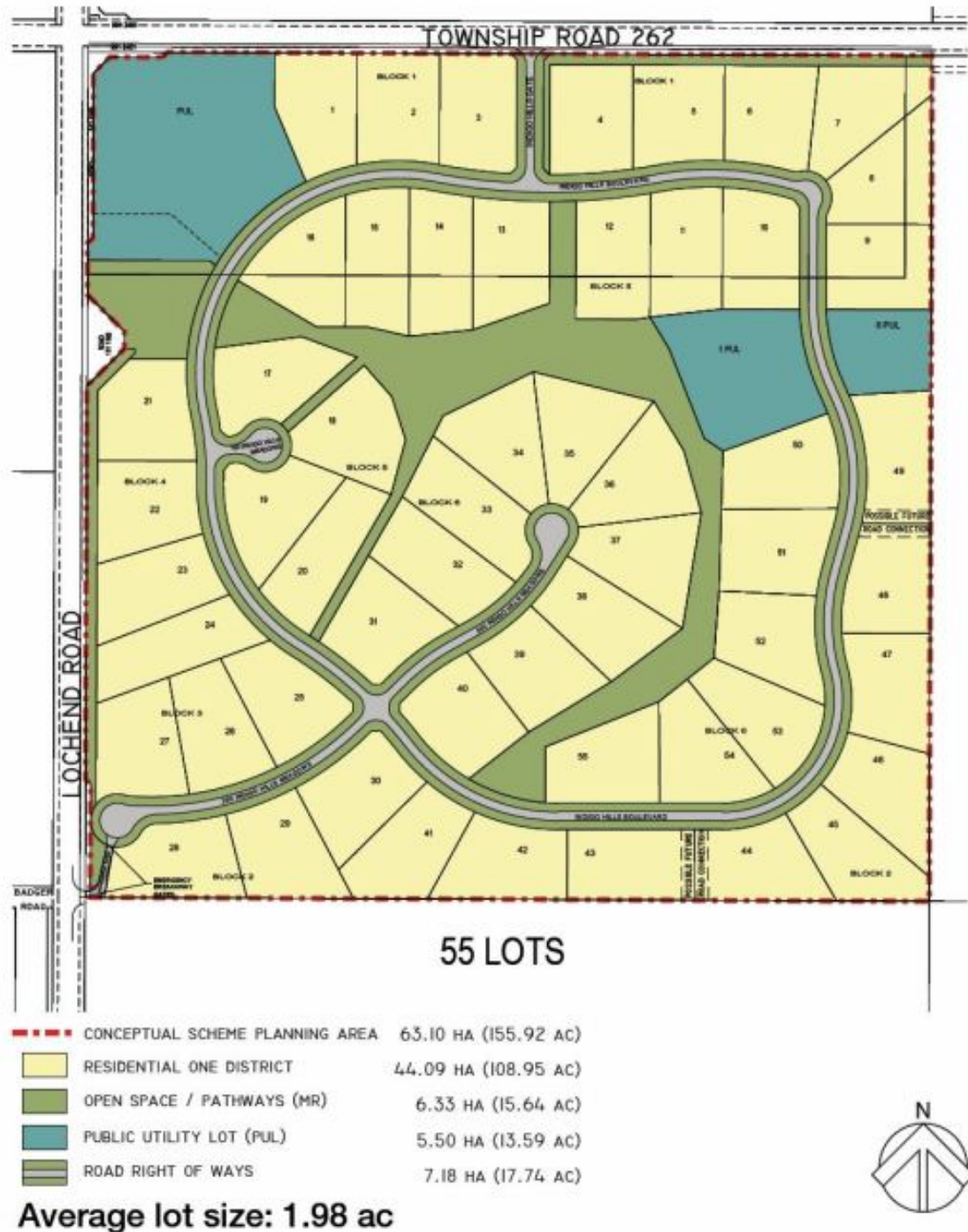


Exhibit A.2: Revised development concept submitted June 2018



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.

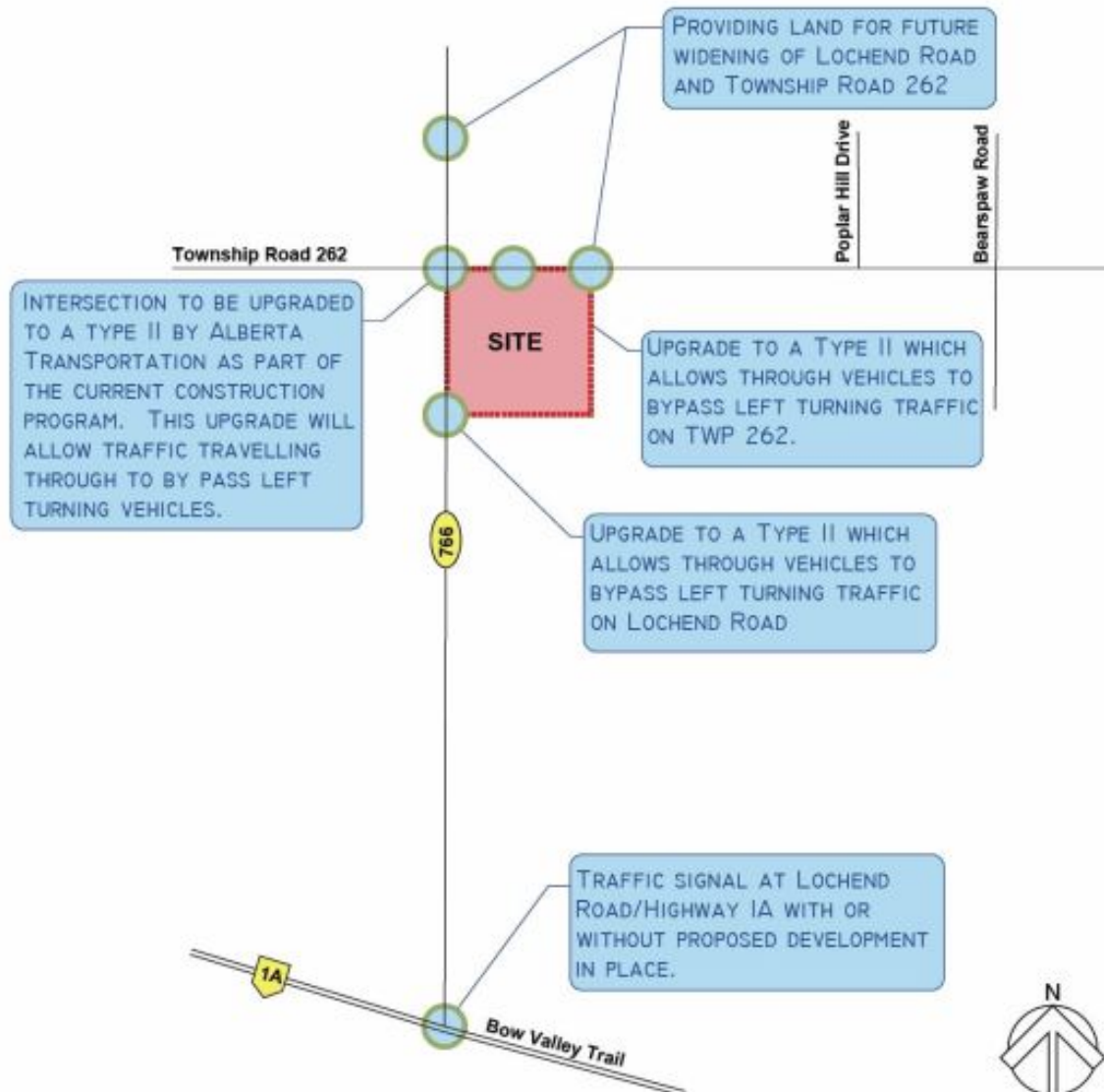


Exhibit A.4: Transportation improvements identified in the area

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>.

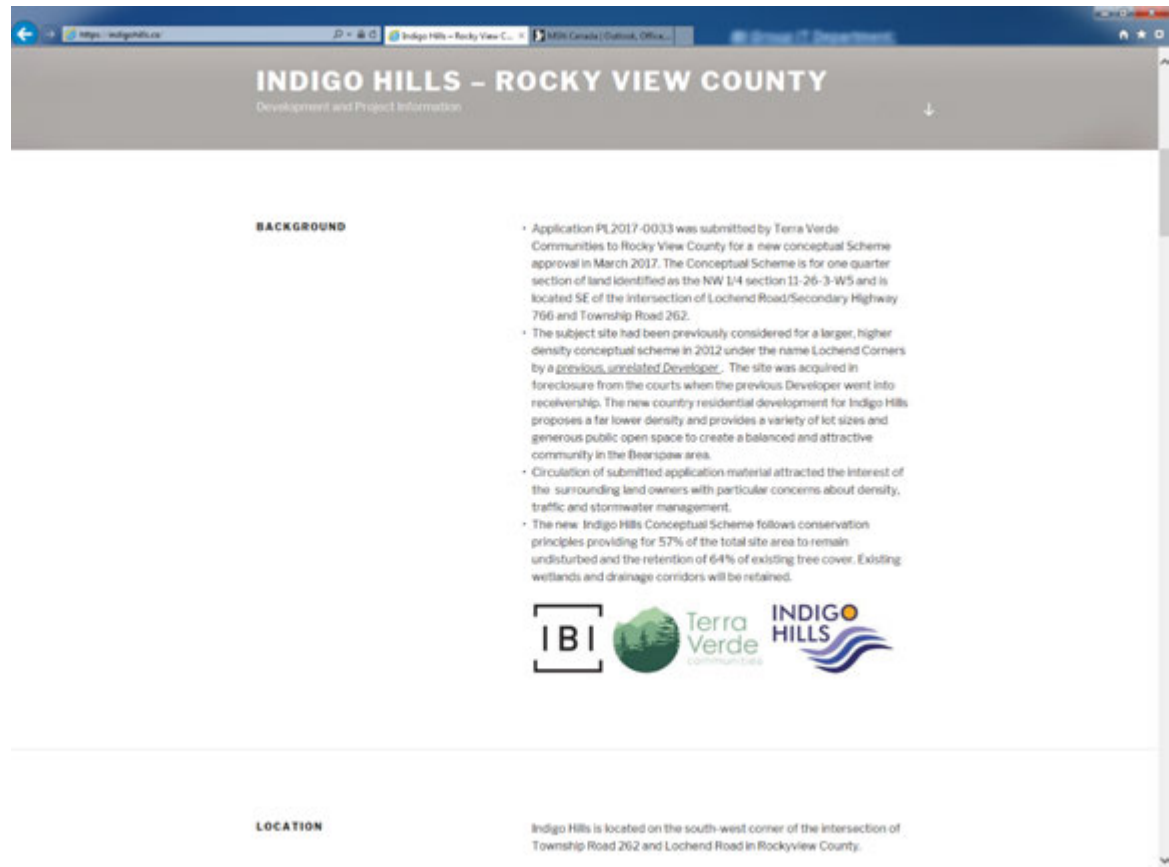


Exhibit A.8: Screenshot of the Indigo Hills project website

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.

Appendix B – Circulation Notices Issued by Rocky View County



ROCKY VIEW COUNTY
Planning Services

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: 06711002 & 06711030
Application Number: 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 ± 0.416 hectares (± 1.03 acres) to ± 0.623 hectares (± 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

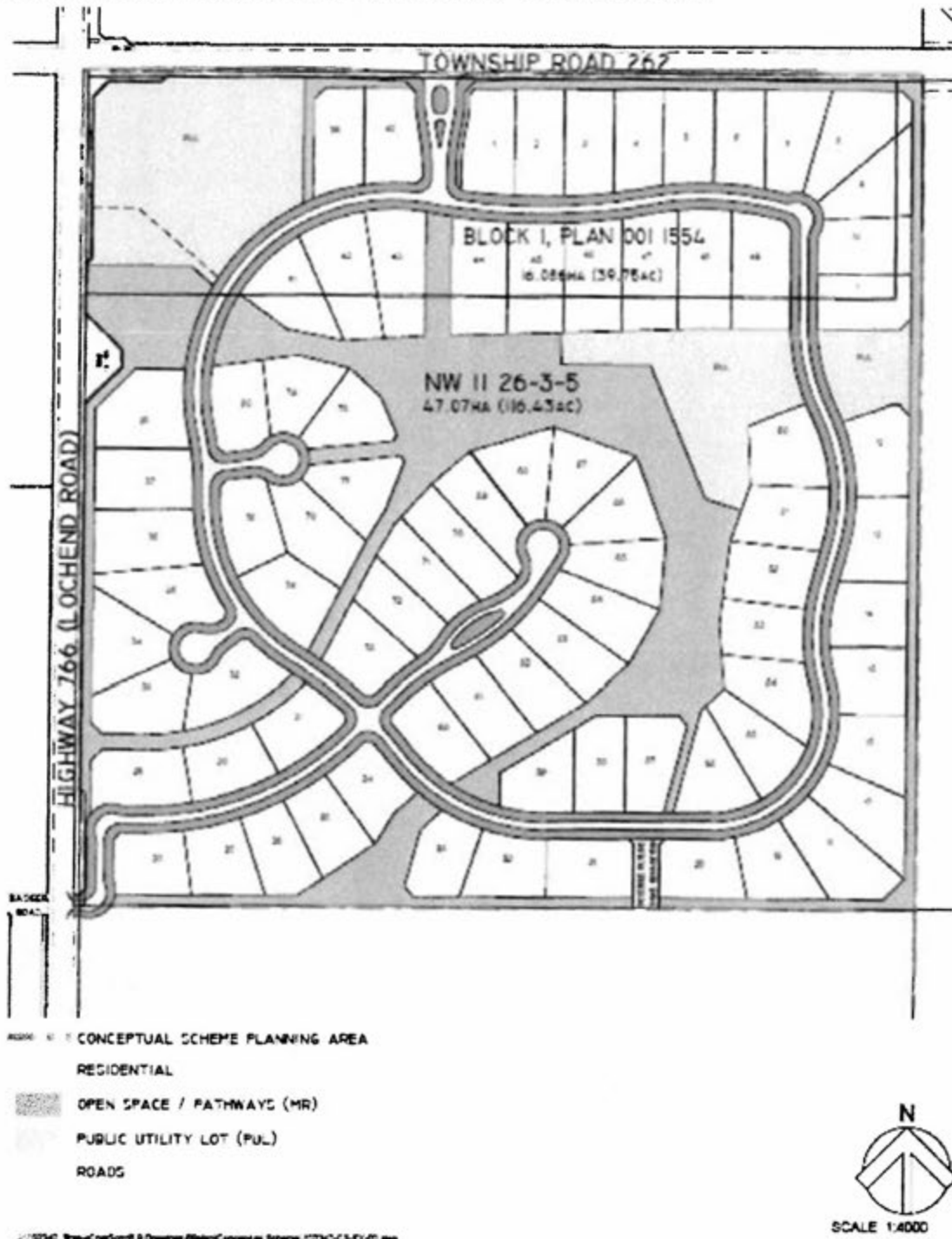
page 2

Notes:

1. 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.



Conceptual Scheme Proposal: To adopt the Indigo Hills Conceptual Scheme, by amendment to the Bearspaw Area Structure Plan, to provide a policy framework to guide future redesignation, subdivision and development proposals within the NW-11-26-03-W05M.



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

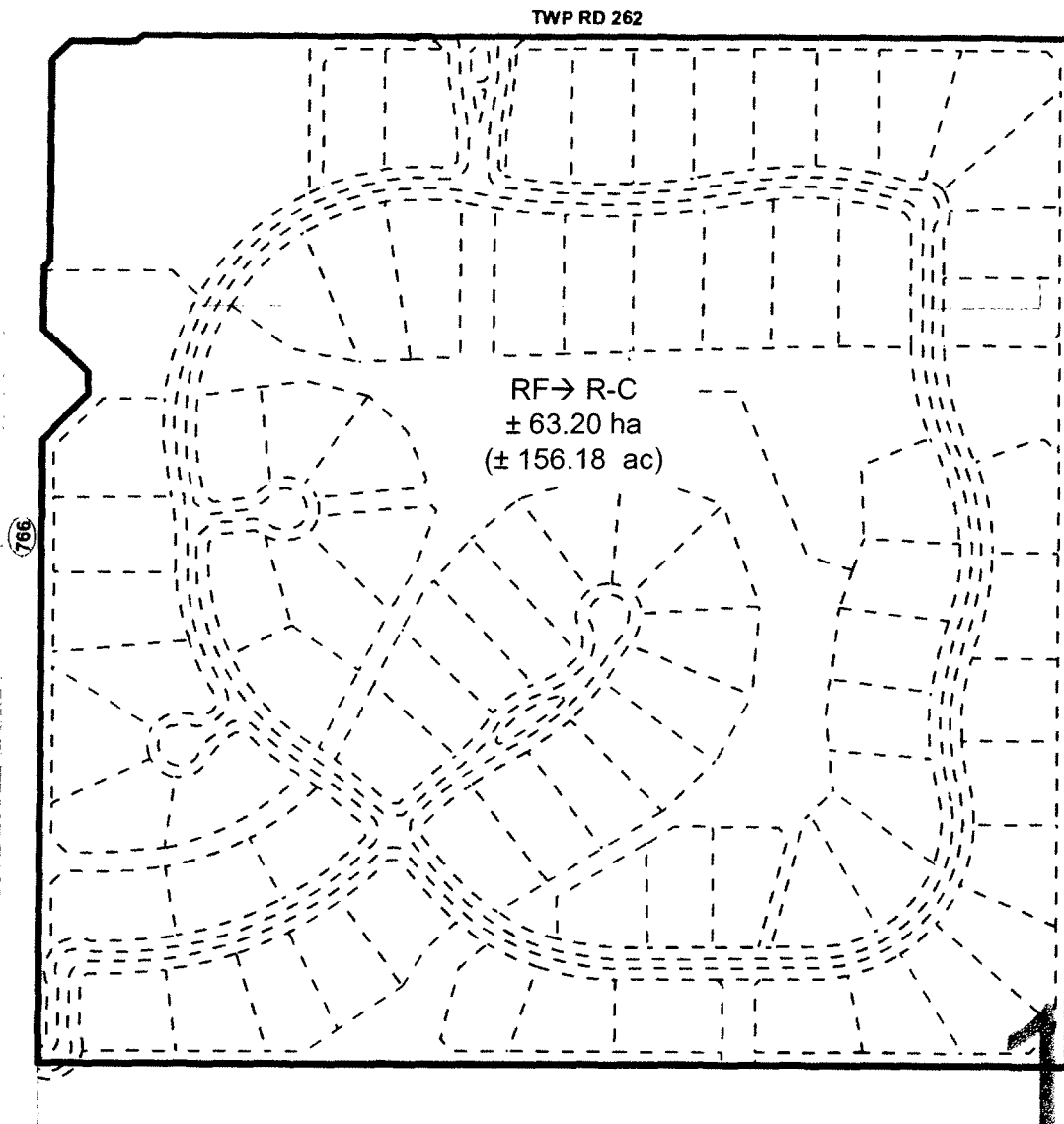
Date: March 8, 2017

Division # 8

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 ± 0.416 hectares (± 1.03 acres) to ± 0.623 hectares (± 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 ± 0.80 hectares (± 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:	± 63.2 hectares (± 156.18 acres)
Legal:	Within NW-11-26-03-W05M and Block 1 Plan 0011554, NW-11-26-03-W05M

Notes:

1. 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/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 ± 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: ± 63.2 hectares (± 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.



ROCKY VIEW COUNTY
Cultivating Communities

20170033

FOR OFFICE USE ONLY	
Date of Receipt 03/02/2017	File Number 06A11002/030
Fee Submitted \$5,500.00	Accepted by AP

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.

NATURE OF PROPOSED APPLICATION

- ☒ Area Structure Plan (Minor Amendment)
 ☒ Conceptual Scheme or Concept Plan
☐ Master Site Development Plan
 ☒ Other Land use redesignation

1. APPLICANT / AGENT

Applicant / Agent IBI Group
 Mailing Address 500 - Meredith Block; 611 Meredith Road NE
Calgary, AB Postal Code T2E 2W5
 Telephone (B) 403-270-5600 (H) _____ Fax _____
 Email samuel.alatorre@ibigroup.com

☐ Owner same as applicant

2. OWNER

Registered Owner 1986766 Alberta Ltd. / Terra Verde Developments
 Mailing Address 2307 12 Ave NW
Calgary, AB Postal Code T2N 1K1
 Telephone (B) _____ (H) _____ Fax _____
 Email _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

NW 11-026-03-W5M and Block 1, Plan 0011554
 All / part of the _____ ¼ section _____ township _____ range _____ west of _____ meridian
 Being all / parts of lot _____ block _____ Registered Plan Number _____ Certificate of Title Number _____
 Municipal Address (if applicable) _____
 Total Area of the above parcel of land to be subdivided is 63.156 hectares (156.18 acres)

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

July 2016, Version 1.3

Page 1 of 5

PLANNING SERVICES FORM 1

4. LOCATION OF LAND

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES ☐ NO
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ 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 ☒ 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? ☐ YES ☒ 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 ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND

- Describe: (a) Existing use of the land Ranch and Farm (RF)
- (b) Proposed use of the land Silverhorn District (R-S) / Public utility lot (PUL)
- (c) The designated use of the land as classified under a Land Use Bylaw C-4841-97

6. PHYSICAL 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, tree stands, sloughs, creeks, etc.) Grasslands, shrublands, Aspen Groves, cultivation and wetlands woodlots,
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and surficial deposits

7. EXISTING BUILDINGS ON THE LAND

Describe any buildings (historical or otherwise), and any structures on the land whether or not they are to be demolished or moved: There are no historical buildings on site.

8. WATER AND SEWER SERVICES

If the proposed development is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:

To be connected to the Rockyview Water Co-Op regional water system. Orenco system to be in place for treatment of sanitary sewage.

PLANNING SERVICES FORM 1

9. PROPOSED LOTS

- (a) Number of parcels ultimately proposed 80
- (b) Size of parcels ultimately proposed Average lot size 0.66 ha (1.6 acres)

10. MUNICIPAL RESERVE STATUS

- (a) Disposition of Municipal Reserve, please 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. MANDATORY SUPPORTING INFORMATION – LOCAL PLAN

For the purposes of this checklist a Local Plan is defined as a Conceptual Scheme, Master Site Development Plan, Outline Plan, an Area Structure Plan, Local Area Plan or another document set out in the County Plan. A Local Plan Application typically constitutes an application for adoption of a Master Site Development Plan, Conceptual Scheme (or Concept Plan) or an Area Structure Plan Amendment (minor amendment). An amendment to an Area Structure Plan determined by the County to constitute a major amendment requires the direction of Council considered in accordance with the Area Structure Plan Priority Policy.

General requirements

- ☒ Application forms.
- ☒ Authorization from owner of the parcel for the making of the application.
- ☒ A copy (hardcopy and digital copy) of the proposed Local Plan or Local Plan Amendment (identifying proposed general location of existing and proposed buildings and uses, and showing any proposed subdivision layout).
- ☒ The items identified in the relevant County Plan, Area Structure Plan and/or other Local Plan.
- ☒ Payment of Fees.
- ☒ Land title for all properties affected by the Local Plan (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.
- ☐ Signed appraisal agreement and time extension agreement (if applicable)

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:
 1. 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 or survey for registration.

PLANNING SERVICES FORM 1

7. The relevant Authority will determine any outstanding municipal reserve dedications, cash-in-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

I Samuel Alatorre, IB hereby certify that ☐ I am the registered owner
 (Print Full Name) ☒ I am authorized to act on behalf of
 the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **LOCAL PLAN APPLICATION PLANNING SERVICES FORM 1**.

Address 500 - 611 Meredith Rd NE, Calgary, AB T2E 2W5 (Signed) _____

Phone Number 403- 270-5600 Date January 19, 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conduction a site inspection in connection with my application for subdivision approval.

Applicant / Owner's Signature

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

July 2016, Version 1.3

Page 5 of 5



ROCKY VIEW COUNTY
Cultivating Communities

20170034

FOR OFFICE USE ONLY

Date of Receipt 03/02/2017	File Number 0411002/030
Fee Submitted \$6,500.00	Accepted by AP

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.

NATURE OF PROPOSED APPLICATION

- ☒ Area Structure Plan (Minor Amendment)
 ☒ Conceptual Scheme or Concept Plan
☐ Master Site Development Plan
 ☒ Other Land use redesignation

1. APPLICANT / AGENT

Applicant / Agent IBI Group
 Mailing Address 500 - Meredith Block; 611 Meredith Road NE
Calgary, AB Postal Code T2E 2W5
 Telephone (B) 403-270-5600 (H) _____ Fax _____
 Email samuel.alatorre@ibigroup.com
☐ Owner same as applicant

2. OWNER

Registered Owner 1986766 Alberta Ltd. / Terra Verde Developments
 Mailing Address 2307 12 Ave NW
Calgary, AB Postal Code T2N 1K1
 Telephone (B) _____ (H) _____ Fax _____
 Email _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

NW 11-026-03-W5M and Block 1, Plan 0011554
 All / part of the ¼ section _____ township _____ range _____ west of _____ meridian
 Being all / parts of lot _____ block _____ Registered Plan Number _____ Certificate of Title Number _____
 Municipal Address (if applicable) _____
 Total Area of the above parcel of land to be subdivided is 63.156 hectares (156.18 acres)

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

July 2016, Version 1.3

Page 1 of 5

PLANNING SERVICES FORM 1**4. LOCATION OF LAND**

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES ☐ NO
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ 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 ☒ 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? ☐ YES ☒ 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 ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND

- Describe: (a) Existing use of the land Ranch and Farm (RF)
- (b) Proposed use of the land Silverhorn District (R-S) / Public utility lot (PUL)
- (c) The designated use of the land as classified under a Land Use Bylaw C-4841-97

6. PHYSICAL 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, tree stands, sloughs, creeks, etc.) Grasslands, shrublands, Aspen Groves, cultivation and wetlands
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and surficial deposits

7. EXISTING BUILDINGS ON THE LAND

Describe any buildings (historical or otherwise), and any structures on the land whether or not they are to be demolished or moved: There are no historical buildings on site.

8. WATER AND SEWER SERVICES

If the proposed development is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:

To be connected to the Rockyview Water Co-Op regional water system. Orenco system to be in place for treatment of sanitary sewage.

PLANNING SERVICES FORM 1

9. PROPOSED LOTS

- (a) Number of parcels ultimately proposed 80
- (b) Size of parcels ultimately proposed Average lot size 0.66 ha (1.6 acres)

10. MUNICIPAL RESERVE STATUS

- (a) Disposition of Municipal Reserve, please check appropriate box:
- | | |
|--|---|
| <input type="checkbox"/> Deferral | <input checked="" type="checkbox"/> If dedicated, area of Reserves and designation |
| <input type="checkbox"/> Deferral to balance | <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal. |

11. MANDATORY SUPPORTING INFORMATION – LOCAL PLAN

For the purposes of this checklist a Local Plan is defined as a Conceptual Scheme, Master Site Development Plan, Outline Plan, an Area Structure Plan, Local Area Plan or another document set out in the County Plan. A Local Plan Application typically constitutes an application for adoption of a Master Site Development Plan, Conceptual Scheme (or Concept Plan) or an Area Structure Plan Amendment (minor amendment). An amendment to an Area Structure Plan determined by the County to constitute a major amendment requires the direction of Council considered in accordance with the Area Structure Plan Priority Policy.

General requirements

- ☒ Application forms.
- ☒ Authorization from owner of the parcel for the making of the application.
- ☒ A copy (hardcopy and digital copy) of the proposed Local Plan or Local Plan Amendment (identifying proposed general location of existing and proposed buildings and uses, and showing any proposed subdivision layout).
- ☒ The items identified in the relevant County Plan, Area Structure Plan and/or other Local Plan.
- ☒ Payment of Fees.
- ☒ Land title for all properties affected by the Local Plan (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.
- ☐ Signed appraisal agreement and time extension agreement (if applicable)

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:
 1. 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 or survey for registration.

PLANNING SERVICES FORM 1

7. The relevant Authority will determine any outstanding municipal reserve dedications, cash-in-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

I Samuel Alatorre, ISI hereby certify that ☐ I am the registered owner
 (Print Full Name) ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **LOCAL PLAN APPLICATION PLANNING SERVICES FORM 1**.

Address 500 - 611 Meredith Rd NE, Calgary, AB T2E 2W5 (Signed) _____

Phone Number 403- 270-5600 Date January 19, 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conduction a site inspection in connection with my application for subdivision approval.

Applicant / Owner's Signature

LOCAL PLAN APPLICATION

PLANNING SERVICES FORM 1

July 2016, Version 1.3

Page 5 of 5



ROCKY VIEW COUNTY
Cultivating Communities

PLANNING SERVICES FORM 2.6

REDESIGNATION RESIDENTIAL PURPOSE APPLICATION

20170035

FOR OFFICE USE ONLY	
Date of Receipt 03/02/2017	File Number 06711030/002
Fee Submitted \$31,360.00	Accepted by AP

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 PROPOSED APPLICATION

- ☒ Land Use Redesignation
 ☐ New Direct Control Bylaw
☐ Direct Control Bylaw (Site Specific Amendment)
 ☐ Textual Amendments to the Land Use Bylaw

1. APPLICANT / AGENT

Applicant / Agent IBI Group
 Mailing Address 500 - Meredith Block; 611 Meredith Road NE
Calgary, AB Postal Code T2E 2W5
 Telephone (B) 403-270-5600 (H) _____ Fax _____
 Email samuel.alatorre@ibigroup.com

☐ Owner Same As Applicant

2. OWNER

Registered Owner 1986766 Alberta Ltd. / Terra Verde Developments
 Mailing Address 2307 12 Ave NW
Calgary, AB Postal Code T2N 1K1
 Telephone (B) _____ (H) _____ Fax _____

3. LEGAL DESCRIPTION AND AREA OF LAND

All / part of the _____ NW 11-026-03-W5M and Block 1, Plan 0011554
 ¼ section _____ township _____ range _____ west of _____ meridian
 Being all / parts of lot _____ block _____ Registered Plan Number _____ Certificate of Title Number _____
 Municipal Address (if applicable) _____
 Total Area of the above parcel of land to be subdivided is 63.156 hectares (156.18 acres)

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

February 2015, Version 1.2

Page 1 of 8

PLANNING SERVICES FORM 2.6**4. LOCATION OF LAND**

- (a) The land is situated in the municipality of **ROCKY VIEW COUNTY**. ☒ YES
- (b) Is the land situated immediately adjacent to the municipal boundary? ☐ YES ☒ 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 ☒ 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? ☐ YES ☒ 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 ☒ NO
- (f) Is the proposed parcel within 1.5 kilometres of a sour gas facility? ☐ YES ☒ NO
- (g) Is the sour gas facility ☐ active, ☐ abandoned, or currently being ☐ reclaimed?
- (h) Is there an abandoned oil or gas well or pipeline on the property? ☐ YES ☒ NO

5. EXISTING AND PROPOSED USE OF LAND

- Describe: (a) Existing use of the land Ranch and Farm (RF)
- (b) Proposed use of the land Residential zoned for Silverhorn Residential district (R-S)
- (c) The designated use of the land as classified under a Land Use Bylaw C-4841-97
- (d) The proposed use of the land as classified under a Land Use Bylaw R-S

6. PHYSICAL CHARACTERISTICS OF LAND (WHERE APPROPRIATE)

- (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, tree stands, woodlots etc., sloughs, creeks, etc.) Grasslands, schrublands, Aspen Groves, cultivation and wetlands
- (c) Describe the kind of soil on the land (sandy, loam, clay, etc.) Glaciofluvial and surficial deposits

7. EXISTING BUILDINGS ON THE LAND

Describe any buildings (historical or otherwise), and any structures on the land whether or not they are to be demolished or moved There are no historical buildings on site.

8. WATER AND SEWER SERVICES

If the proposed development is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal.
To be connected to the Rockyview Water Co-Op regional water system. Orenco system to be in place for treatment of sanitary sewage.

9. PROPOSED LOTS

- (a) Number of parcels ultimately proposed 80
- (b) Size of parcels ultimately proposed Average lot size 0.66 ha (1.6 acres)

REDESIGNATION APPLICATION

PLANNING SERVICES FORM 2.6

February 2015, Version 1.2

Page 2 of 8

PLANNING SERVICES FORM 2.6

10. MUNICIPAL RESERVE STATUS

(a) Disposition of Municipal Reserve, please check appropriate box:

- | | |
|--|---|
| <input type="checkbox"/> Deferral | <input checked="" type="checkbox"/> If dedicated, area of Reserves and designation |
| <input type="checkbox"/> Deferral to balance | <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal. |

PLANNING SERVICES FORM 2.6

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.

PLANNING SERVICES FORM 2.6

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

February 2015, Version 1.2

Page 5 of 8

PLANNING SERVICES FORM 2.6

- ☒ 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.

PLANNING SERVICES FORM 2.6**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:
 - 1. 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.

PLANNING SERVICES FORM 2.6

- (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

I Samuel Alatorre, ISL hereby certify that ☐ I am the registered owner
 (Print Full Name) ☒ I am authorized to act on behalf
 of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **REDESIGNATION APPLICATION PLANNING SERVICES FORM 2.6.**

Address Suite 500, 4111 Howard Rd. W.E. (Signed) [Signature]
 Phone Number 403 270 5600 Date January 19, 2017

13. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter my land for the purpose of conducting a site inspection in connection with my application.

Applicant / Owner's Signature



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:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	1448LK	0.417	1.03	
ROAD	9912401	0.413	1.02	
SUBDIVISION	0011554	16.22	40.08	
ROAD	1311506	0.18	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

(CONTINUED)

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
 ALBERTA
 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

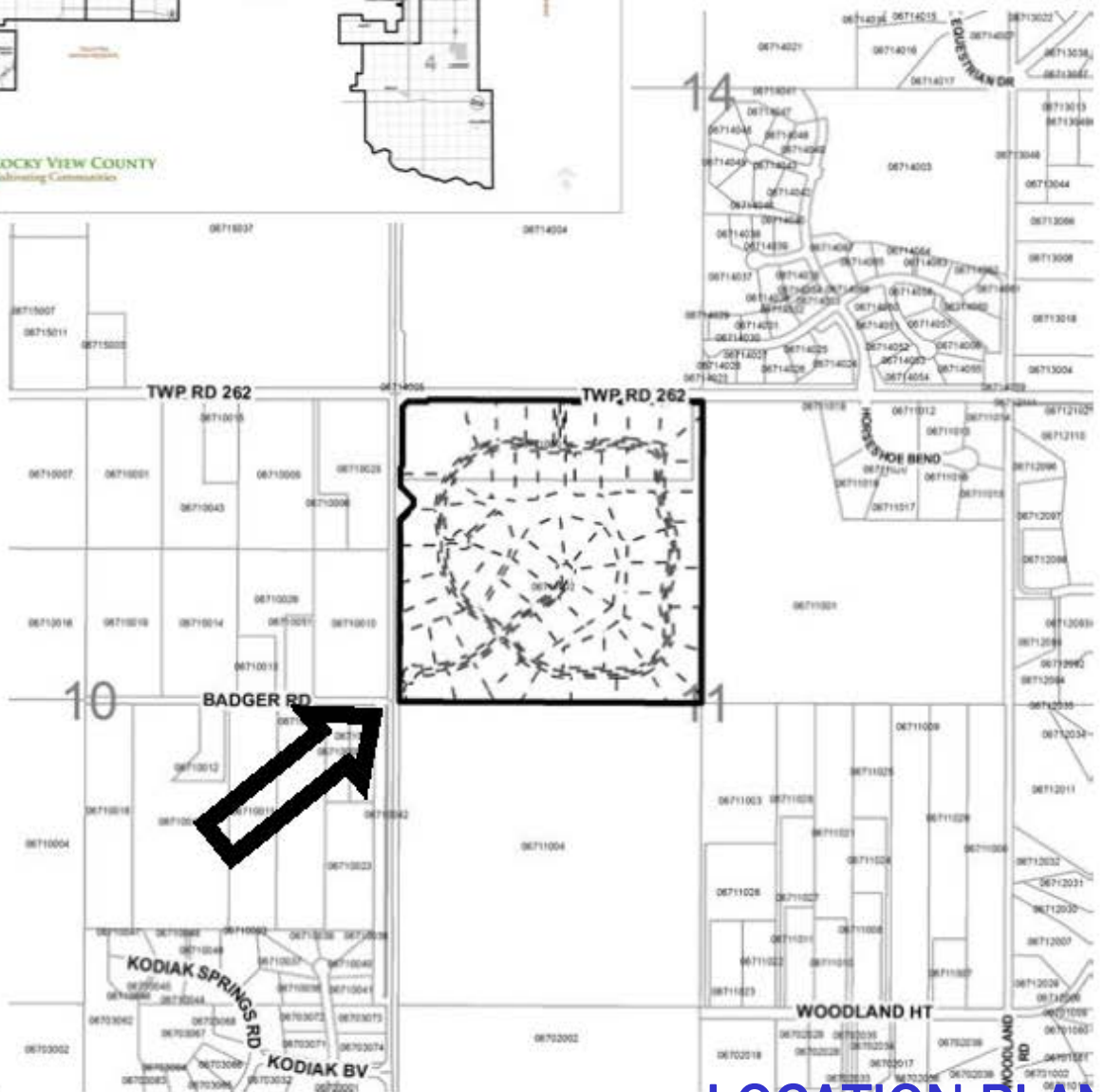
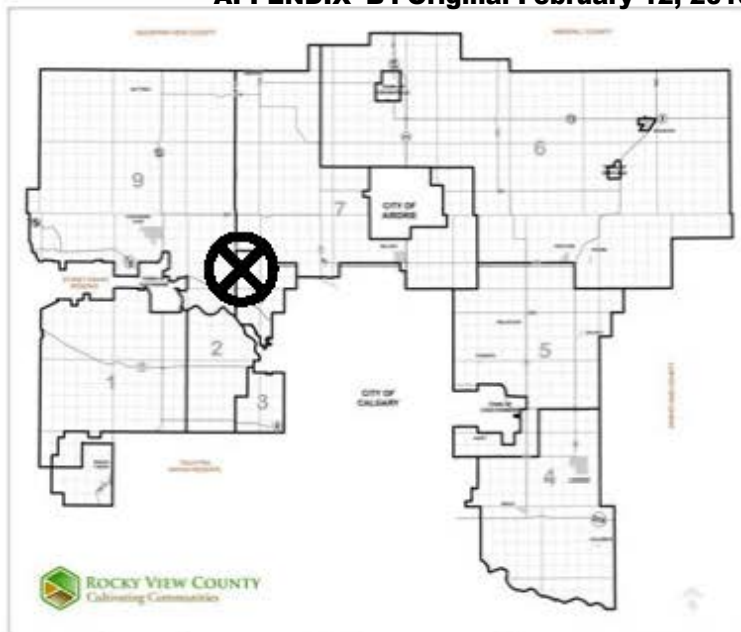
CUSTOMER FILE NUMBER: 102342sa



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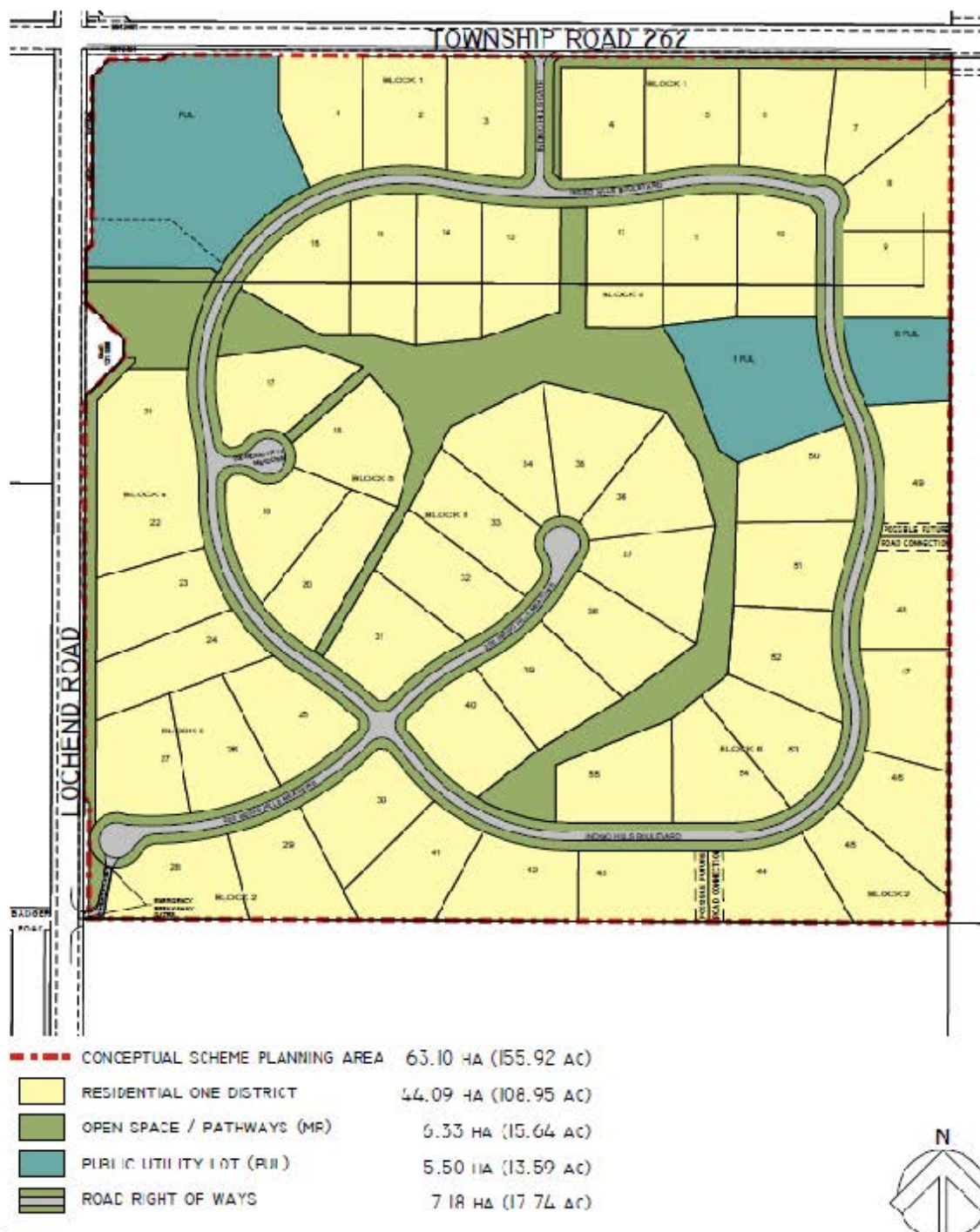
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LOCATION PLAN

NW-11-26-03-W05M

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. **Page 245 of 339**



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

Redesignation Proposal: 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.

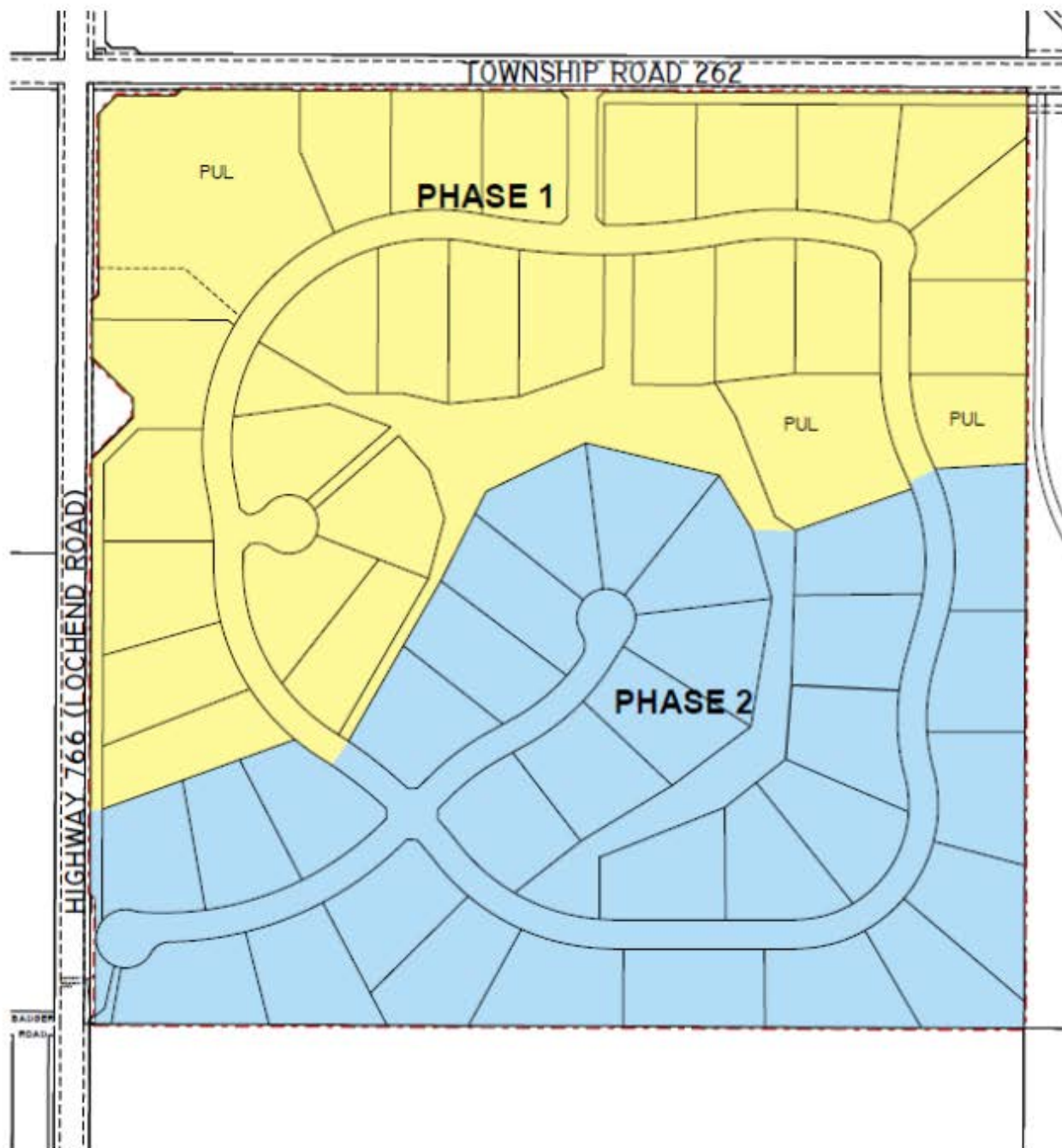
TWP RD 262

RF \rightarrow R-1
 ± 63.20 ha
 (± 156.18 ac)

766

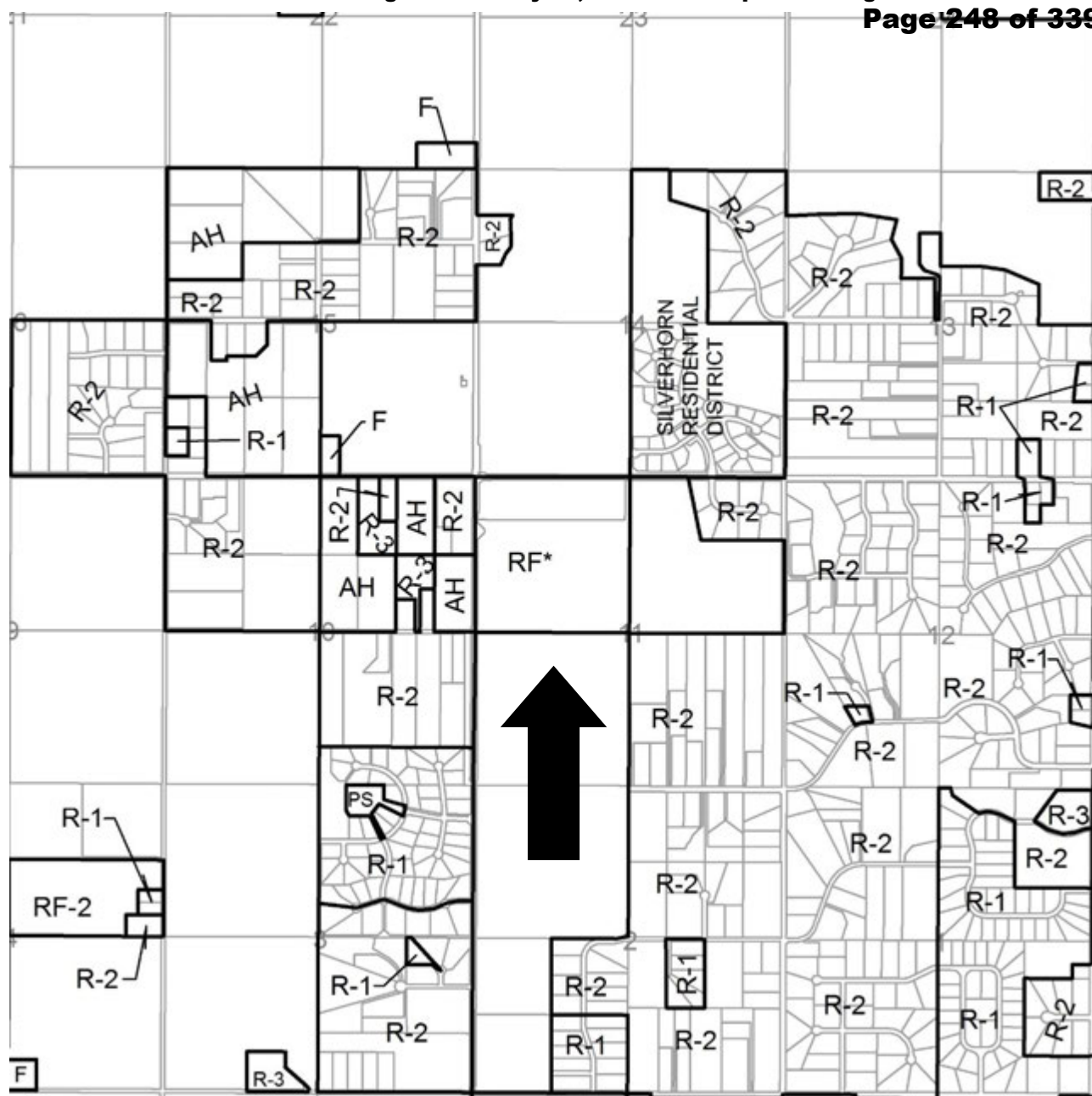
DEVELOPMENT PROPOSAL

NW-11-26-03-W05M



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M



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

LAND USE MAP

NW-11-26-03-W05M



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

TOPOGRAPHY

Contour Interval 2 M

NW-11-26-03-W05M

Date: June 15, 2018

Division # 8

File: 06711002/30

AGENDA

Page 636 of 907



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

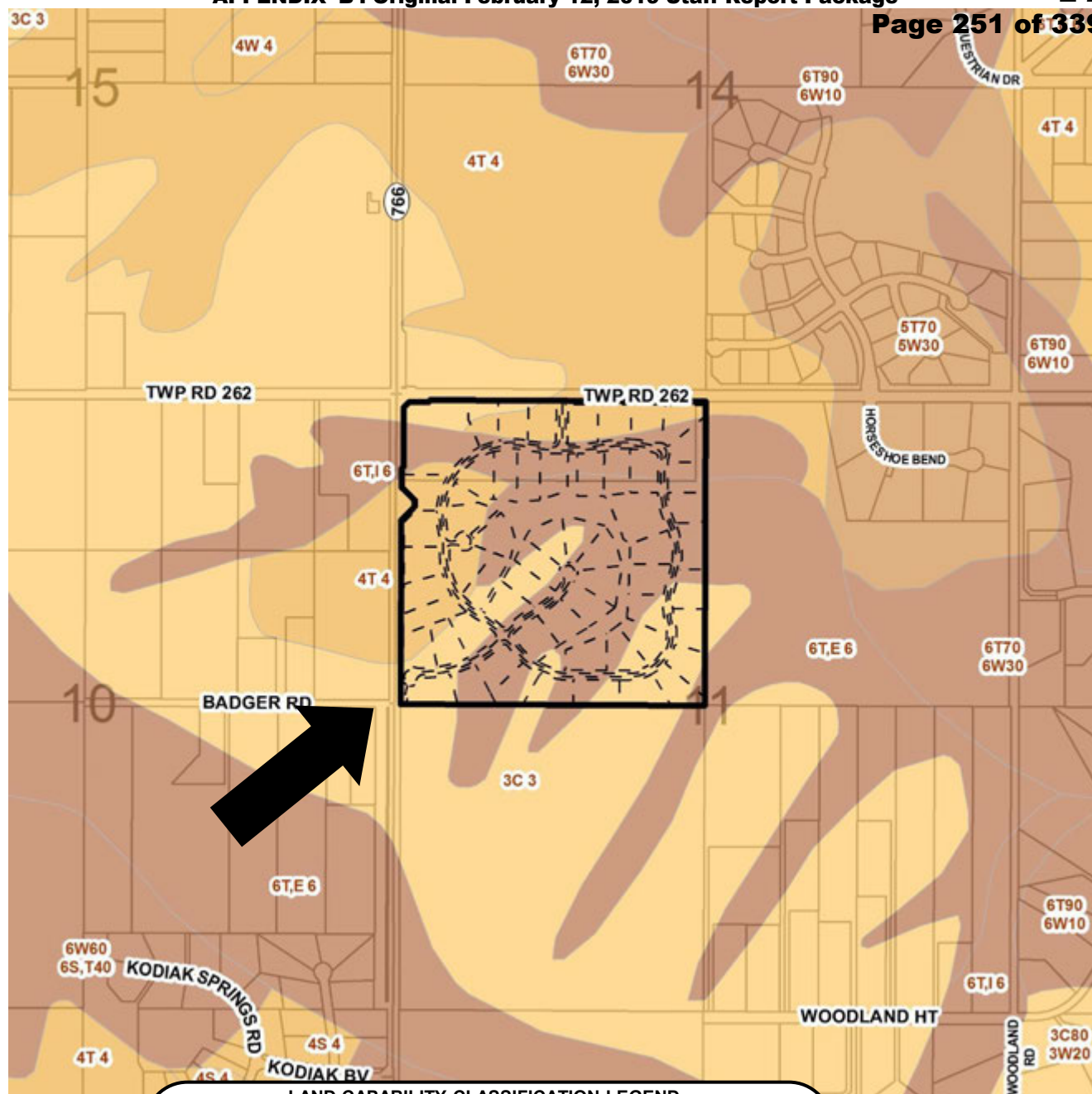
Date: June 15, 2018

Division # 8

File: 06711002/30

AGENDA

Page 637 of 907



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

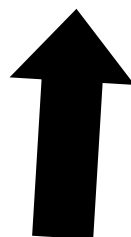
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

NW-11-26-03-W05M

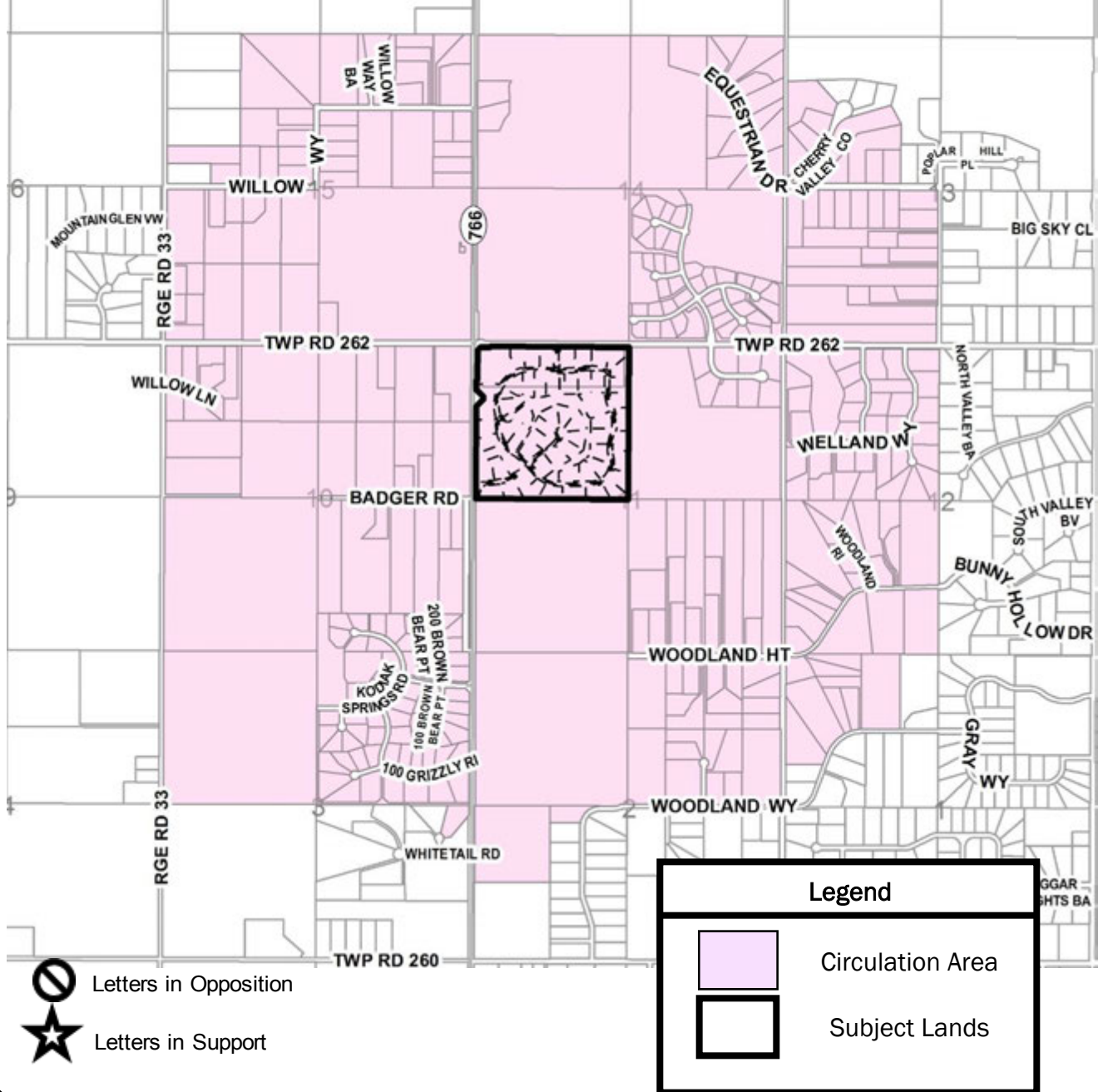


- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

NW-11-26-03-W05M

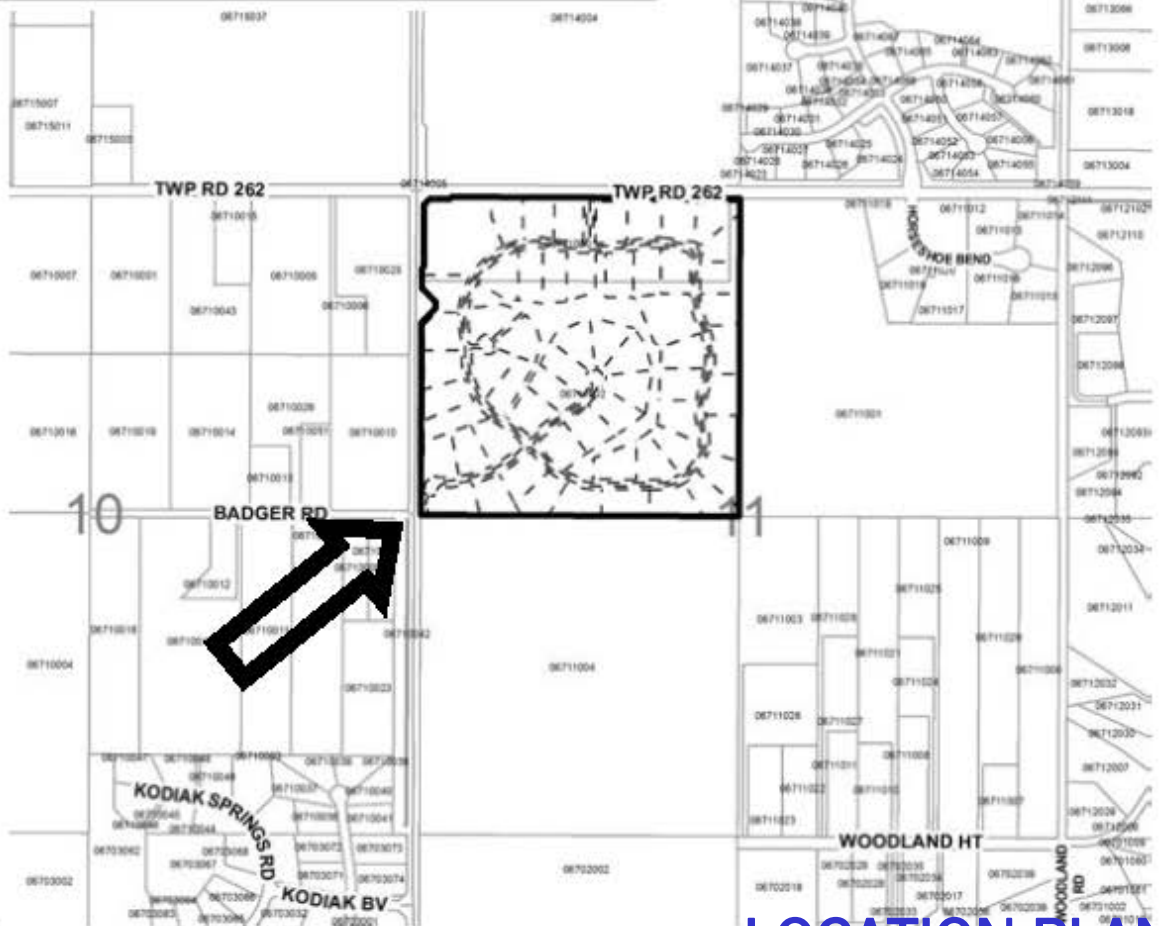
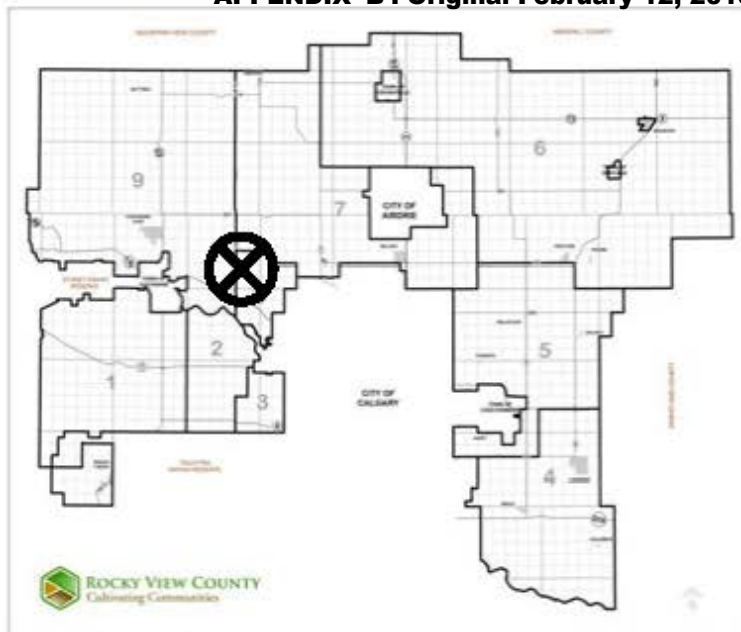
Page 639 of 907





LANDOWNER CIRCULATION AREA

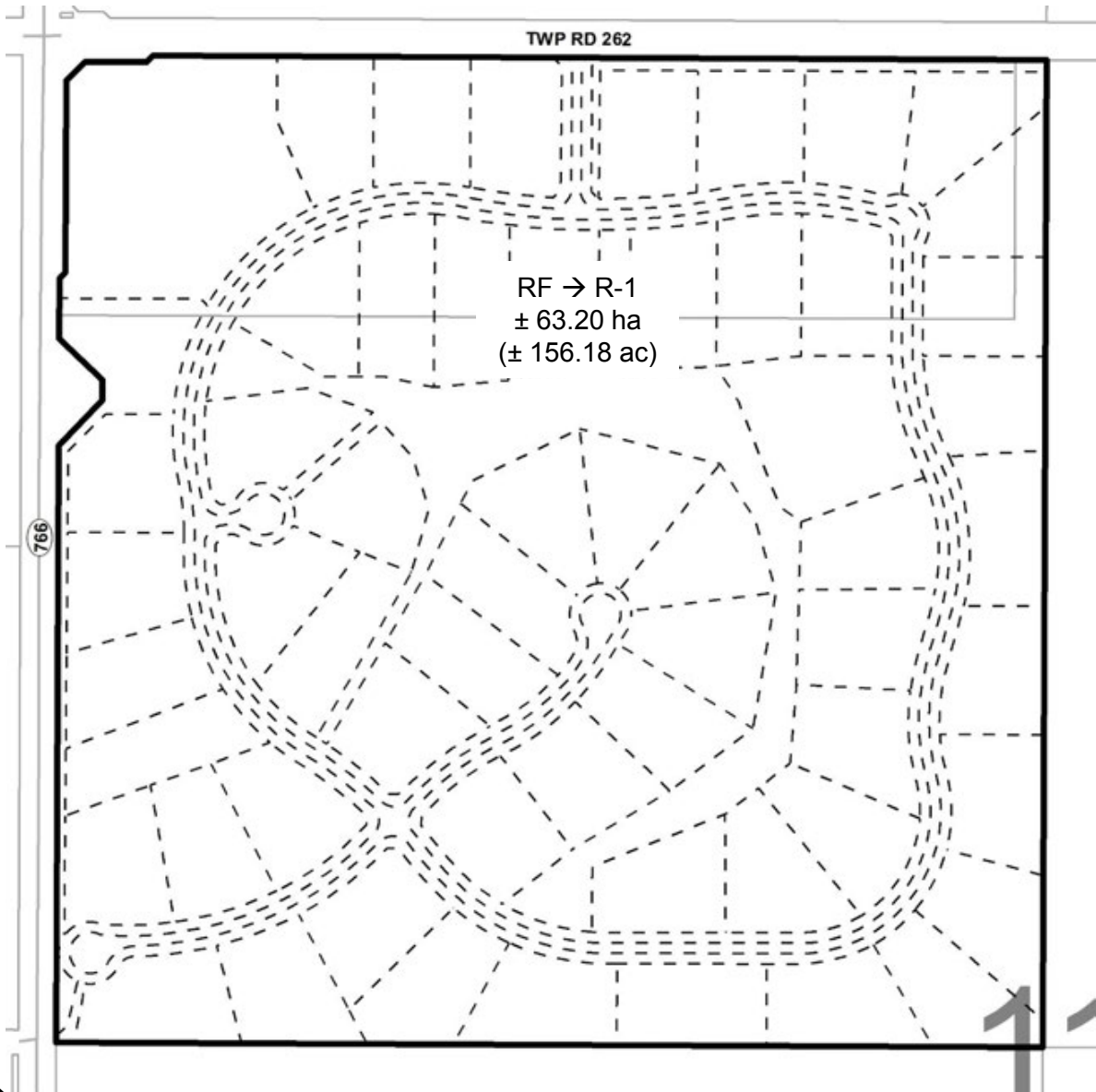
NW-11-26-03-W05M



NW-11-26-03-W05M

Redesignation Proposal: 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.

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.





DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

Appendix C – Open House Postcard Invitations and Newspaper Ads

OPEN HOUSE INVITATIONS MAY 24, 2018


You are invited to attend an open house to review and discuss the revised Conceptual Scheme, land use redesignation and minor amendment to the Bears paw ASP.


Please join us at the **Open House** to share your thoughts with us. There will be opportunities to review materials, speak one-on-one with representatives from the developer and provide your comments.

OPEN HOUSE
INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN
TERRA VERDE DEVELOPMENTS


MAY 24, 2018
5:00PM – 8:00PM

Lions Club of Bears paw
 (25240 Nagway Road, Calgary, AB T3R 1A1)





FRONT





The purpose of the application is to:

(A) Adopt the revised Indigo Hills Conceptual Scheme to provide policy framework to guide future redesignation, subdivision and development proposals within the subject lands.

(B) Amend the Bears paw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme.

(C) To redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R1) in order to facilitate the creation of fifty five (55) single-detached homes on lots with a minimum area of 0.80ha (1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.





Parcel Size: +/- 63.2 hectares (+/- 156.18 acres)
Legal Address: NW-11-26-03-W05M
 Block 1 Plan 0011554

Applicant's Contact Information:
 IBI Group,
 611 Meredith Road NE, Suite 500
 Calgary AB T2E 2W5
 403-270-5600 Fax: 403-270-5610
 Email: samuel.alatorre@ibigroup.com

Company the Applicant Represents:
 Terra Verde Developments
Rocky View County Contact:
 Jessica Anderson Phone: 403-520-8184
 E-mail: janderson@rockyview.ca

BACK

OPEN HOUSE INVITATIONS JUNE 26, 2018


You are invited to attend an open house to review and discuss the revised Conceptual Scheme, Land Use Redesignation and Minor Amendment to the Bears paw ASP.


Please join us at the **Open House** to share your thoughts with us. There will be opportunities to review materials, speak one-on-one with representatives from the developer and provide your comments.

OPEN HOUSE
INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN

JUNE 26, 2018
5:00 PM – 8:00 PM

Lions Club of Bears paw
 25240 Nagway Road
 Calgary, AB T3R 1A1





FRONT




The purpose of the application is to:

① Adopt the revised Indigo Hills Conceptual Scheme to provide policy framework to guide future redesignation, subdivision and development proposals within the subject lands.

② Amend the Bears paw Area Structure Plan to include the proposed Indigo Hills Conceptual Scheme.

③ To redesignate the subject lands from Ranch and Farm District (RF) to Residential One District (R1) in order to facilitate the creation of fifty five (55) single-detached homes on lots with a minimum area of 0.80ha (1.98 acres) in size, three (3) Public Utility Lots, together with open space and utility servicing.



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 Email: samuel.alatorre@ibigroup.com

Company the Applicant Represents:
 Terra Verde Developments
Rocky View County Contact:
 Paul Simon Phone: 403-520-6285
 E-mail: psimon@rockyview.ca

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

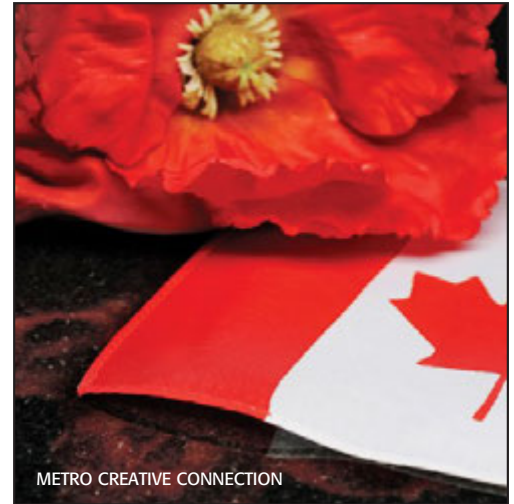
Program is now available across all Military Family Resource Centres.

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



METRO CREATIVE CONNECTION

Letters

Disappointed in Summit Gravel pit decision

Dear Editor,

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 coun-

cil 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 Samantha 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.

010202018 Rocky View County



ROCKY VIEW COUNTY
Cultivating Communities



IBI GROUP
500 - Meredith Block,
611 Meredith Road NE
Calgary AB T2E 2W5 Canada
tel 403 270 5600
fax 403 270 5610
ibigroup.com



TERRA VERDE COMMUNITIES





INDIGO HILLS

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 Thursday, May 24, 2018, 5pm-8pm, at the Lions Club of Bearspaw (25240 Nagway Road, Calgary, AB T3R 1A1).





ADDITIONAL INFORMATION

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.

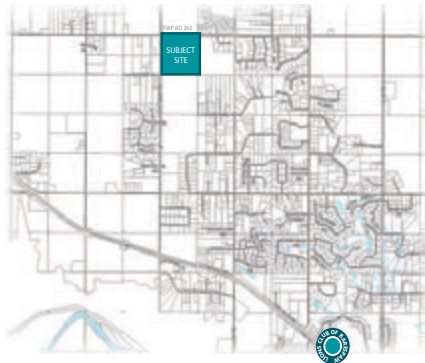
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Rocky View County Contact: Paul Simon P: 403-520-6285 E: psimon@rockyview.ca



2for1

SAVE \$14

PRESENT THIS COUPON!

Purchase a Two (2) or Three (3) Piece Joey's Fish & Chips*
AND Two beverages and receive a Free 2-Pc Joey's Fish & Chips*.

*Joey's Fish & Chips is Wild Alaska Pollock.

Offer available at the restaurant below. Cannot be combined with other offers or promotions. Expires June 28, 2018.

**311 - 800 Veterans Blvd.
Airdrie, AB, 403.945.3008**

JOEY'S
RESTAURANTS

Your Newspaper:

A Living Textbook

An unreliable Internet connection is like being up a creek without a paddle.

PLANS FROM
\$49⁹⁹
month¹

**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



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. ²Actual speed online may vary with your technical configuration, Internet traffic, server and other factors. Traffic Management Policy applies. For Traffic Management Policies see xplornet.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. © 2018 Xplornet Communications Inc.



BREAKFAST AND BEATS - BEN SHERICK/Rocky View Publishing
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).

WANTED

by Rocky View County

Paint/Household Hazardous Waste



Also wanted:



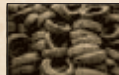
Ag Plastics



Wire



Rinsed
Pesticide
Containers



Tires



E-Waste

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**.



ROCKY VIEW COUNTY



INDIGO HILLS CONCEPTUAL SCHEME, LAND USE REDESIGNATION AND AMENDMENT TO BEARSPAW AREA STRUCTURE PLAN

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Company the Applicant Represents: Terra Verde Developments
Rocky View County Contact: Paul Simon P: 403-520-6285 E: psimon@rockyview.ca



ADDITIONAL
INFORMATION

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



ROCKY VIEW COUNTY

Statutory Declaration

For public notice signs, in accordance with Policy C-327

I/We, ELVIN KAPPOLICH of
IBI GROUP, in the Province of Alberta do solemnly declare that:

1. That a public notice sign was displayed on
(NW/NE/SW/SE) 11-26-03-W5M, Lot _____, Block _____,
Plan _____, comprising of 156 acres more or less, in accordance with
Rocky View County Policy C-327.
2. That the sign was removed after the signage maintenance period ended.

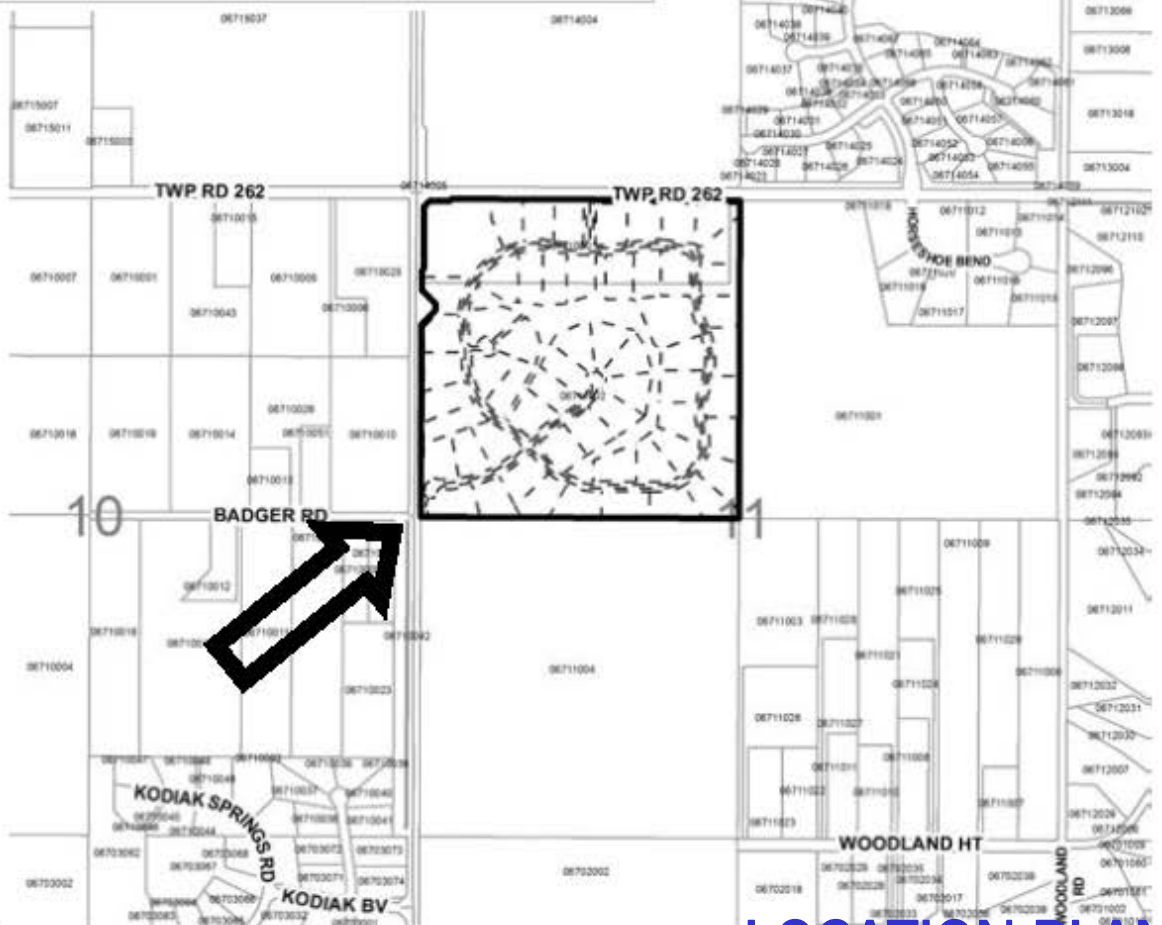
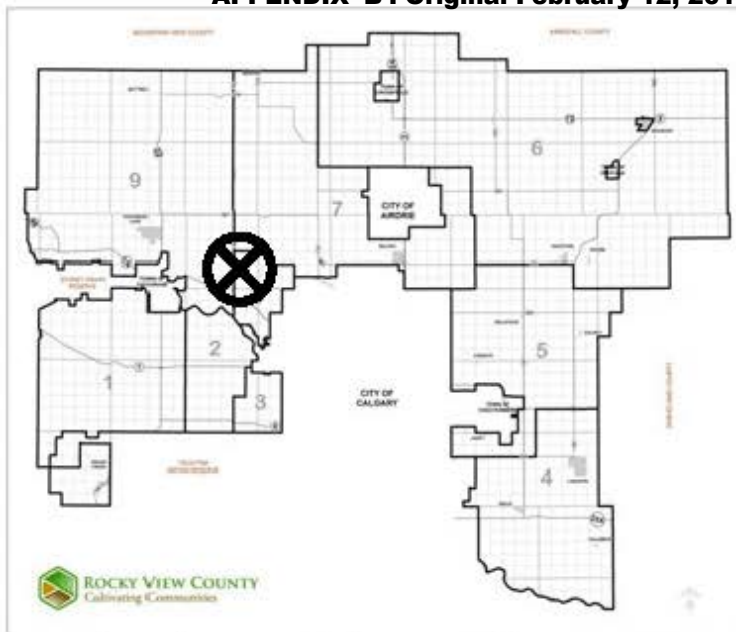
AND we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED before me at the City
of Calgary, in the Province of Alberta,
this 26 day of July, 20 18.

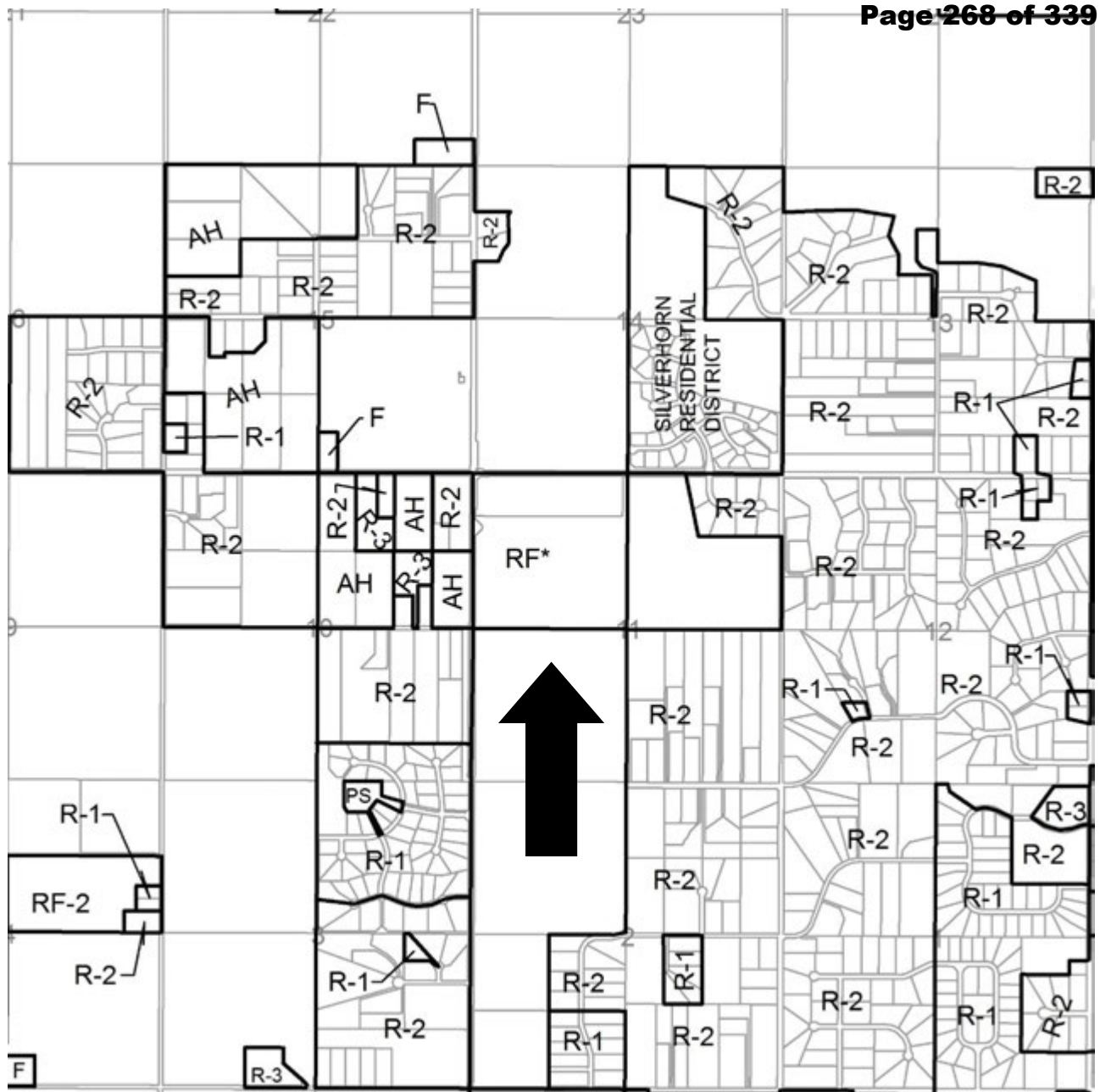
Marilyn Patricia Darlene Krysovatz
Commissioner of Oaths

MARILYN PATRICIA DARLENE KRYSOVATY
A Commissioner for Oaths
In and for Alberta
My Commission Expires March 18, 2021

Elvin Kappolich
ELVIN KAPPOLICH



NW-11-26-03-W05M

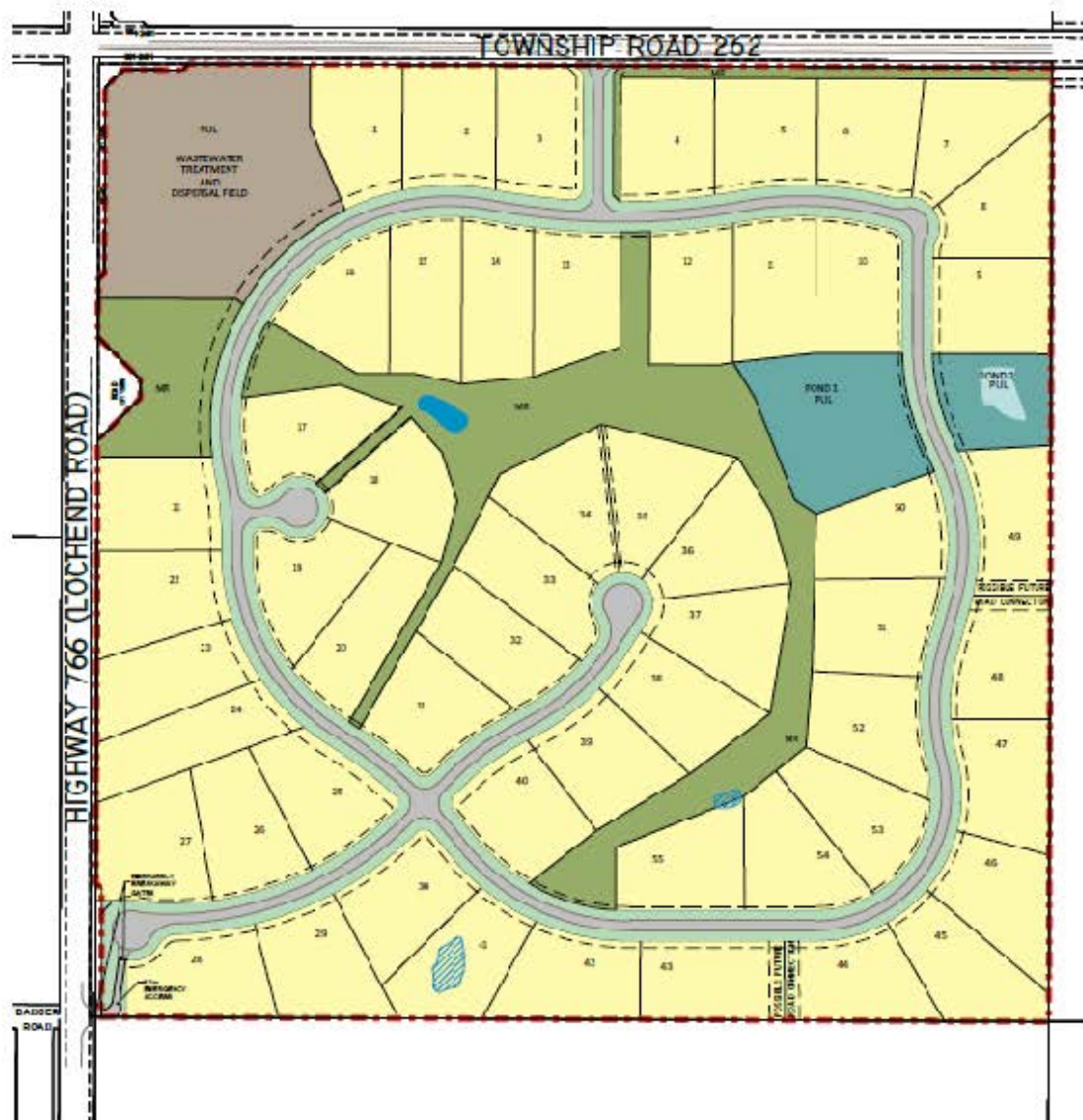


RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial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

LAND USE MAP

NW-11-26-03-W05M

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. **Page 269 of 339**



CONCEPTUAL SCHEME PLAN AREA	63.10 HA (155.92 AC)
RESIDENTIAL ONE DISTRICT (R-2)	44.15 HA (109.10 AC)
MUNICIPAL RESERVE (MR)	6.18 HA (15.27 AC)
WASTEWATER (PUL)	3.29 HA (8.13 AC)
STORM POND (PUL)	2.21 HA (5.46 AC)
ROAD RIGHTS OF WAY	7.27 HA (17.96 AC)



DEVELOPMENT PROPOSAL

NW-11-26-03-W05M

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

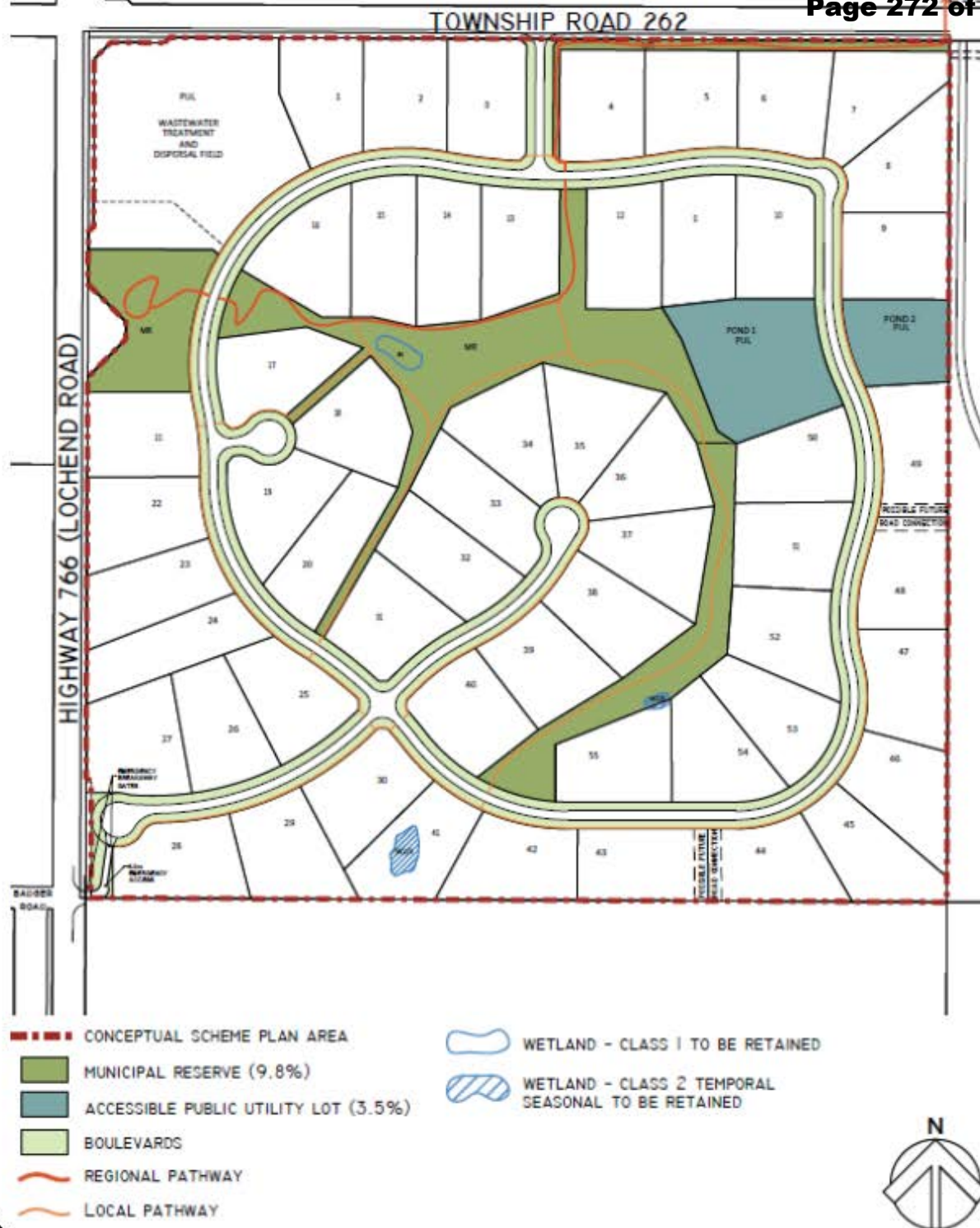


NW-11-26-03-W05M



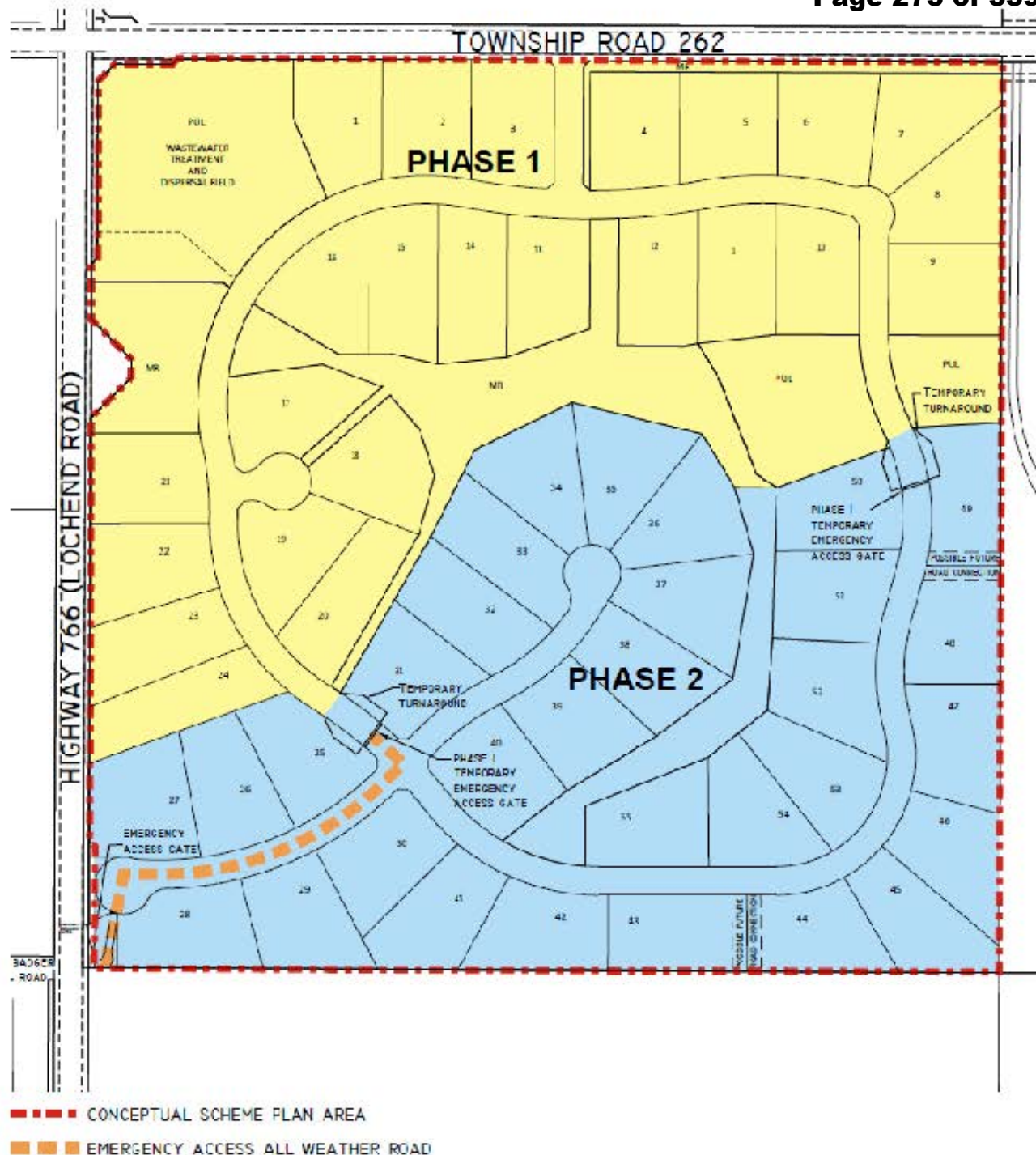
OPEN SPACE & TREE RETENTION

NW-11-26-03-W05M



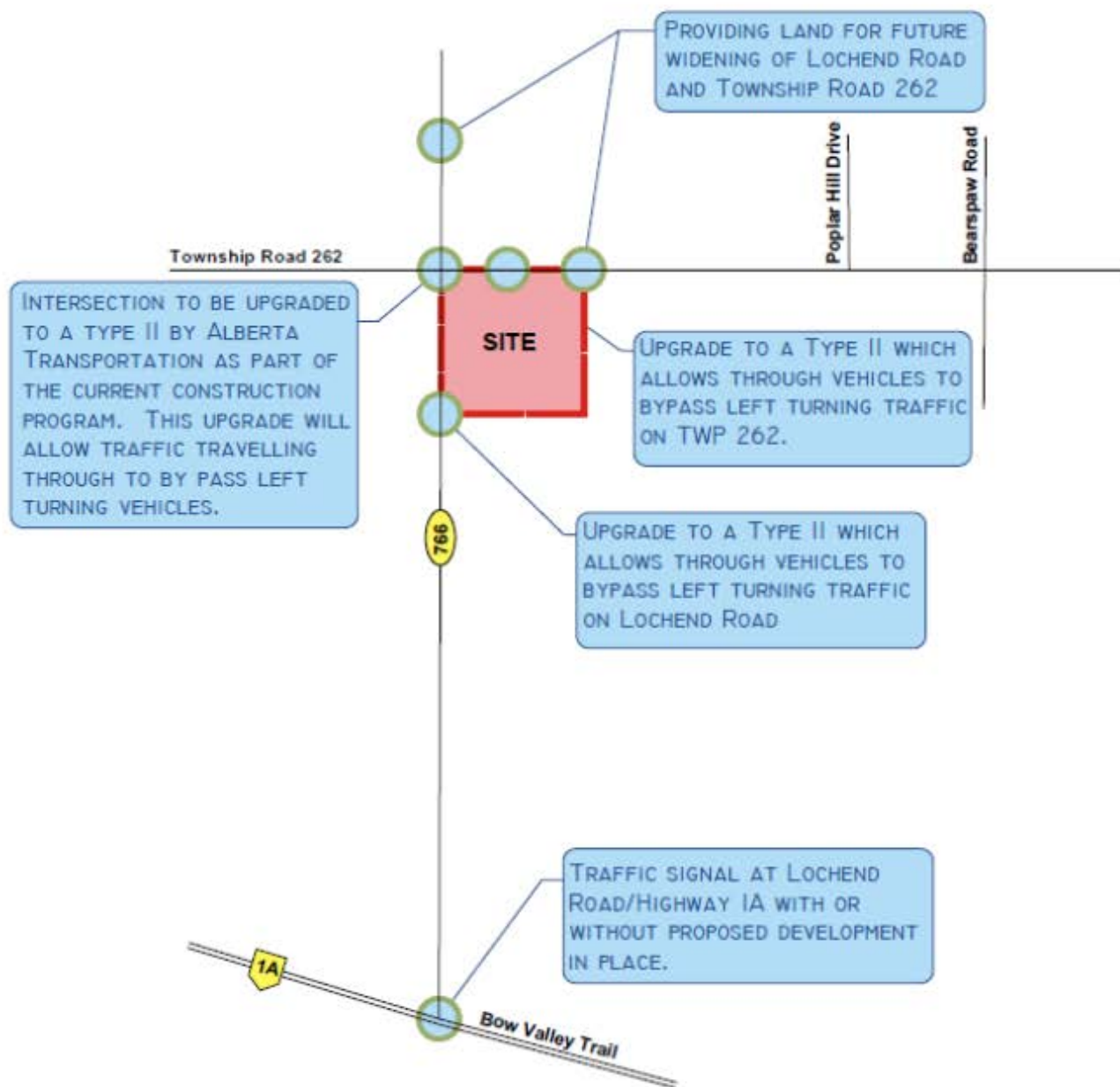
REGIONAL & LOCAL PATHWAYS

NW-11-26-03-W05M



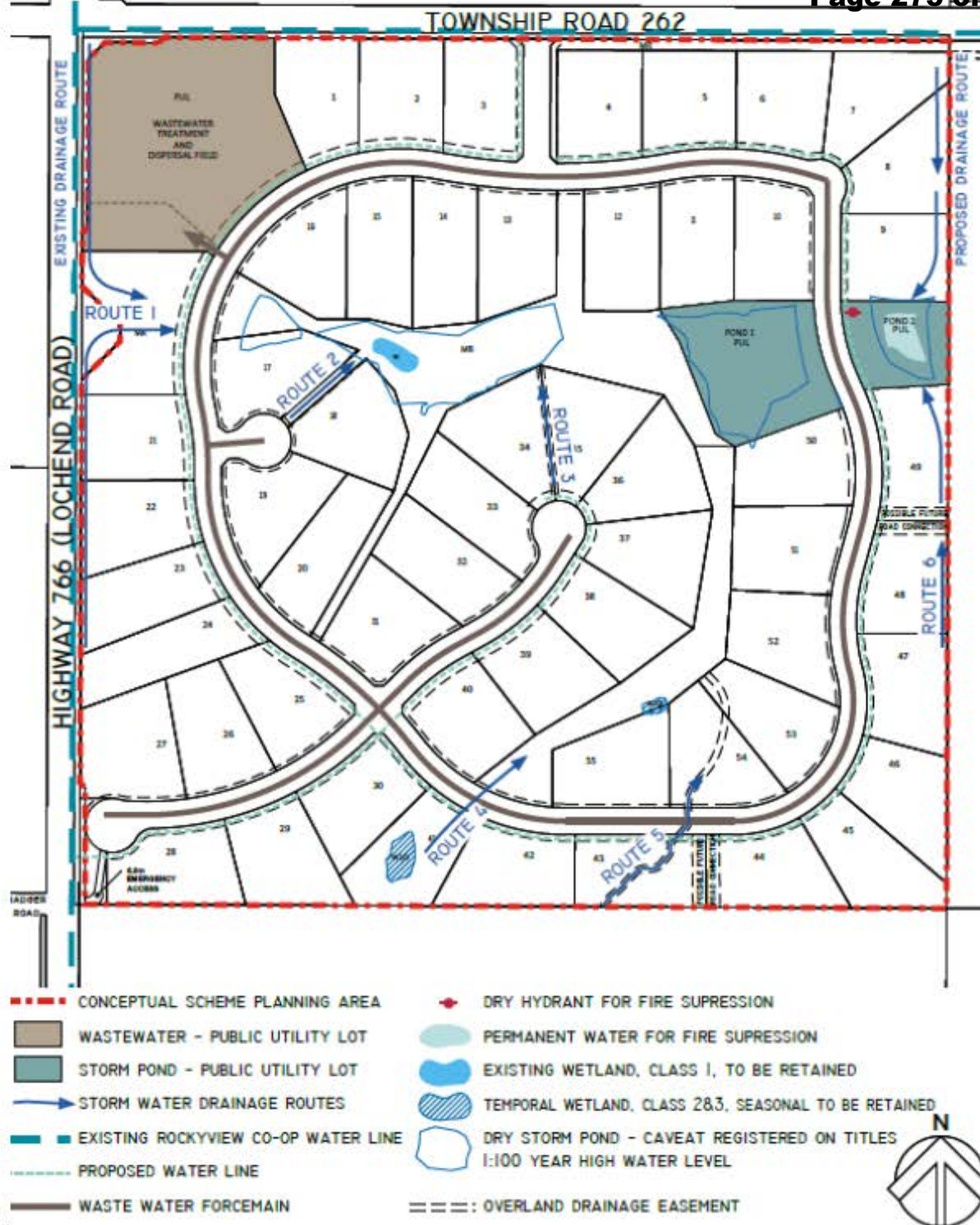
PHASING

NW-11-26-03-W05M



TRAFFIC IMPACT ASSESSMENT RECOMMENDATIONS

NW-11-26-03-W05M



SERVICING STRATEGY

NW-11-26-03-W05M

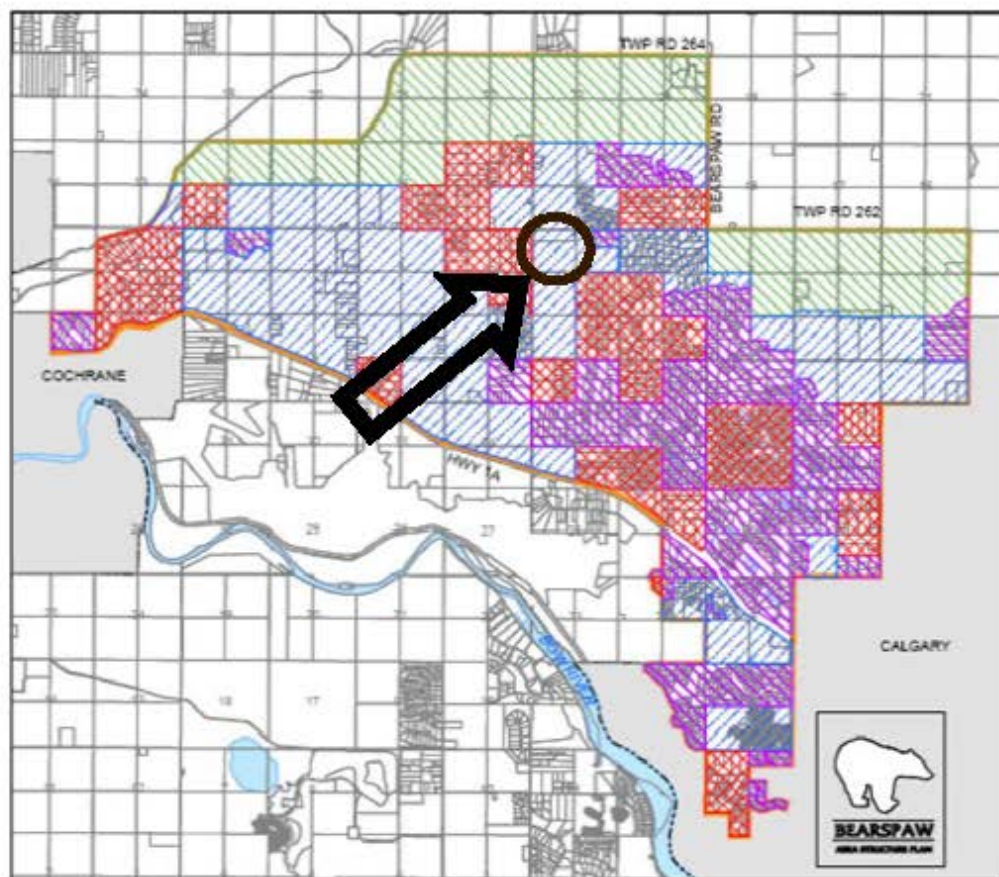


Figure 3:
Concept Plans

BEARSPAW ASP FIGURE 3: CONCEPT PLANS

NW-11-26-03-W05M

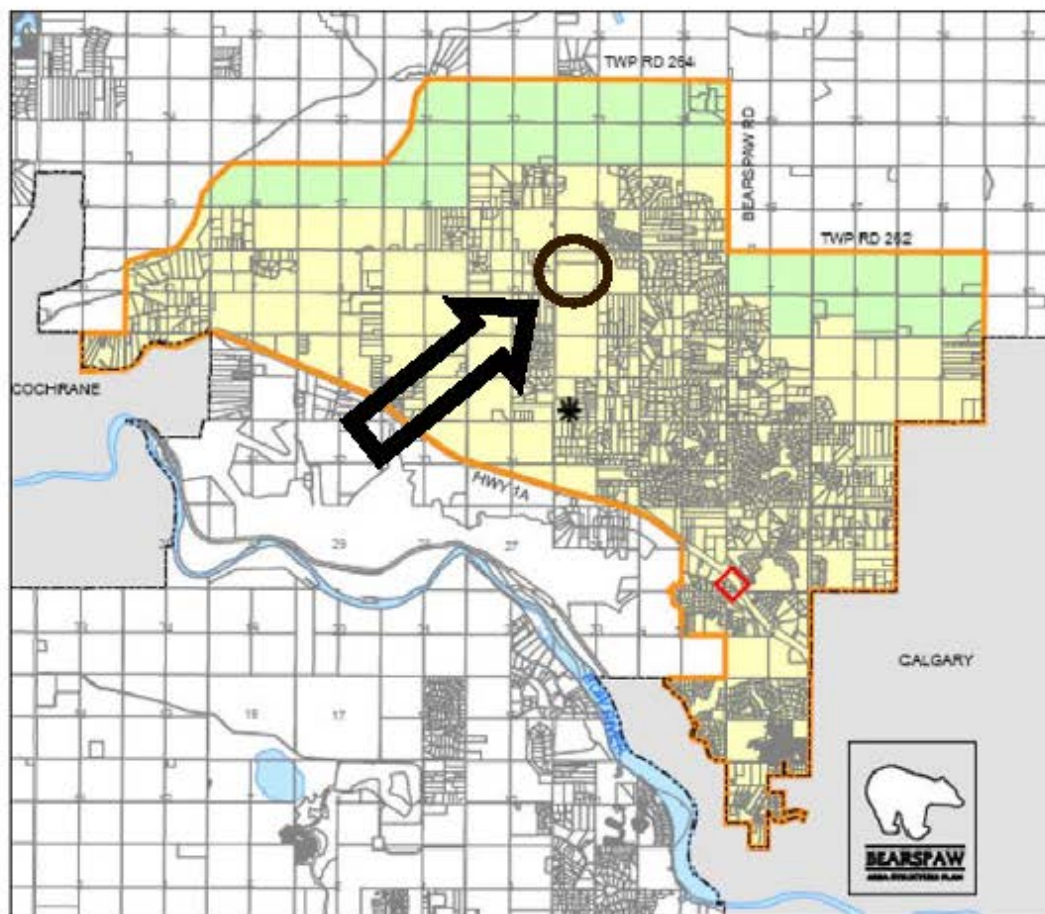


Figure 7:
Future Land
Use Scenario

- ASP Area
- ✱ Public Institutional
- Rural Commercial
- Agricultural
- Country Residential

BEARSPAW ASP FIGURE 7: LAND USE SCENARIO

NW-11-26-03-W05M

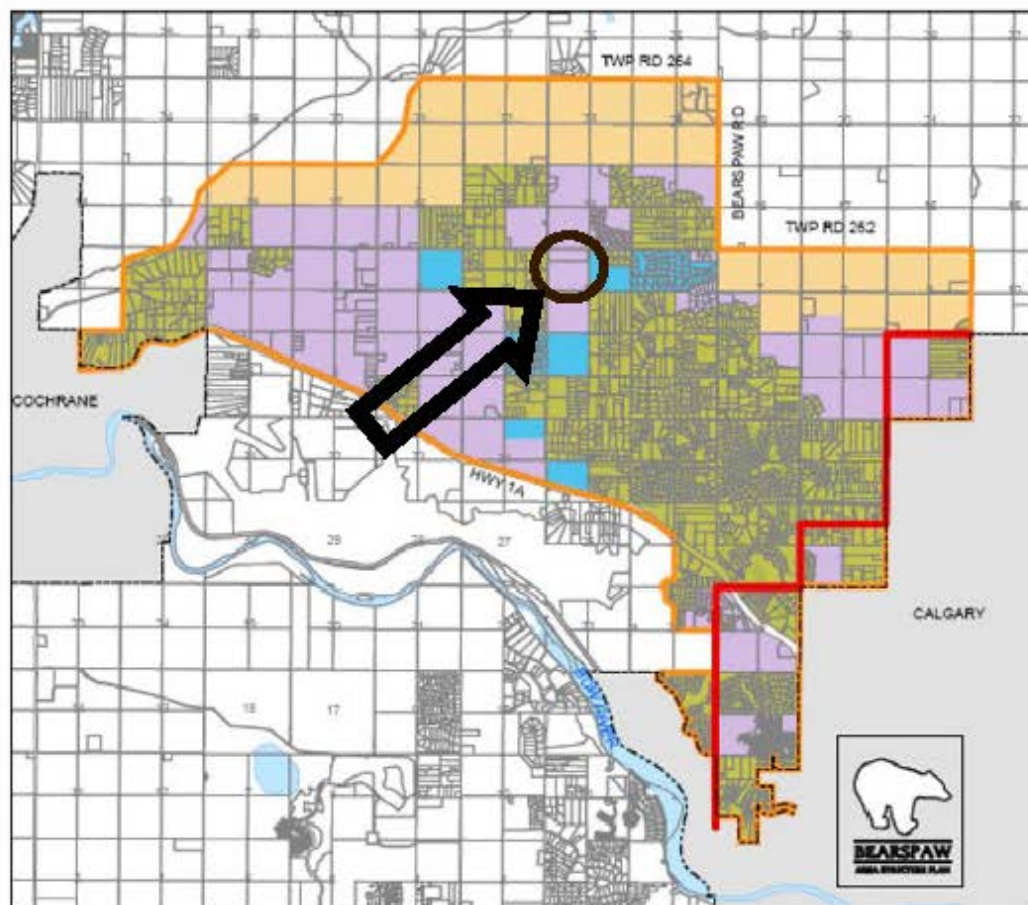


Figure 8:
Phasing

- ASP Area
- Rocky View Boundary
- Urban Fringe
- Development Priority
- Area 1
- Area 2
- Area 3
- Area 4

Notes:

This map is a general indication of development priority only.

BEARSPAW ASP FIGURE 8: PHASING

NW-11-26-03-W05M



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

TOPOGRAPHY

Contour Interval 2 M

NW-11-26-03-W05M



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

AIR PHOTO

Spring 2016

NW-11-26-03-W05M

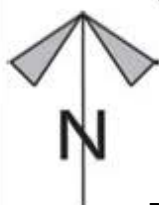
Date: June 15, 2018

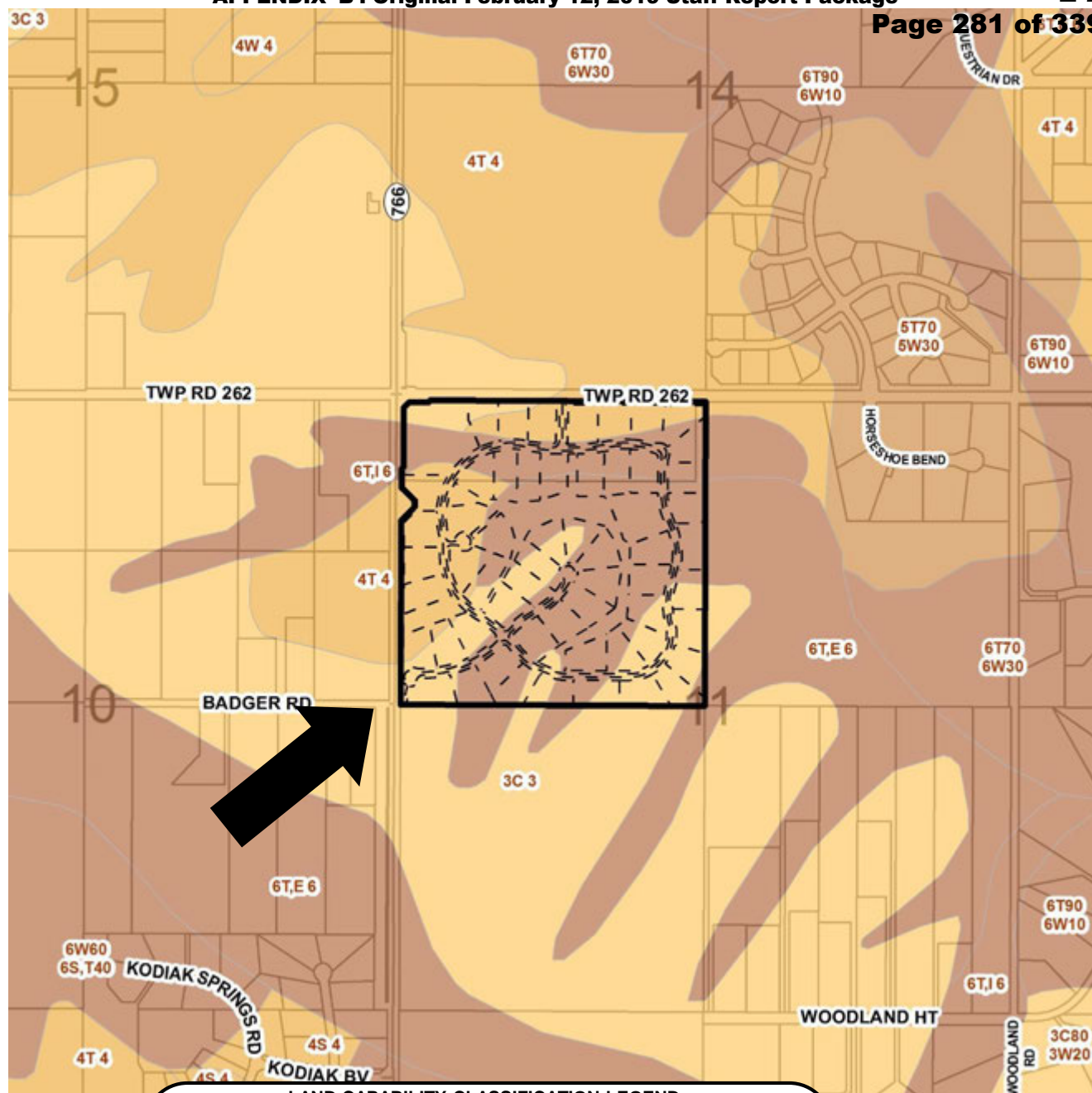
Division # 8

File: 06711002/30

AGENDA

Page 667 of 907





LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

NW-11-26-03-W05M

TWP RD 262

766

SITE VIDEO

NW-11-26-03-W05M

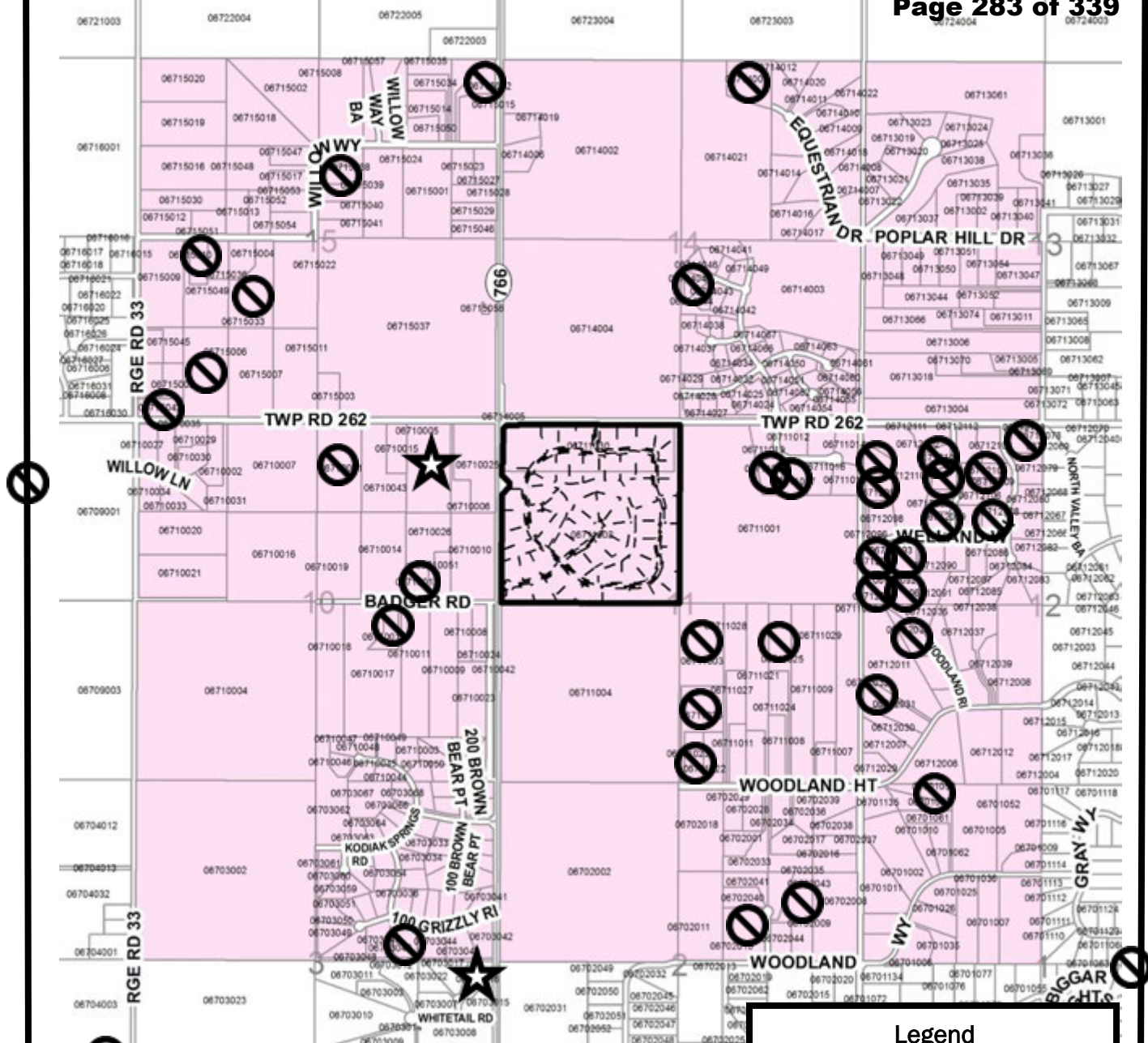
Date: June 15, 2018

Division # 8

File: 06711002/30

AGENDA

Page 669 of 907



⊘ Letters in Opposition

★ Letters in Support

Legend



Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA

NW-11-26-03-W05M

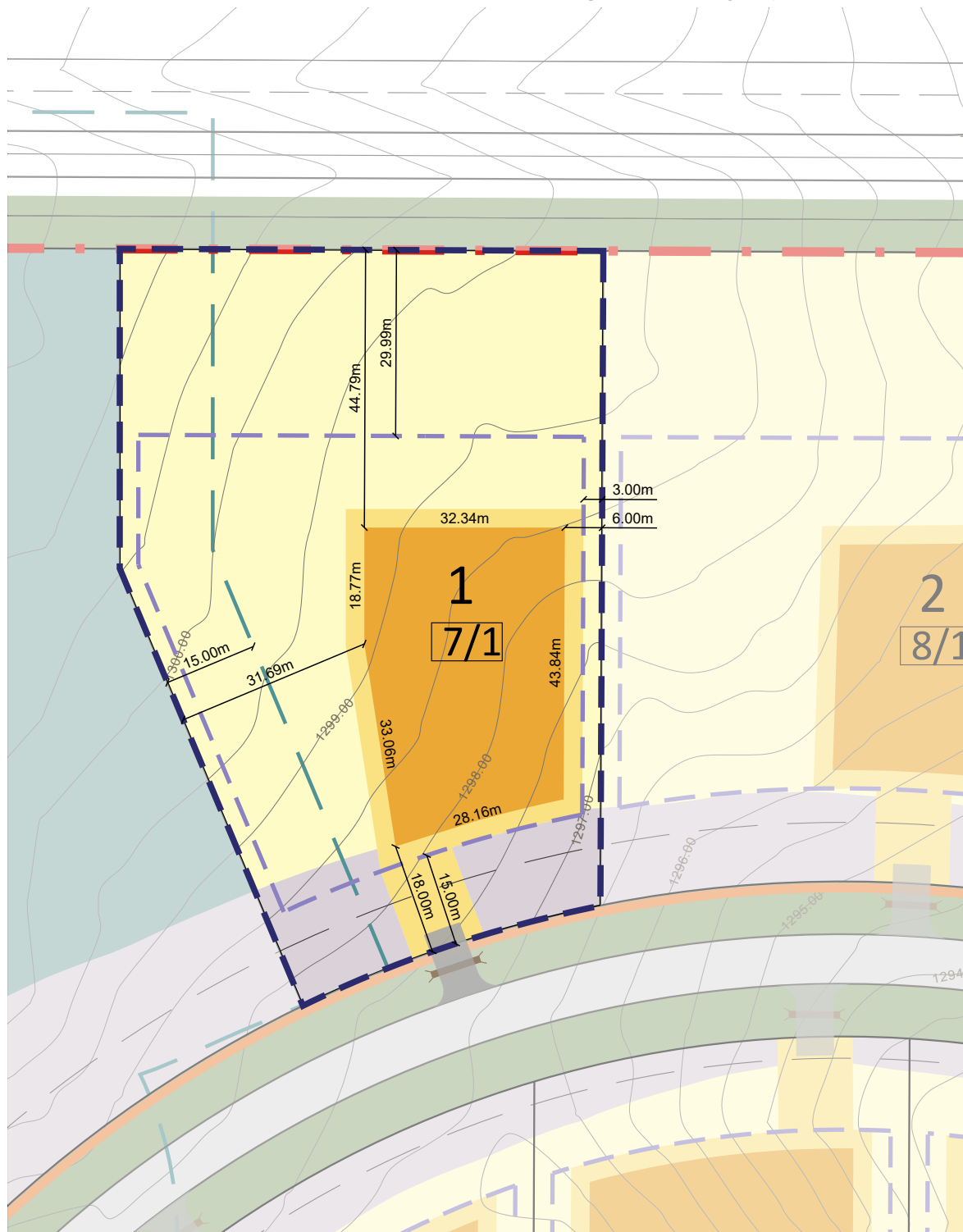


Indigo Hills - Design Guidelines

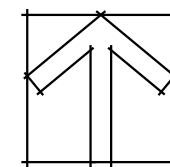
Prepared for Terra Verde Communities
by IBI Group
December 21, 2018



Home Site 1 (Lot 7, Block 1)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.36ac (15,758sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Public Utility Lot
- Rockyview County Bylaw Setback
- Utility Right of Way
- Wastewater Treatment Facility Setback
- Culvert
- Local Pathway
- Site Boundary



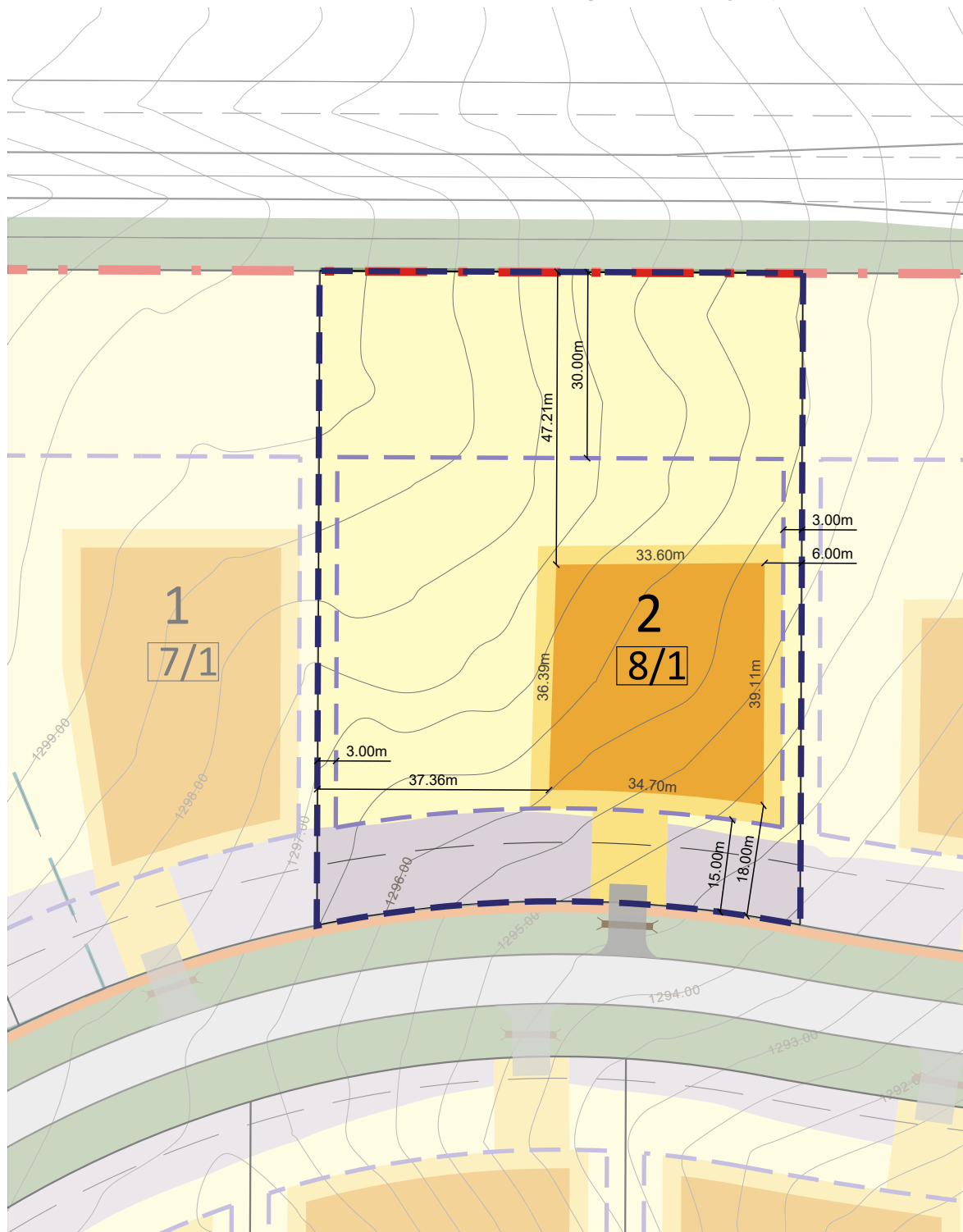
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December 2018



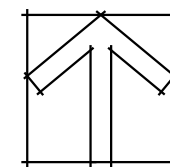
AGENDA



Home Site 2 (Lot 8, Block 1)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.31ac (13,504sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Site Boundary



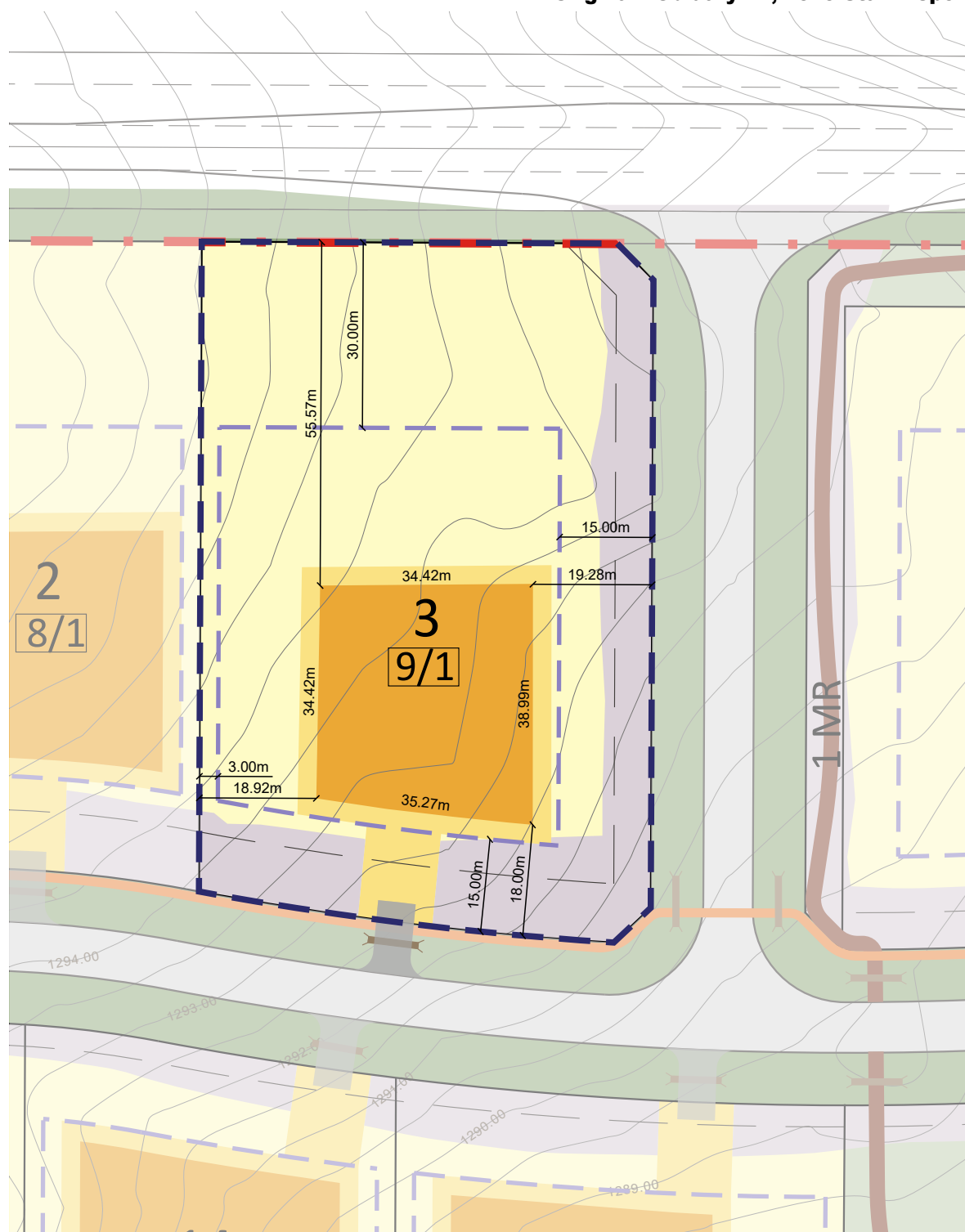
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December 2018



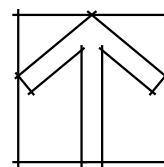
AGENDA



Home Site 3 (Lot 9, Block 1)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.32ac (13,800sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Regional Pathway
- Site Boundary



SCALE 1:1000
December 2018

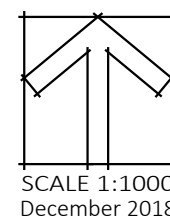
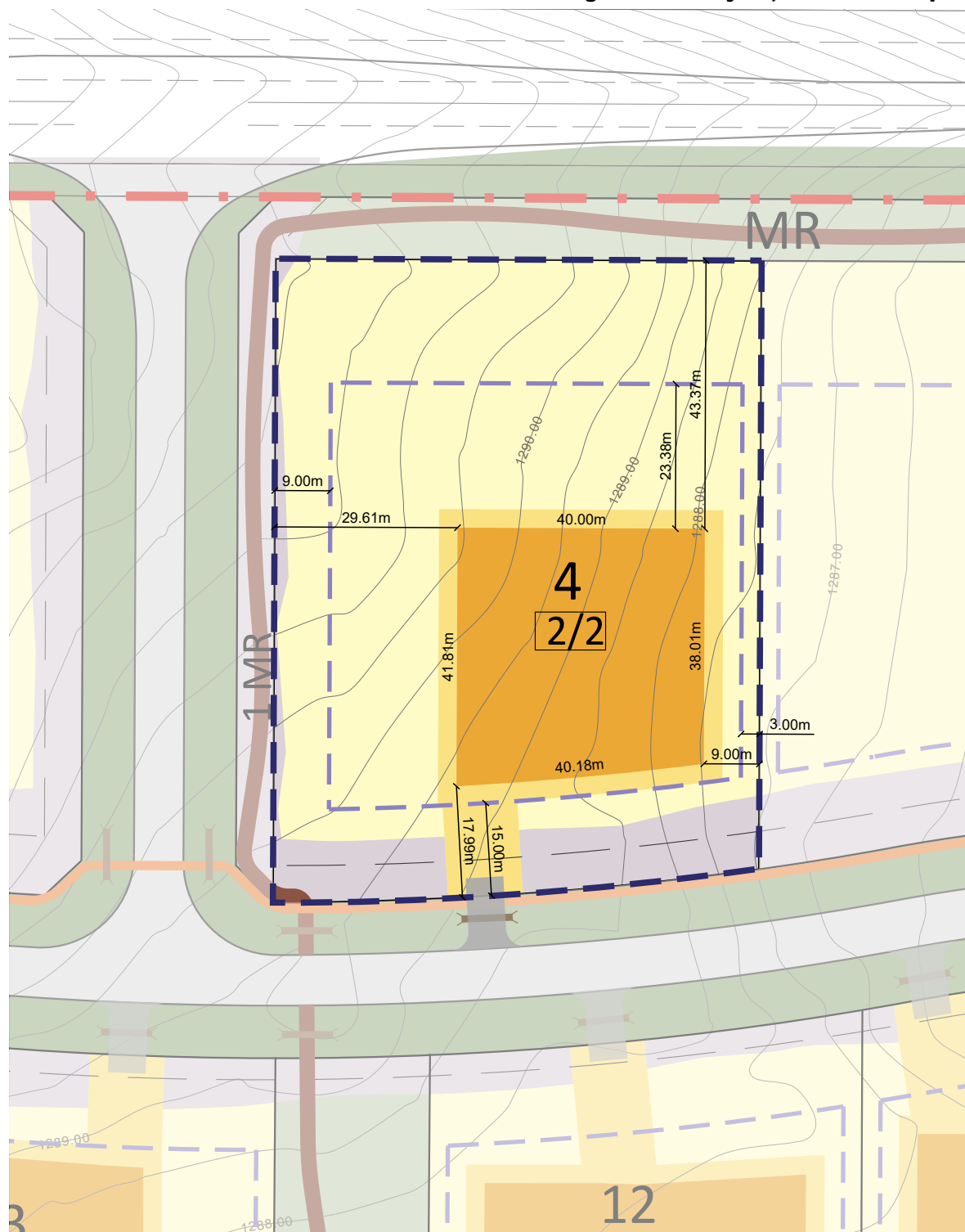


AGENDA



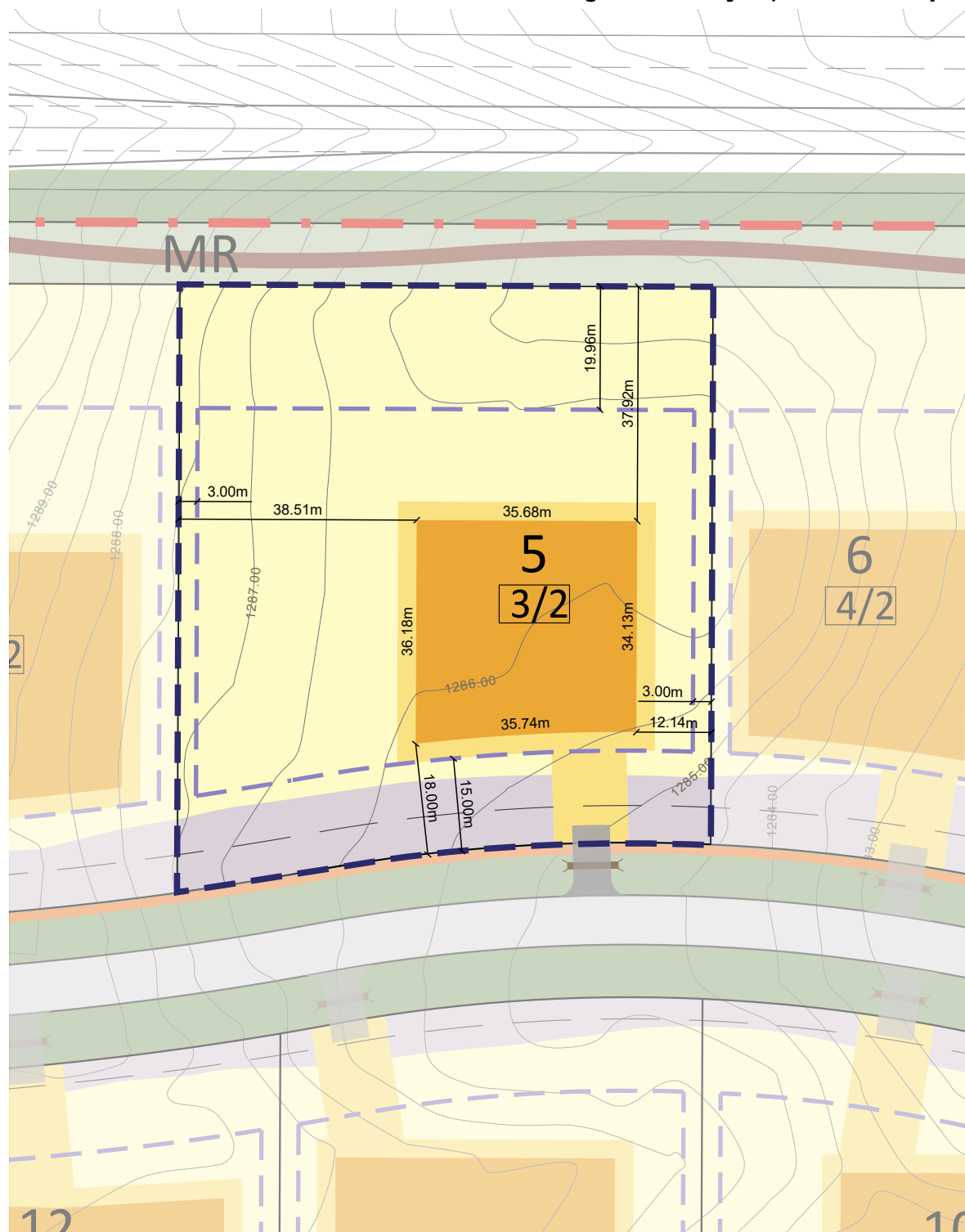
Home Site 4 (Lot 2, Block 2)

- Lot Boundary 0.80ha (1.98ac)
- Lot / Block
- Building Envelope 0.40ac (17,276 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
- Site Boundary





Home Site 5 (Lot 3, Block 2)



--- Lot Boundary 0.80ha (1.98ac)

1/2 Lot / Block

Building Envelope 0.31ac (13,358 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

--- Rockyview County Bylaw Setback

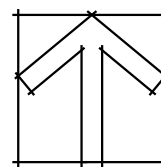
--- Utility Right of Way

Culvert

Local Pathway

Regional Pathway

Site Boundary



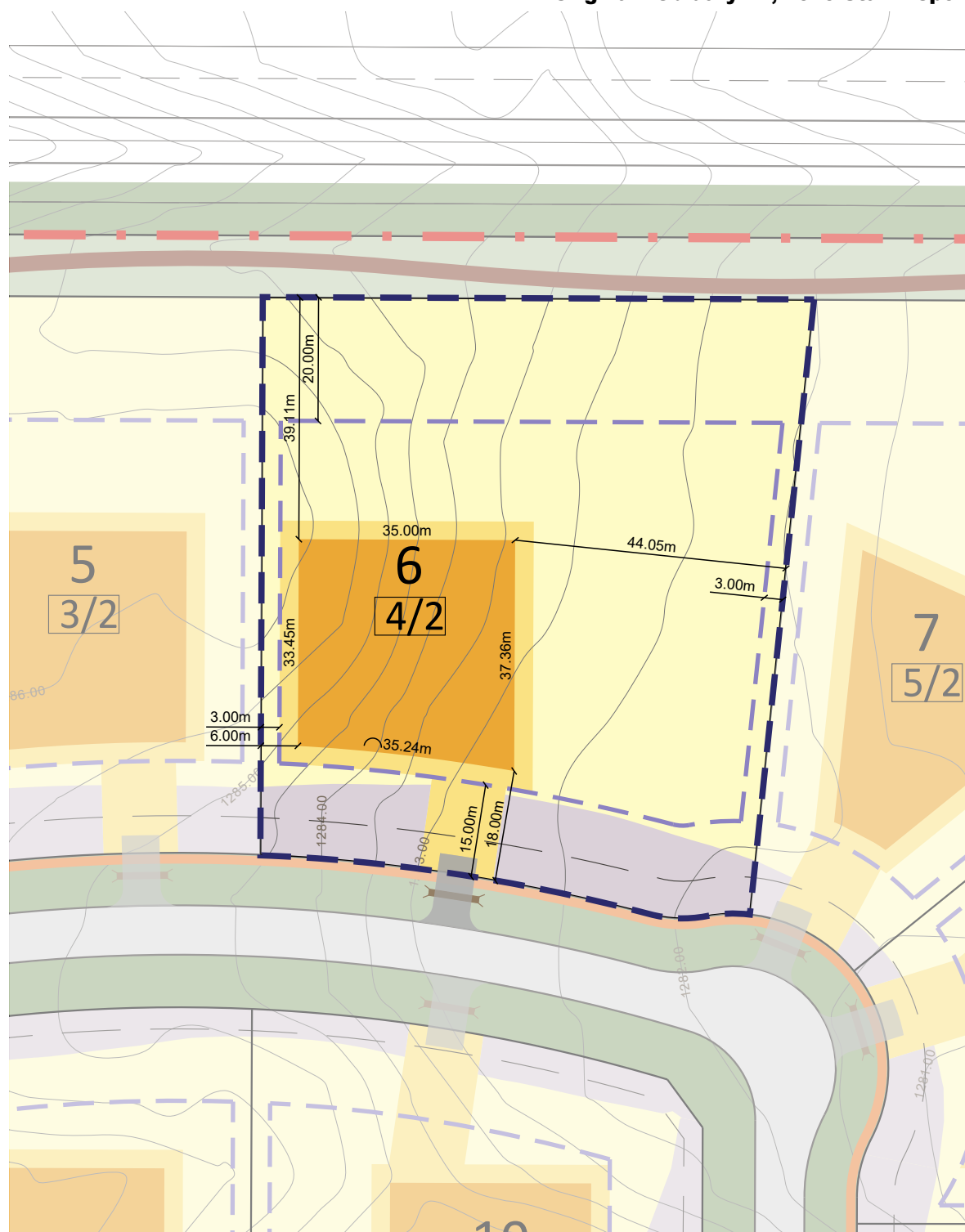
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December 2018



AGENDA



Home Site 6 (Lot 4, Block 2)



— Lot Boundary 0.80ha (1.98ac)

1/2 Lot / Block

Building Envelope 0.30ac (13,214 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

--- Rockyview County Bylaw Setback

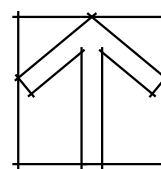
— Utility Right of Way

Culvert

Local Pathway

Regional Pathway

Site Boundary



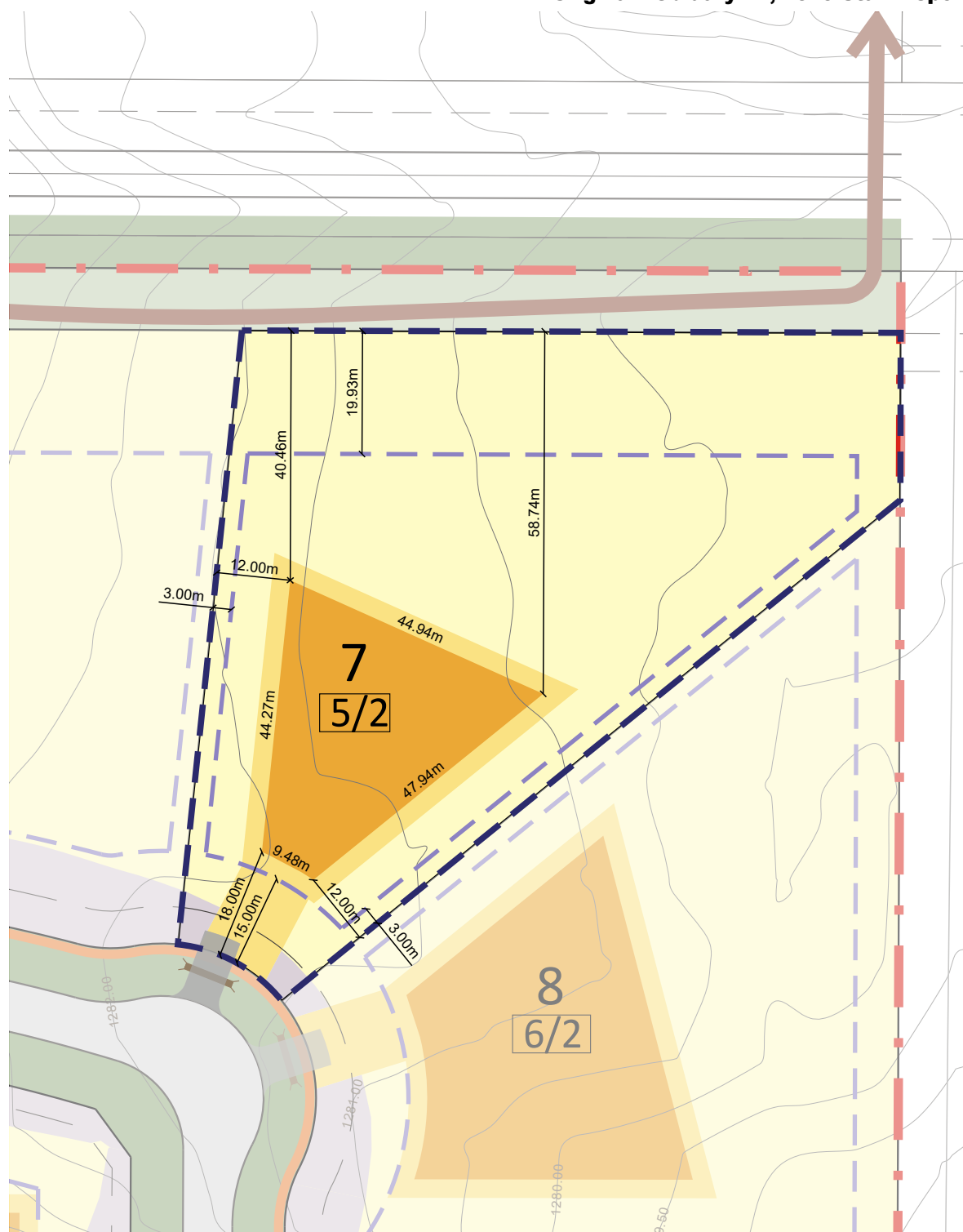
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












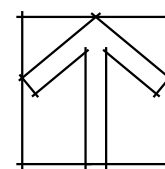
AGENDA



Home Site 7
(Lot 5, Block 2)



-  Lot Boundary 0.80ha (1.98ac)
-  Lot / Block
-  Building Envelope 0.28ac (12,411 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
-  Site Boundary

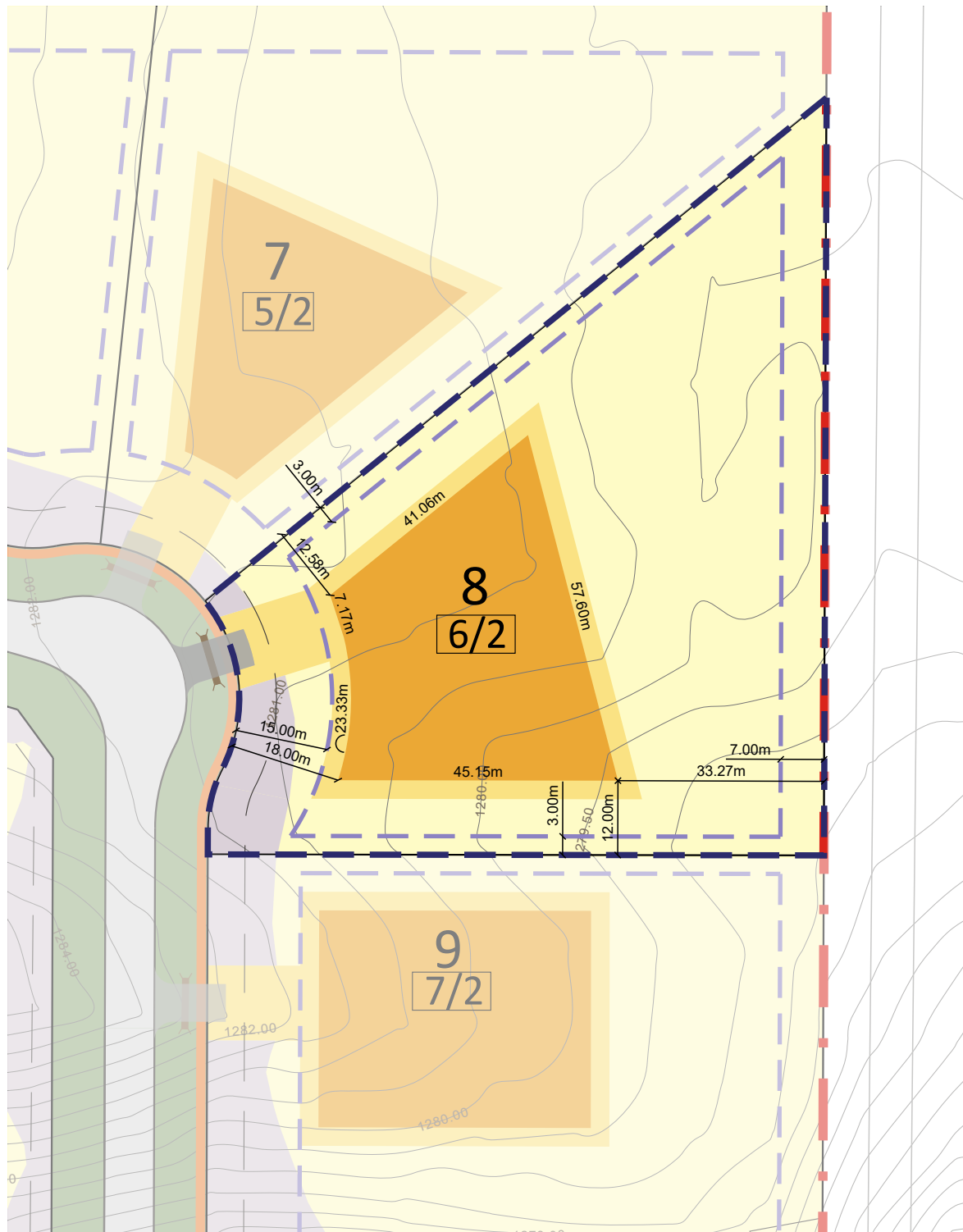






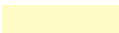






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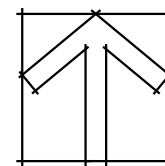




Home Site 8
(Lot 6, Block 2)



-  Lot Boundary 0.80ha (1.98ac)
-  Lot / Block
-  Building Envelope 0.42ac (18,272 sq ft)
-  Limit of Disturbance
-  Undisturbed Area
-  Limit of Backsloping from Road
-  Rockyview County Bylaw Setback
-  Utility Right of Way
-  Culvert
-  Local Pathway
-  Site Boundary

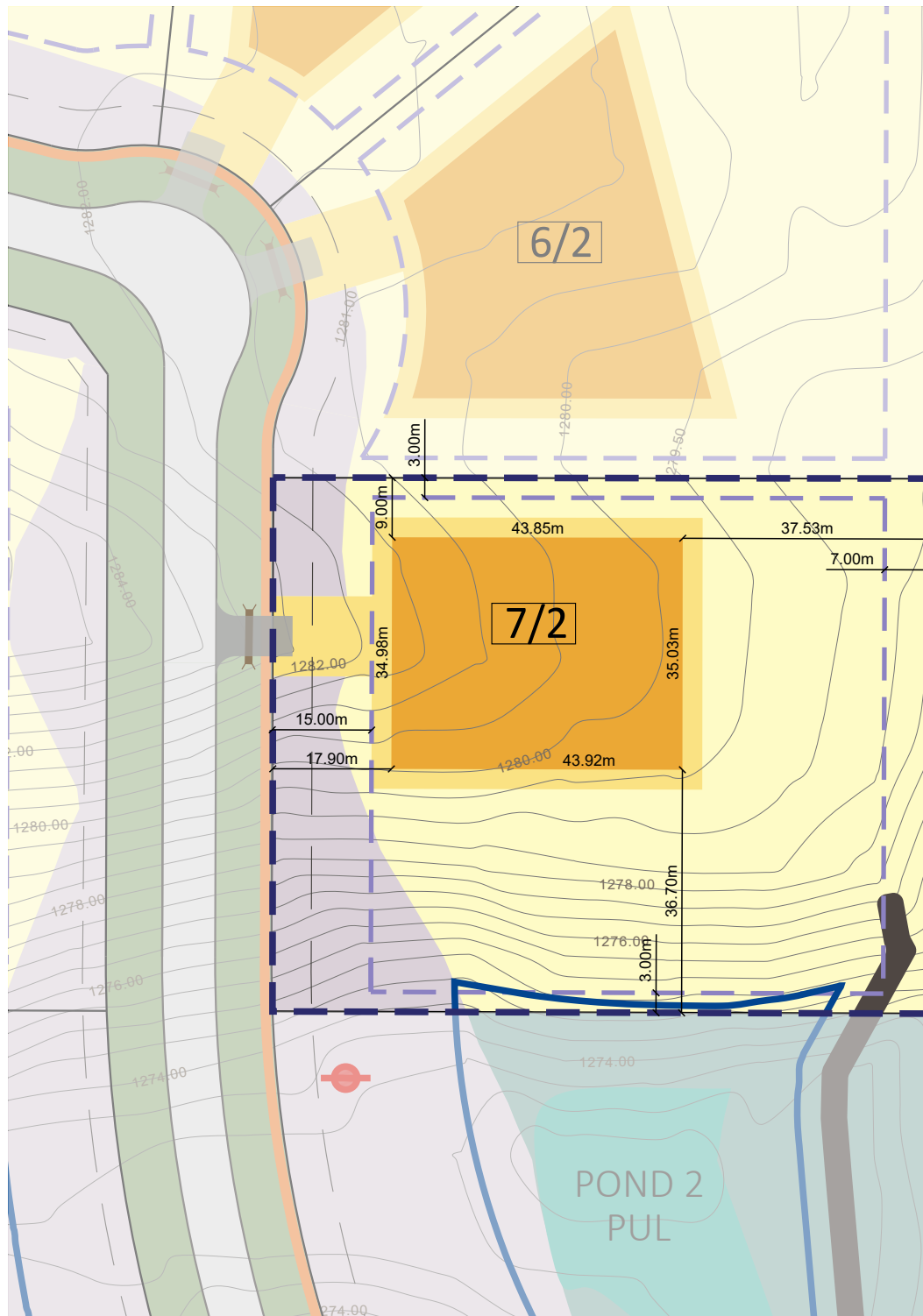


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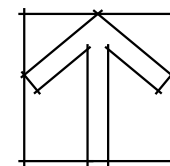




Home Site 9 (Lot 7, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.38ac (16,533 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
- Permanent Water for Fire Suppression
- Dry Storm Pond - 1:100 Year Water Level
- Dry Hydrant
- Storm Pond Berm
- Site Boundary



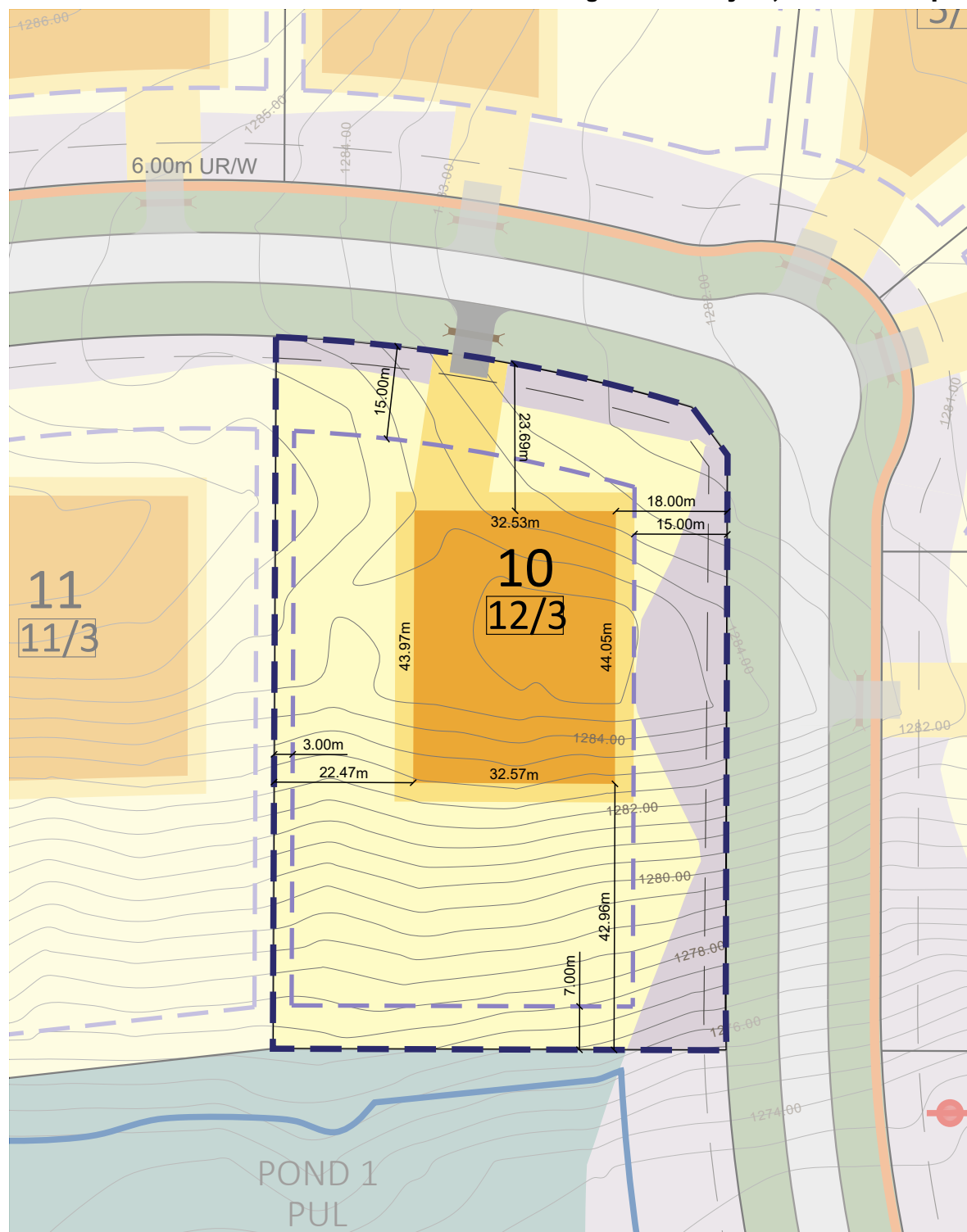
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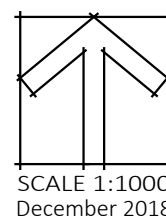
AGENDA



Home Site 10 (Lot 12, Block 3)

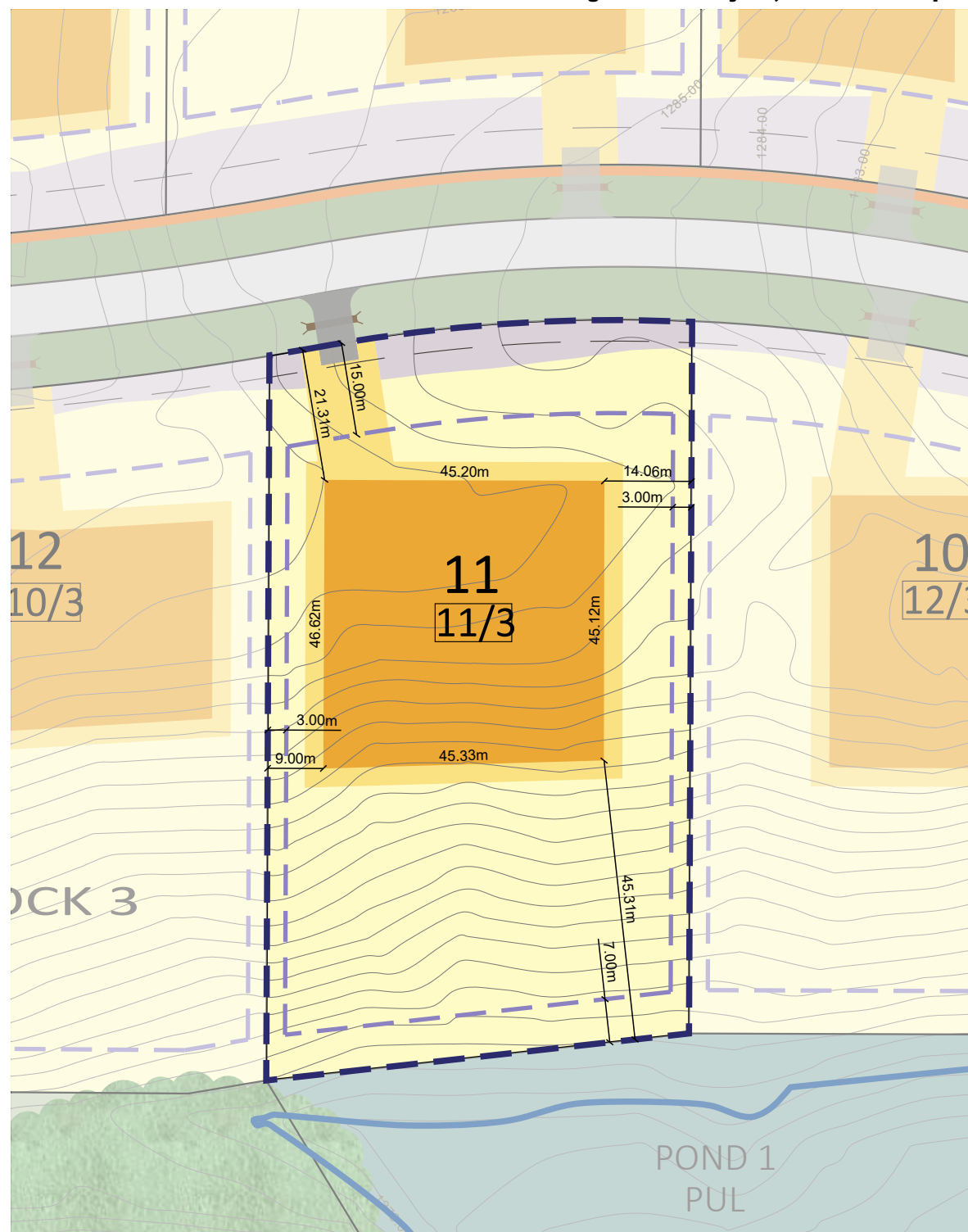


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.35ac (15,246 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Public Utility Lot
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Dry Storm Pond - 1:100 Year Water Level

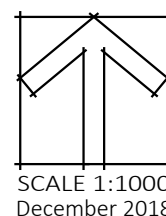




Home Site 11 (Lot 11, Block 3)



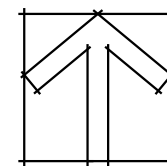
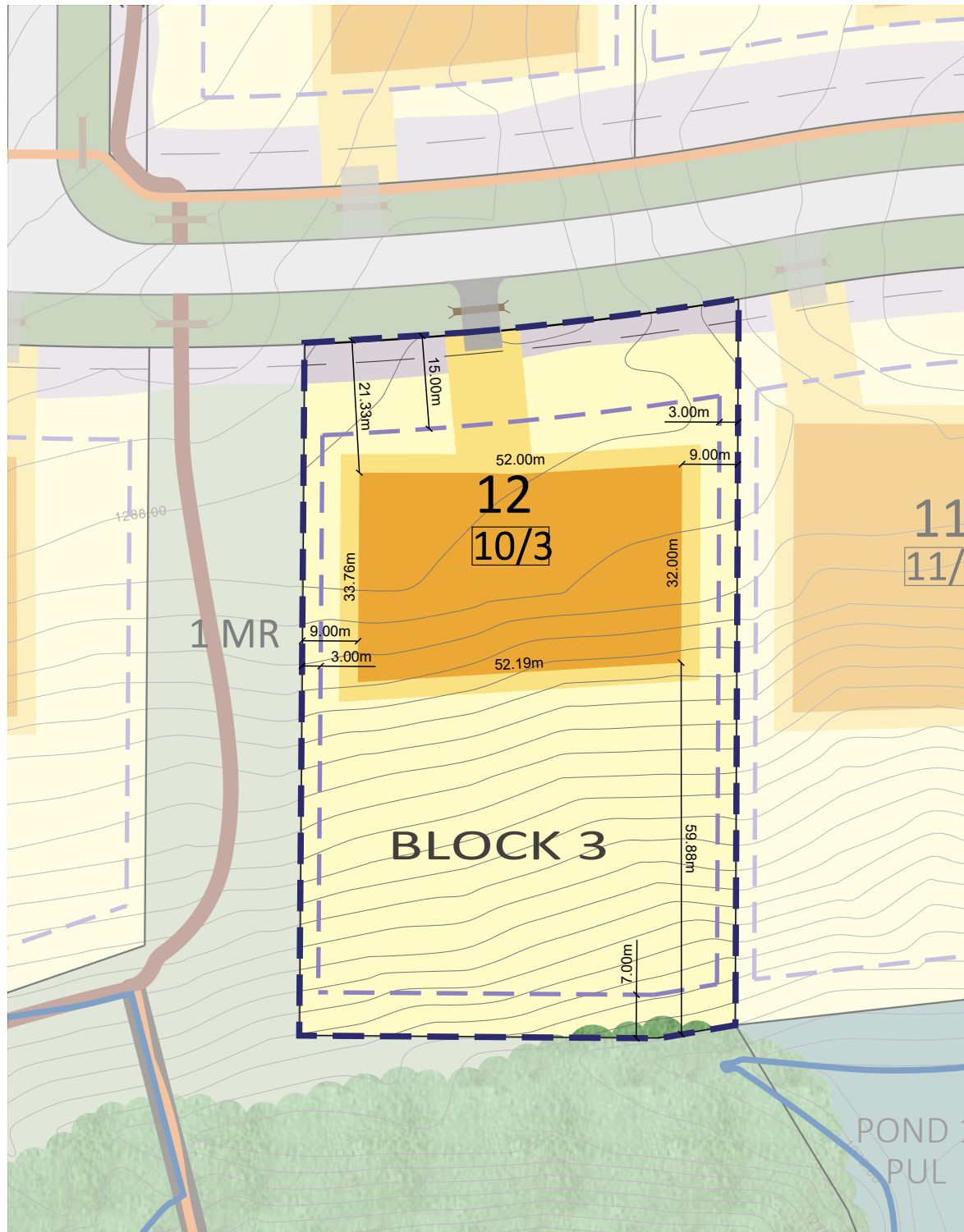
- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.51ac (22,346 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Public Utility Lot
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Dry Storm Pond - 1:100 Year Water Level
- Existing Trees to be Retained





Home Site 12 (Lot 10, Block 3)

- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.42ac (18,182 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
- Regional Pathway
- Storm Pond Berm
- Dry Storm Pond - 1:100 Year Water Level
- Existing Trees to be Retained



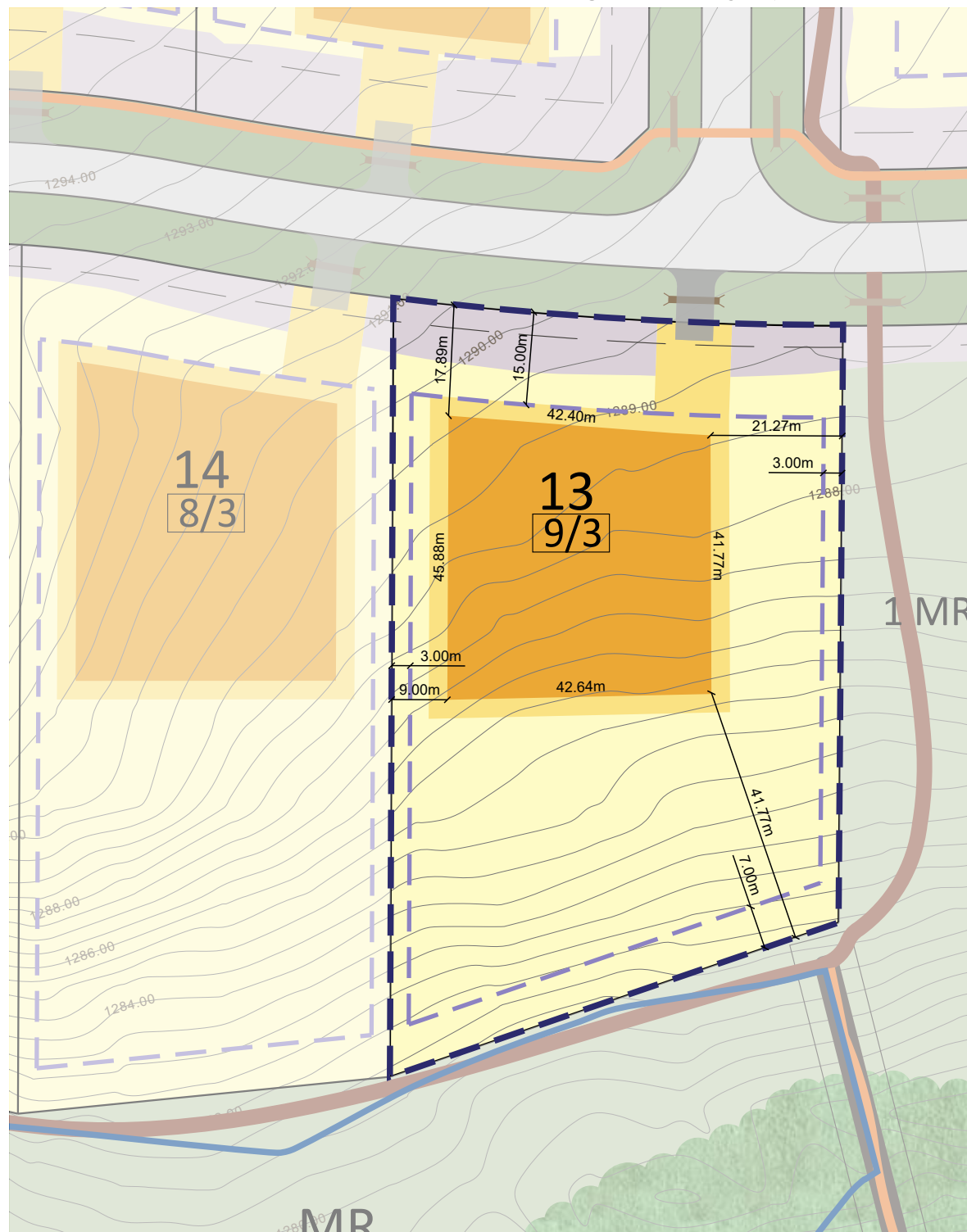
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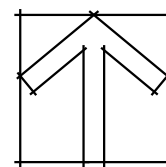
AGENDA



Home Site 13 (Lot 9, Block 3)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.46ac (20,005 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
- Storm Pond Berm
- Dry Storm Pond - 1:100 Year Water Level
- Existing Trees to be Retained



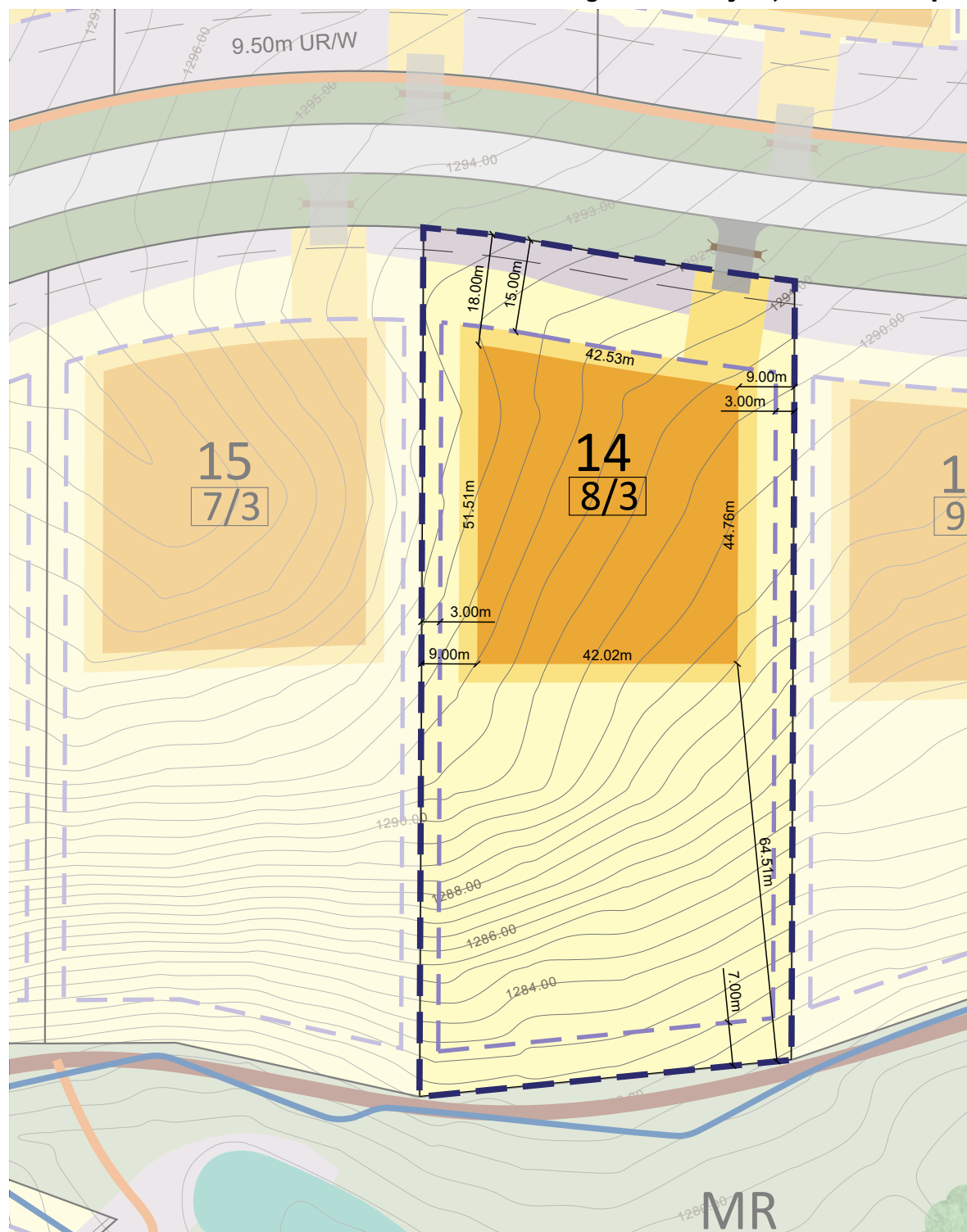
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December 2018



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

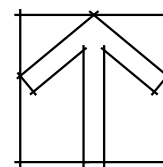
Local Pathway

Regional Pathway

Existing Trees to be Retained

Dry Storm Pond - 1:100 Year Water Level

Existing Wetland



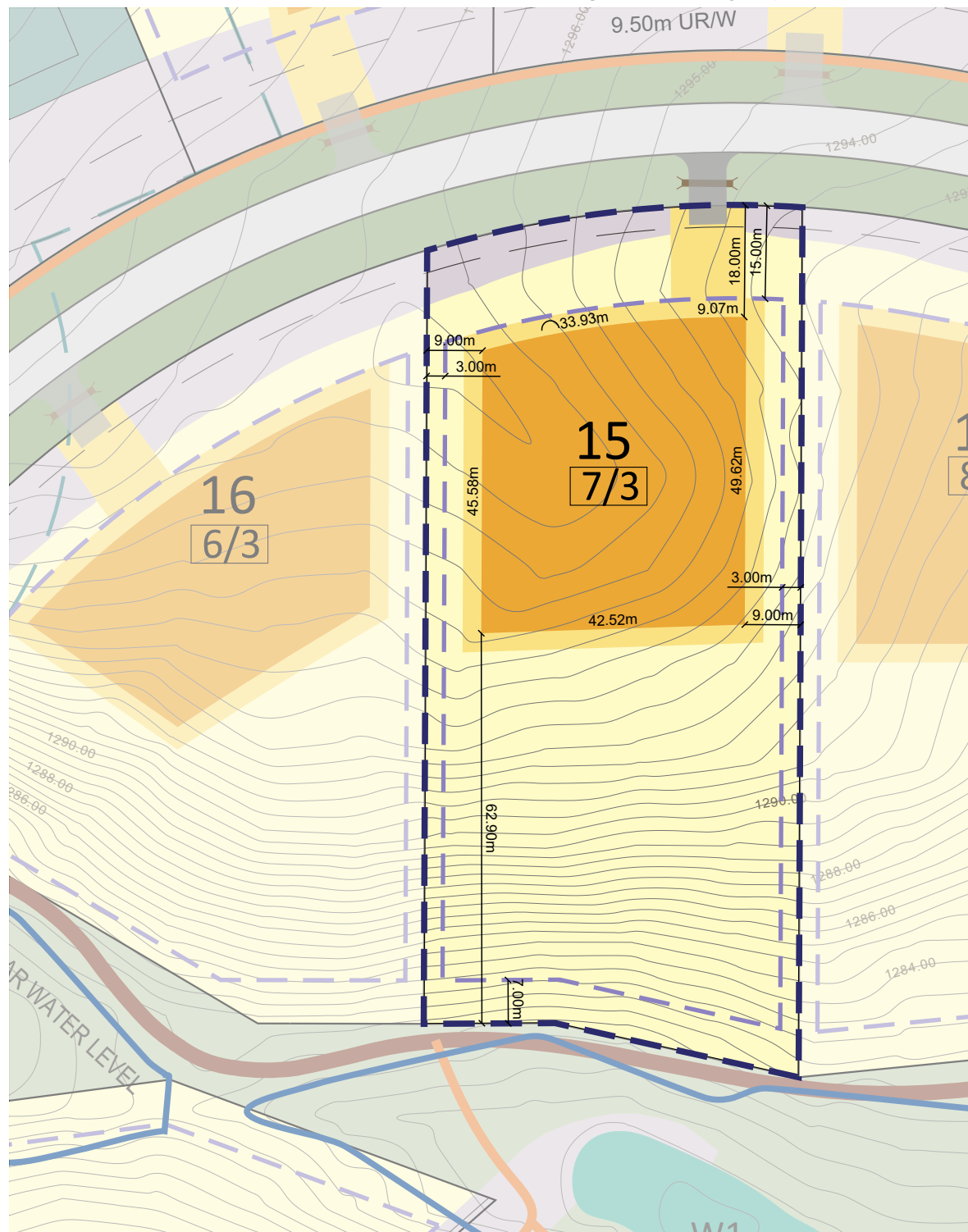
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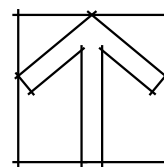
AGENDA



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
- Dry Storm Pond - 1:100 Year Water Level



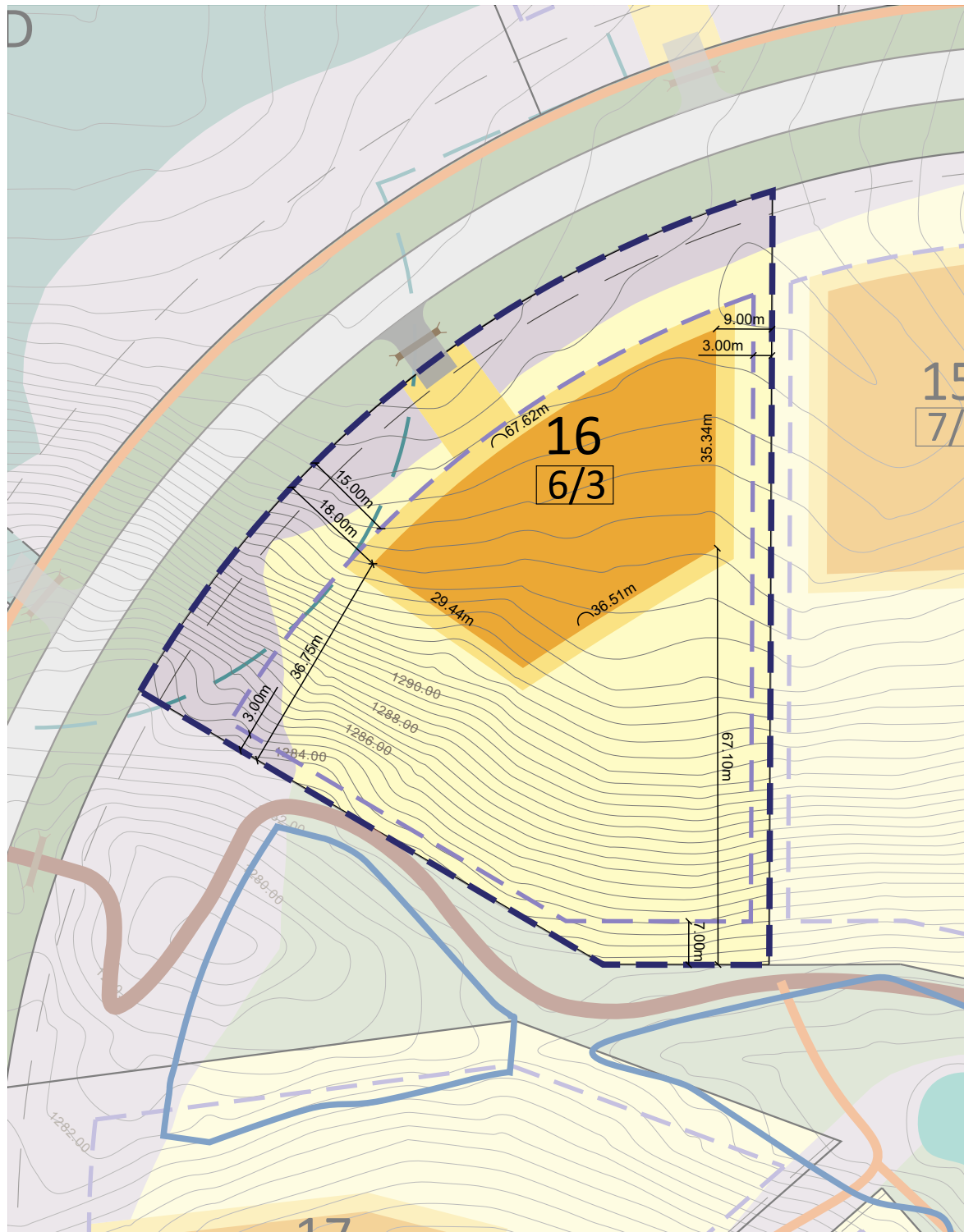
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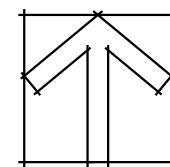
AGENDA



Home Site 16 (Lot 6, Block 3)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.40ac (17,485 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Public Utility Lot
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Wastewater Treatment Facility Setback
- Culvert
- Local Pathway
- Regional Pathway
- Existing Wetland
- 1:100 Year Water Level



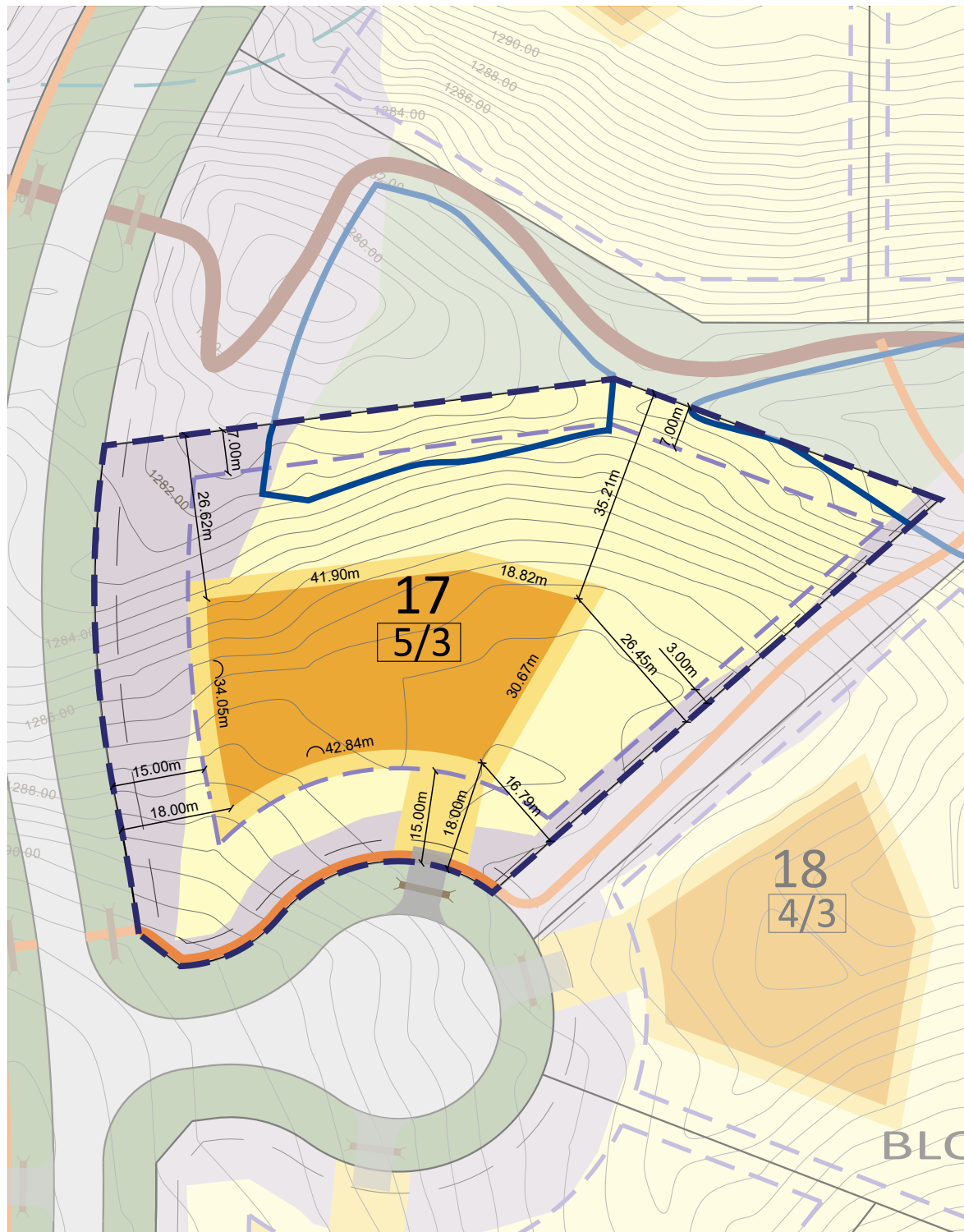
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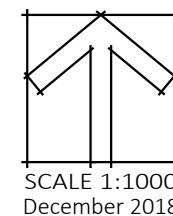
AGENDA



Home Site 17 (Lot 5, Block 3)

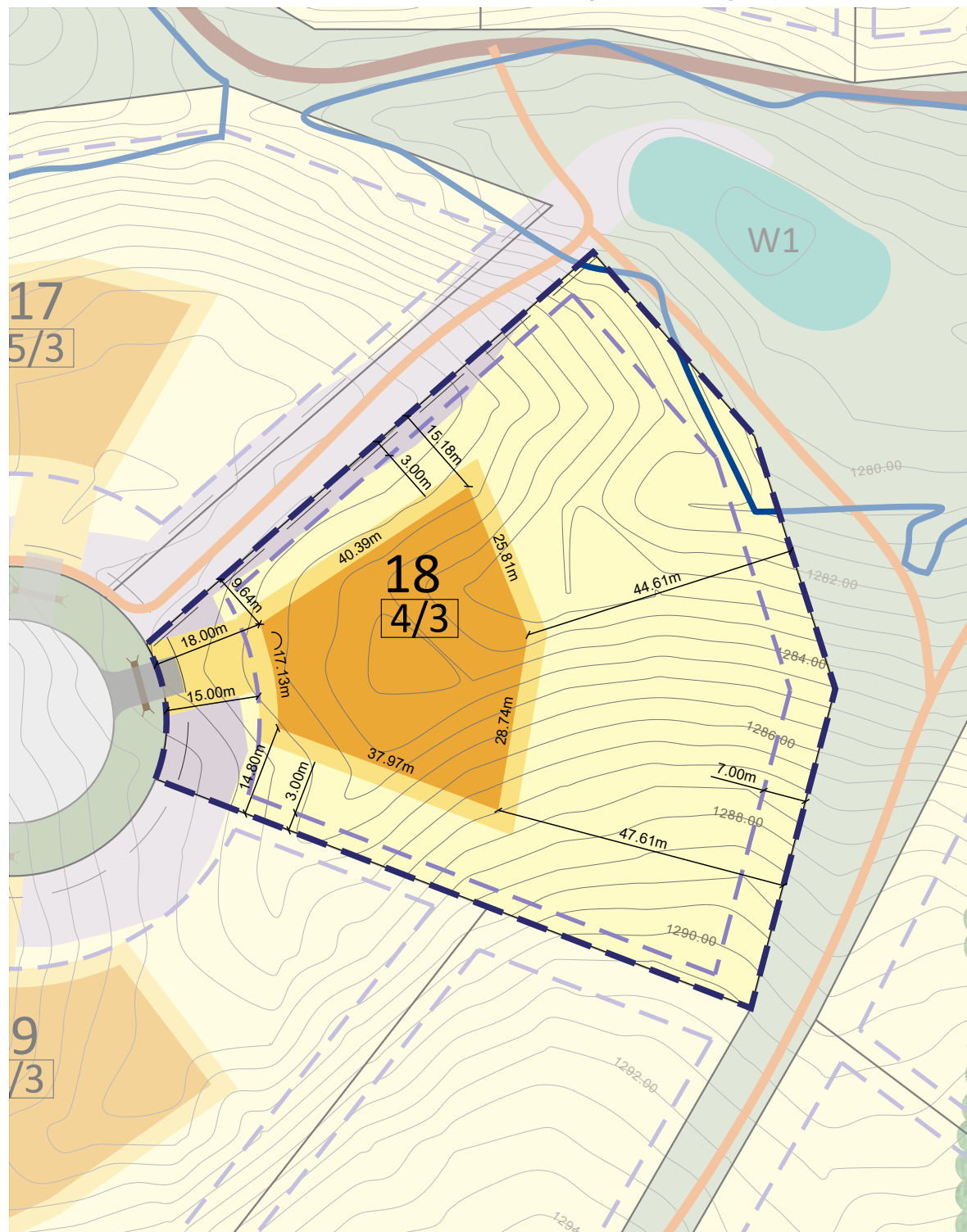


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.37ac (16,194 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Regional Pathway
- Dry Storm Pond - 1:100 Year Water Level

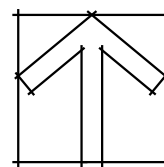




Home Site 18 (Lot 4, Block 3)



- Lot Boundary 0.80ha (1.98ac)
- 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
- Dry Storm Pond - 1:100 Year Water Level



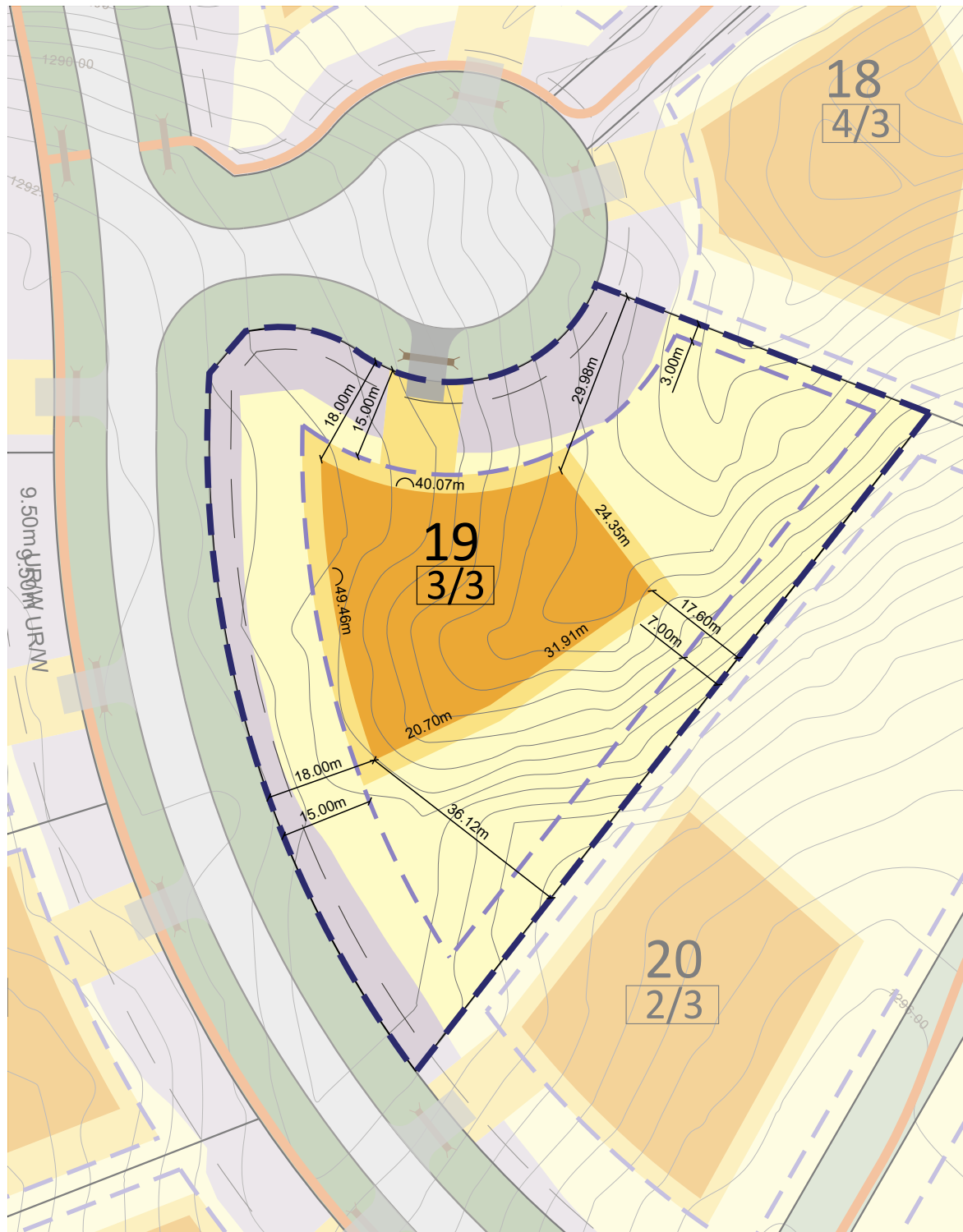
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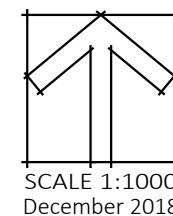
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Home Site 19 (Lot 3, Block 3)

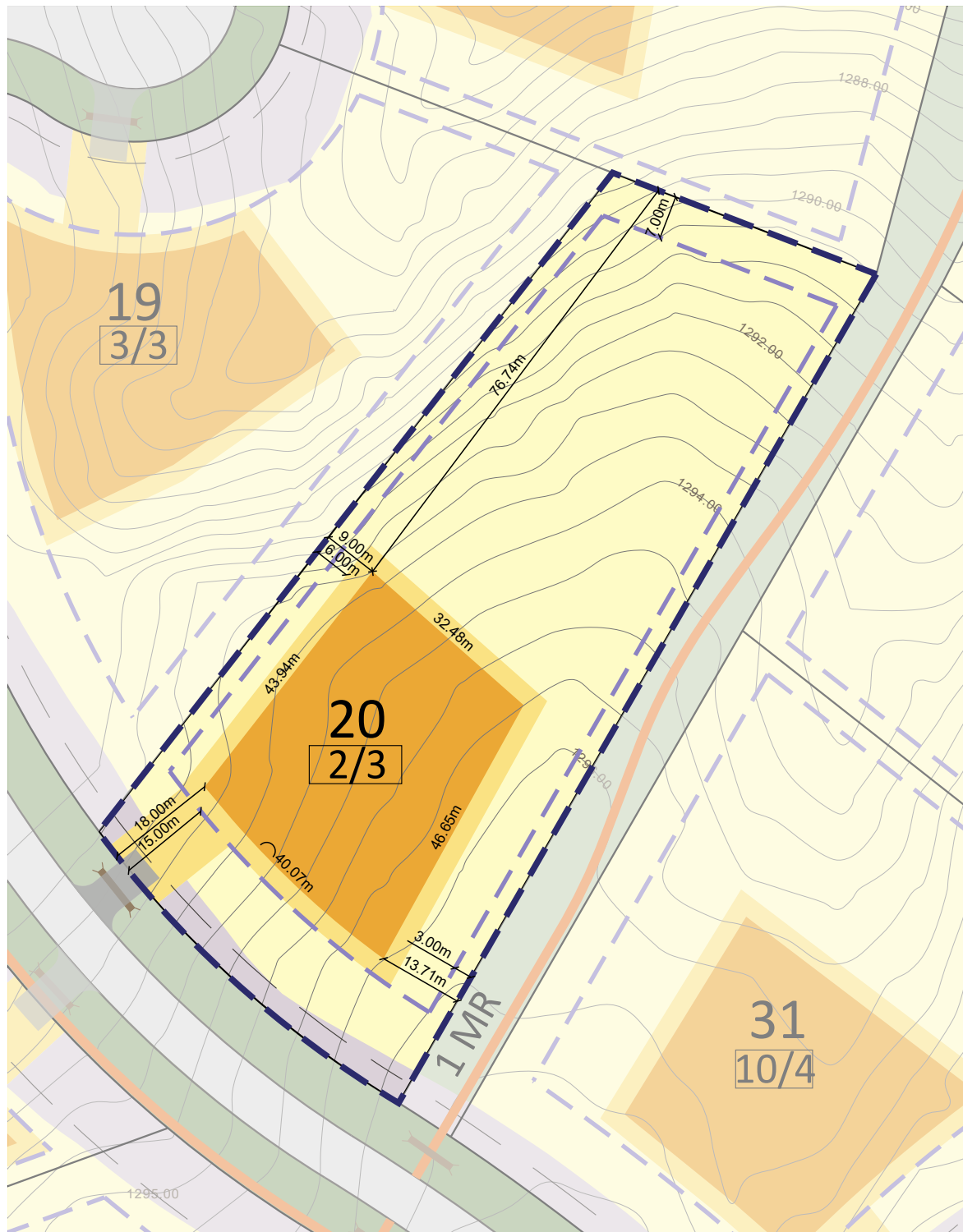


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.39ac (16,864 sq ft)
- Undisturbed Area
- Limit of Disturbance
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Local Pathway
- Culvert

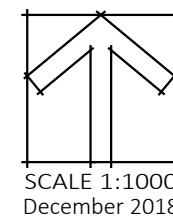




Home Site 20 (Lot 2, Block 3)



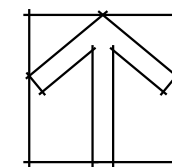
- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.41ac (17,728 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Local Pathway
- Culvert





Home Site 21 (Lot 4, Block 1)

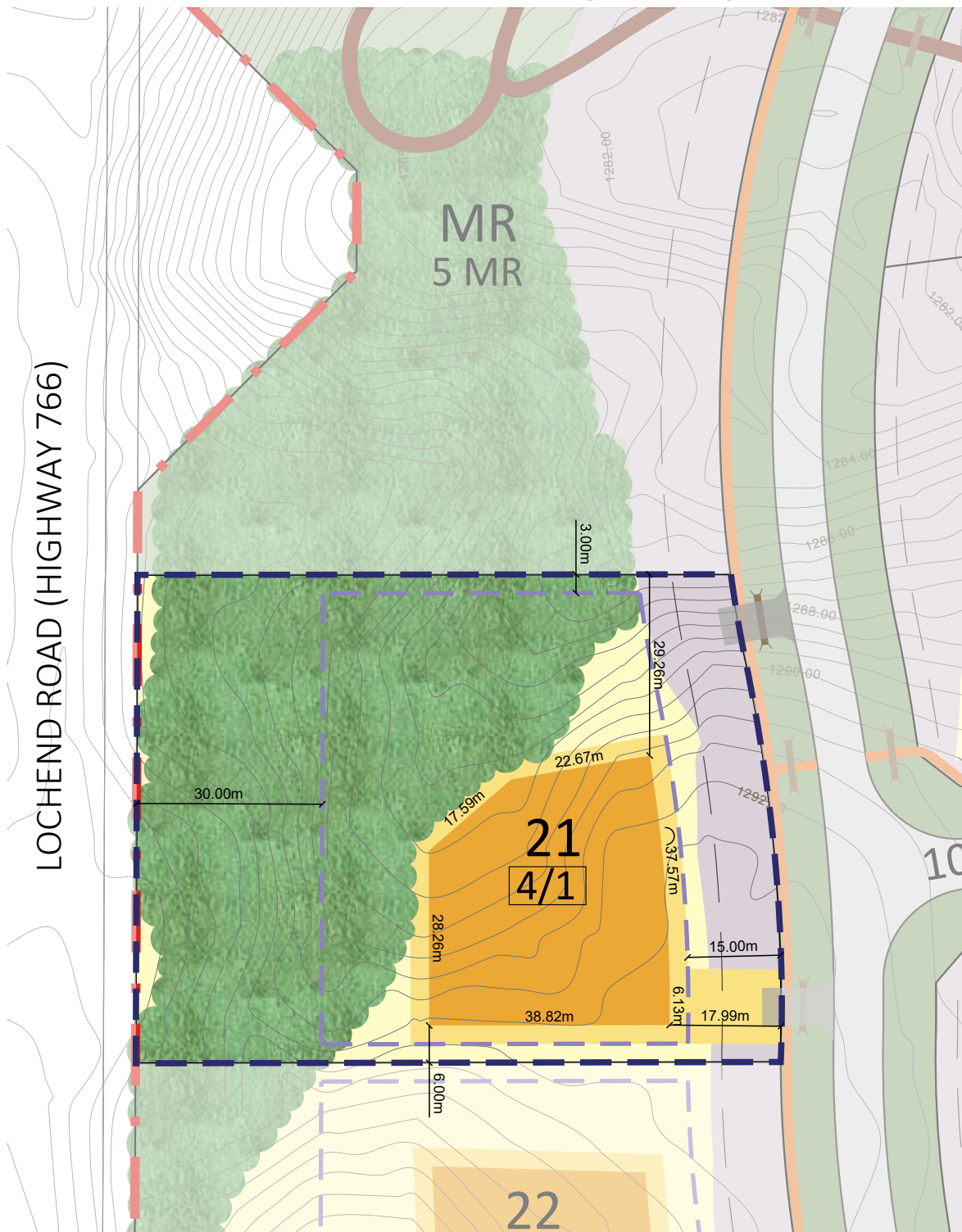
- Lot Boundary 0.80ha (1.98ac)
- Lot / Block
- Building Envelope 0.35ac (15,261 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Local Pathway
- Regional Pathway
- Existing Trees to be Retained
- Culvert
- Site Boundary



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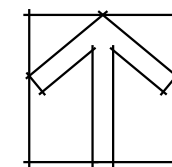
AGENDA





Home Site 22 (Lot 3, Block 1)

- Lot Boundary 0.80ha (1.98ac)
- Lot / Block
- Building Envelope 0.30ac (13,127 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
- Site Boundary



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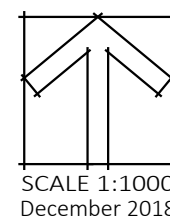


AGENDA



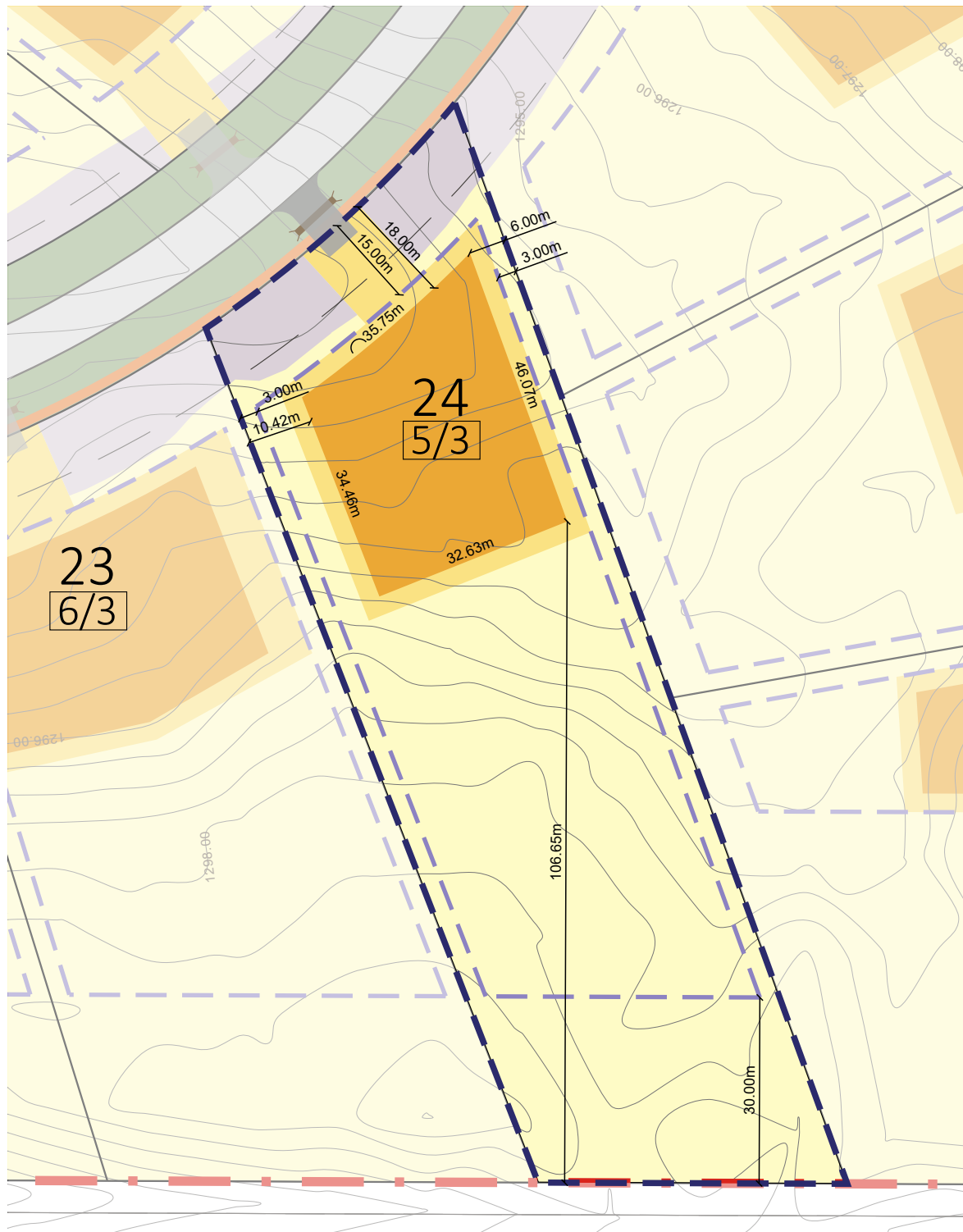
Home Site 23 (Lot 2, Block 1)

- 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
- Site Boundary

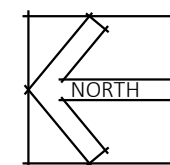




Home Site 24 (Lot 5, Block 3)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.32ac (14,137 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Local Pathway
- Regional Pathway
- Culvert
- Site Boundary



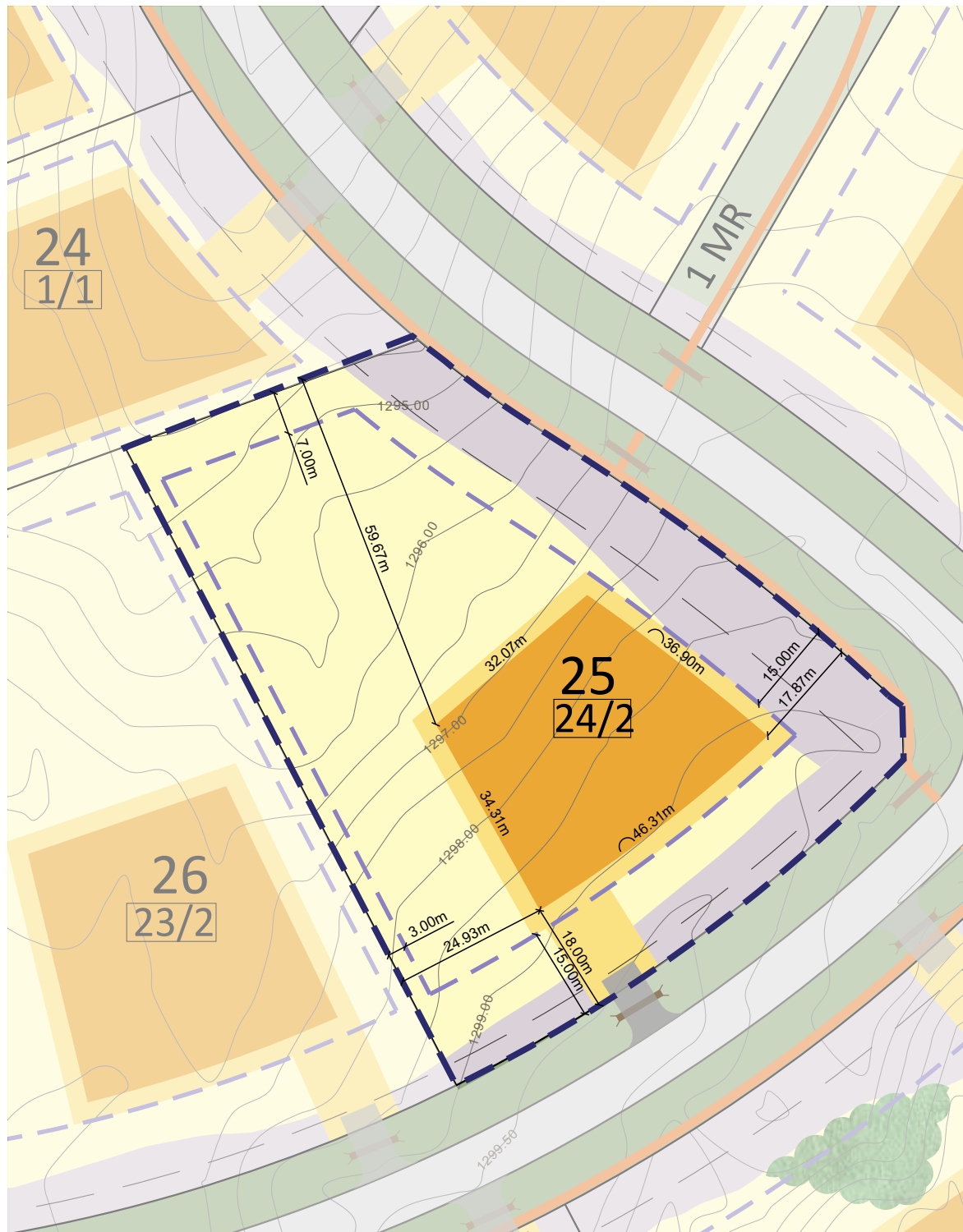
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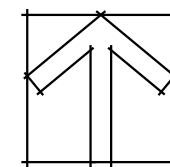
AGENDA



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



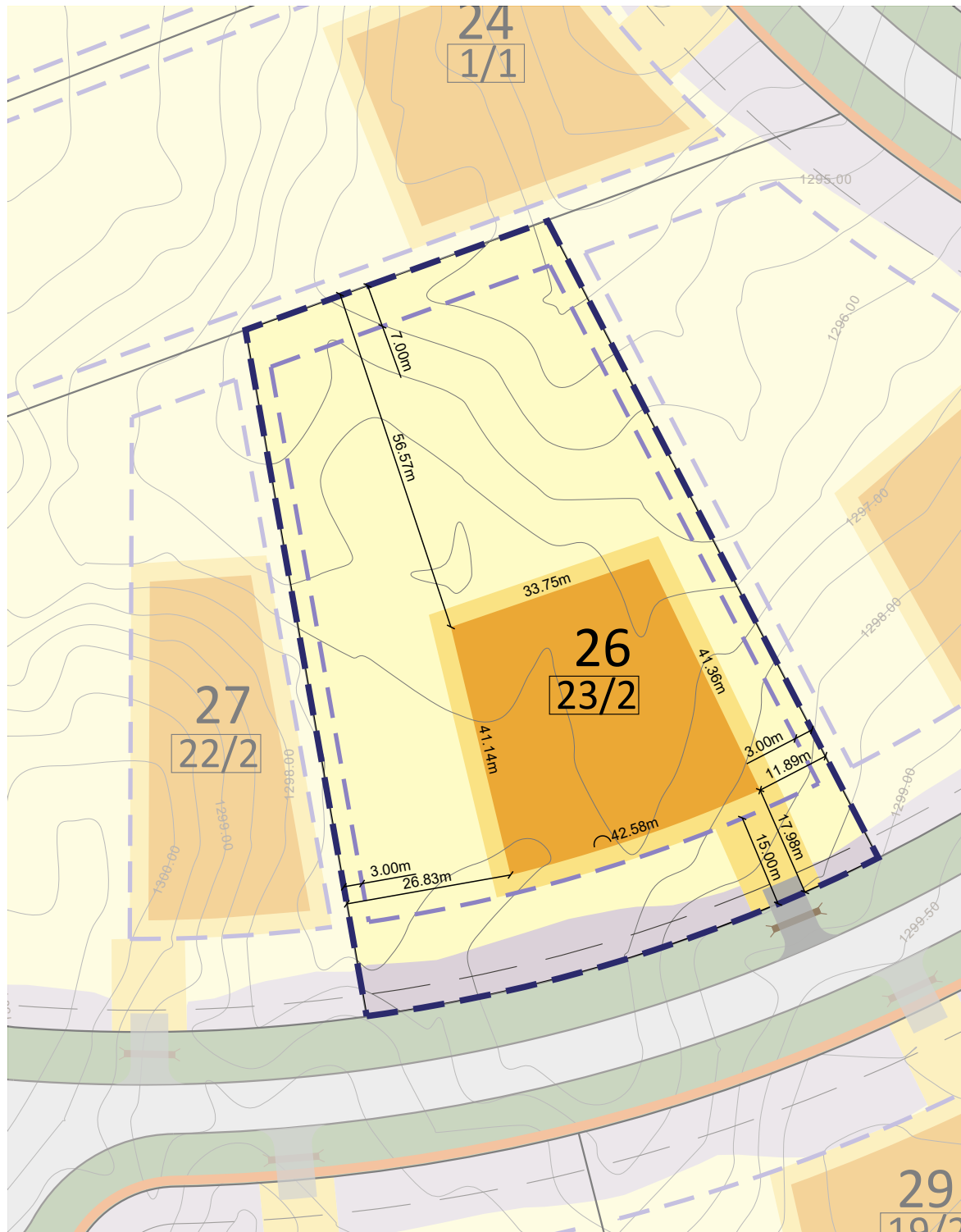
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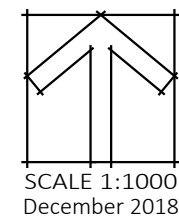
AGENDA



Home Site 26 (Lot 23, Block 2)



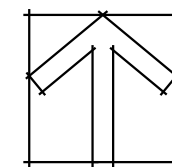
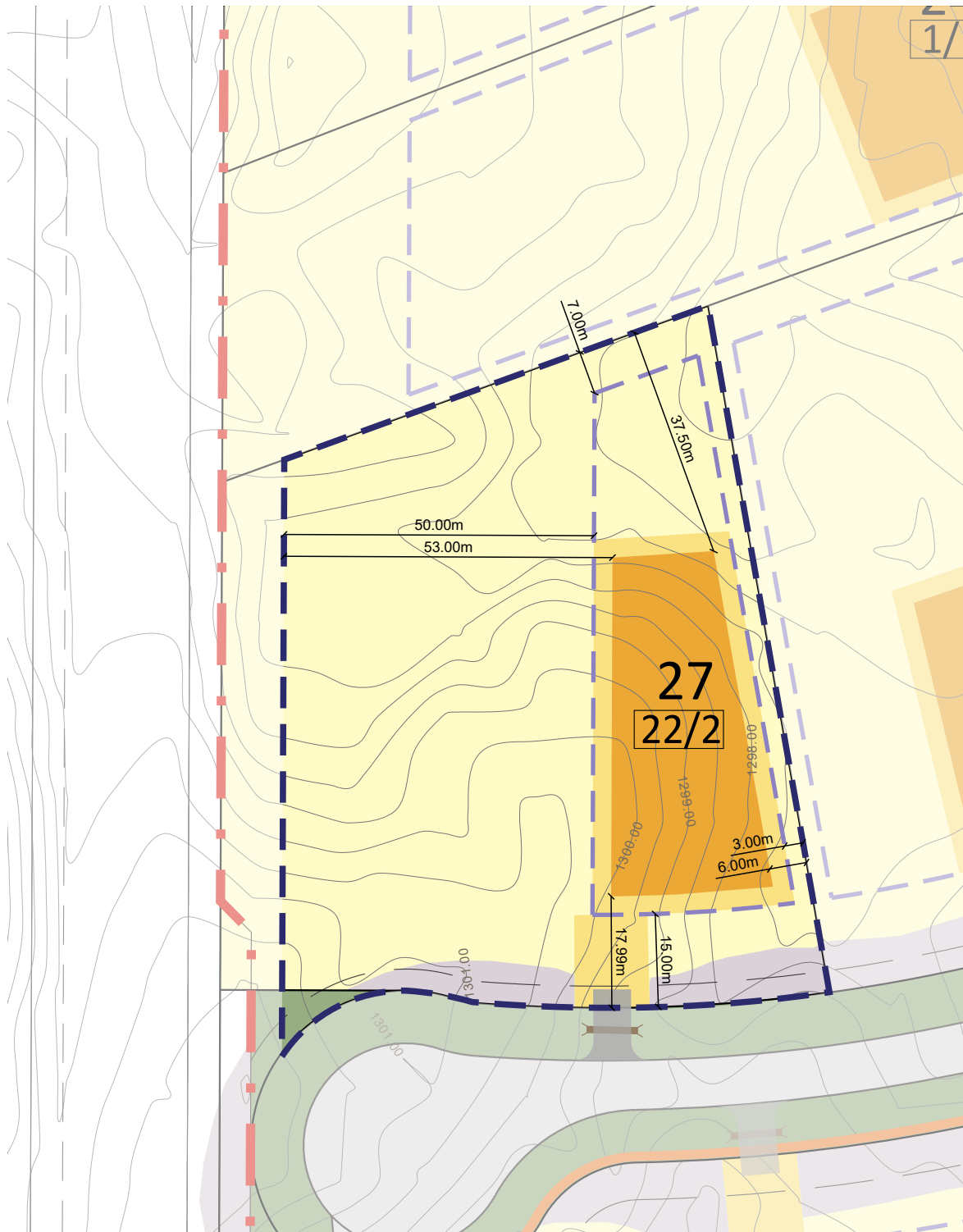
- Lot Boundary 0.80ha (1.98ac)
- 1/2 lot / Block
- Building Envelope 0.40ac (17,109 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Local Pathway
- Culvert





Home Site 27 (Lot 22, Block 2)

- Lot Boundary 0.88ha (1.98ha)
- Lot / Block
- Building Envelope 0.29ac (12,529 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Local Pathway
- Regional Pathway
- Site Boundary
- Culvert



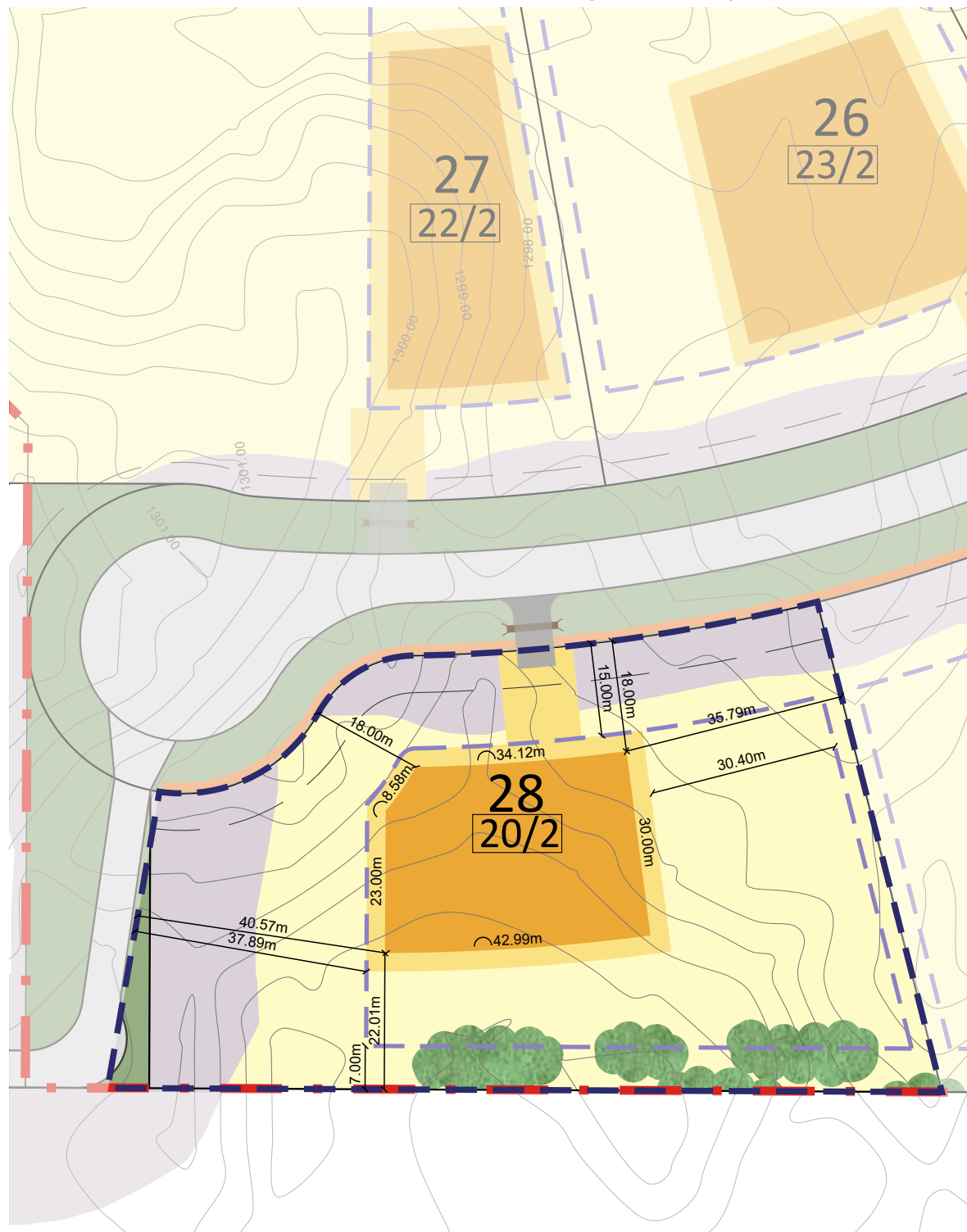
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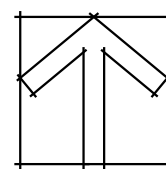
AGENDA



Home Site 28 (Lot 20, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.30ac (13 035 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
- Site Boundary



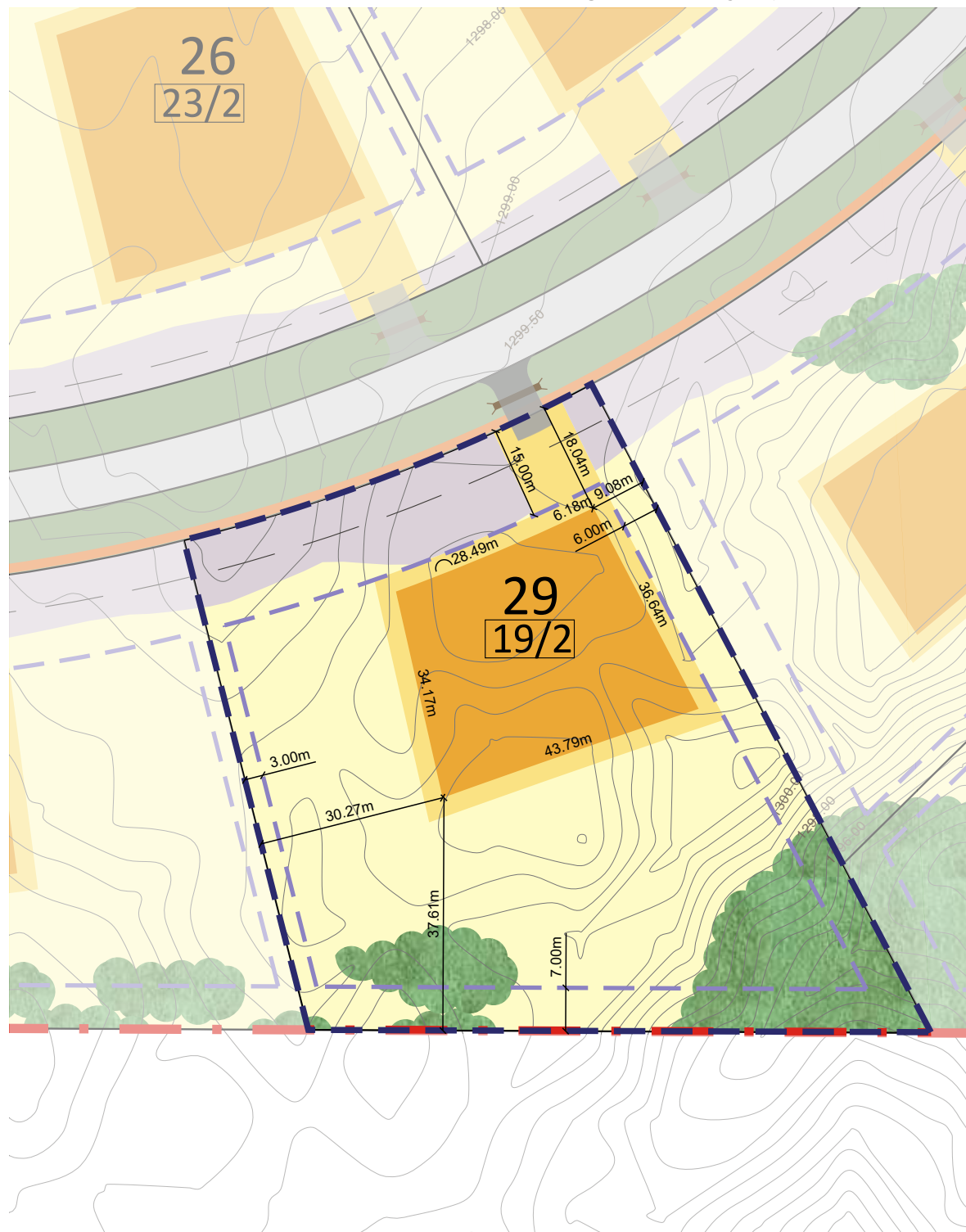
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AGENDA



Home Site 29 (Lot 19, Block 2)



--- Lot Boundary 0.80ha (1.98ac)

1/2 Lot / Block

Building Envelope 0.33ac (14,677 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

--- Rockyview County Bylaw Setback

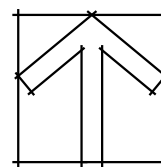
— Utility Right of Way

Culvert

Local Pathway

Existing Trees to be Retained

Site Boundary



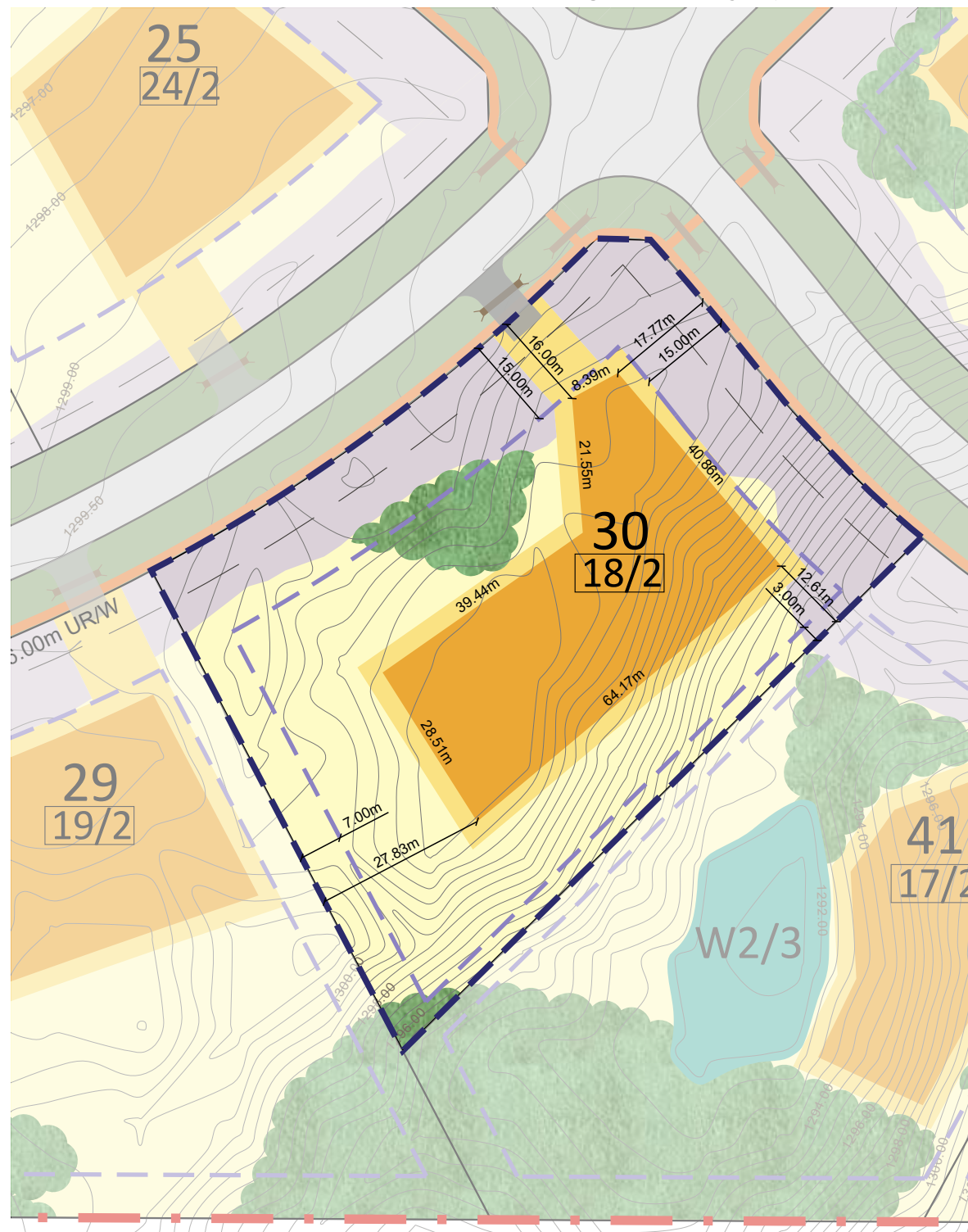
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December 2018
















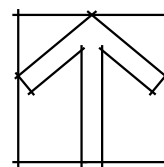
AGENDA



Home Site 30
(Lot 18, Block 2)



-  Lot Boundary 0.80ha (1.98ac)
-  Lot / Block
-  Building Envelope 0.46ac (20,121 sq ft)
-  Limit of Disturbance
-  Undisturbed Area
-  Limit of Backsloping from Road
-  Rockyview County Bylaw Setback
-  Utility Right of Way
-  Culvert
-  Local Pathway
-  Site Boundary
-  Seasonal Wetland
-  Existing Trees to be Retained

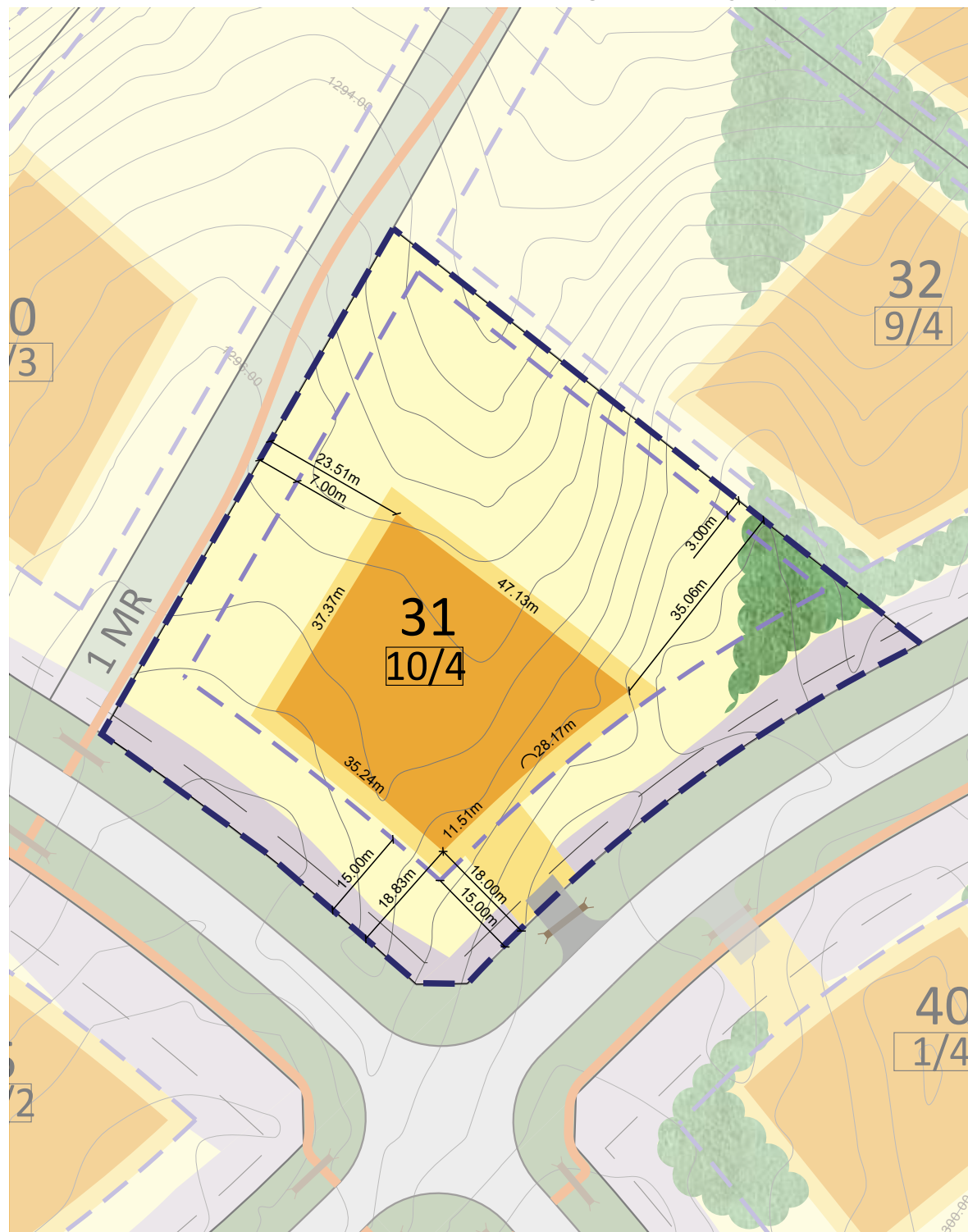


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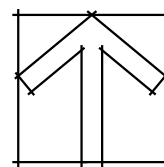




Home Site 31
(Lot 10, Block 4)



-
- Lot Boundary 0.80ha (1.98ac)
 - 1/2 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
 - Existing Trees to be Retained

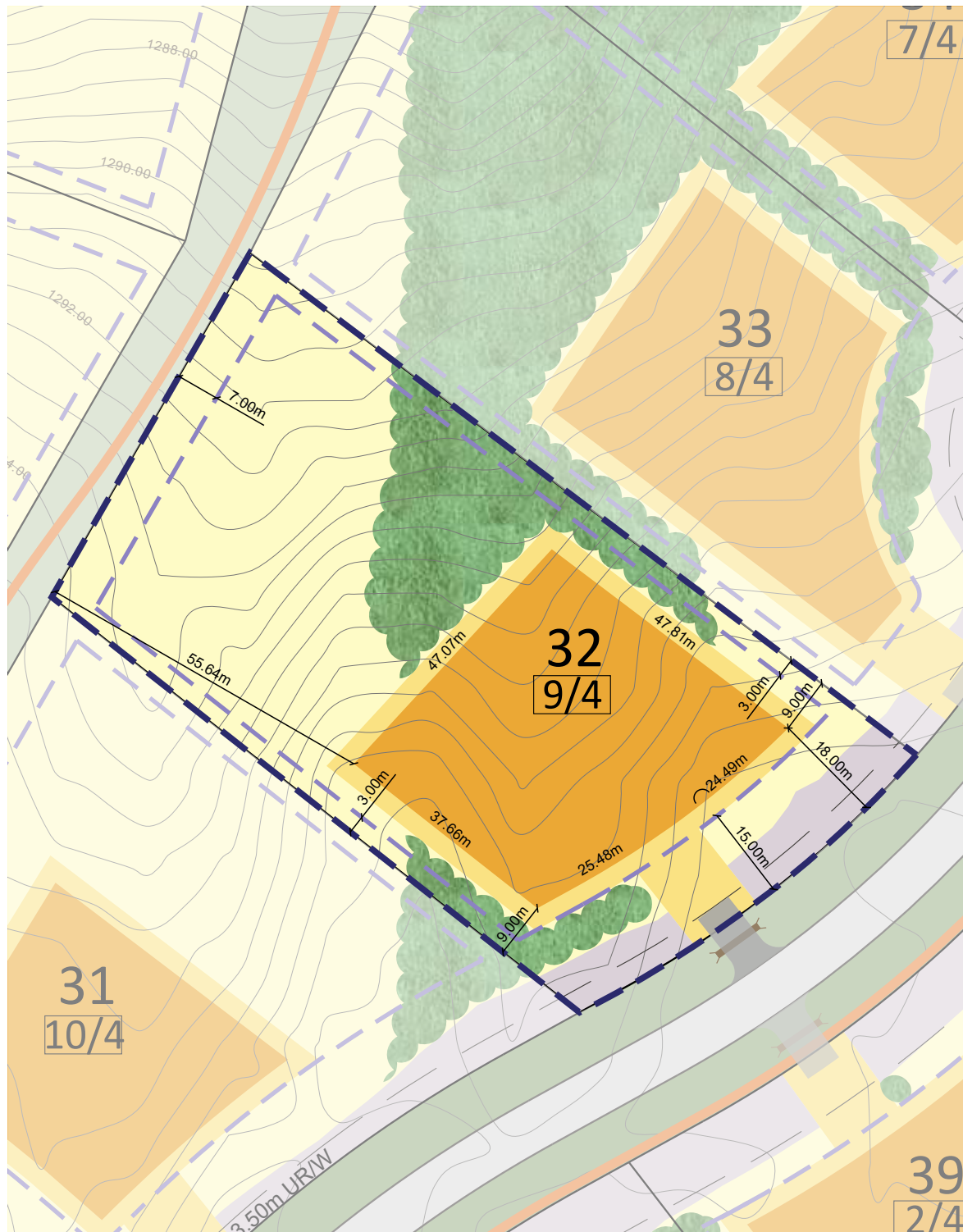


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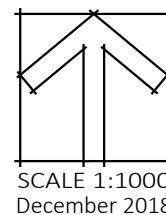




Home Site 32 (Lot 9, Block 4)

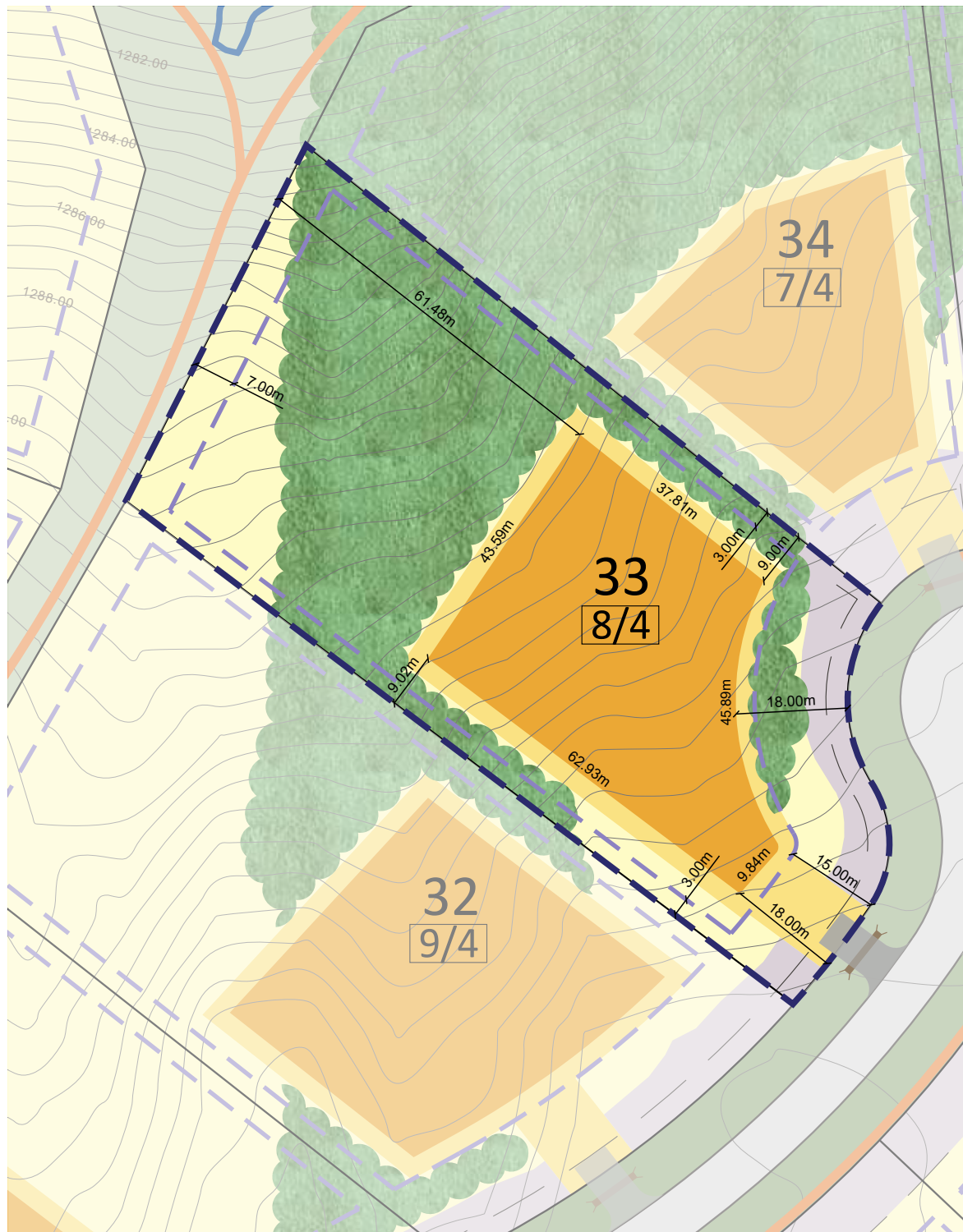


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.51ac (22,426 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Existing Trees to be Retained

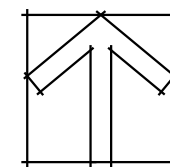




Home Site 33 (Lot 8, Block 4)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 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
- Existing Trees to be Retained



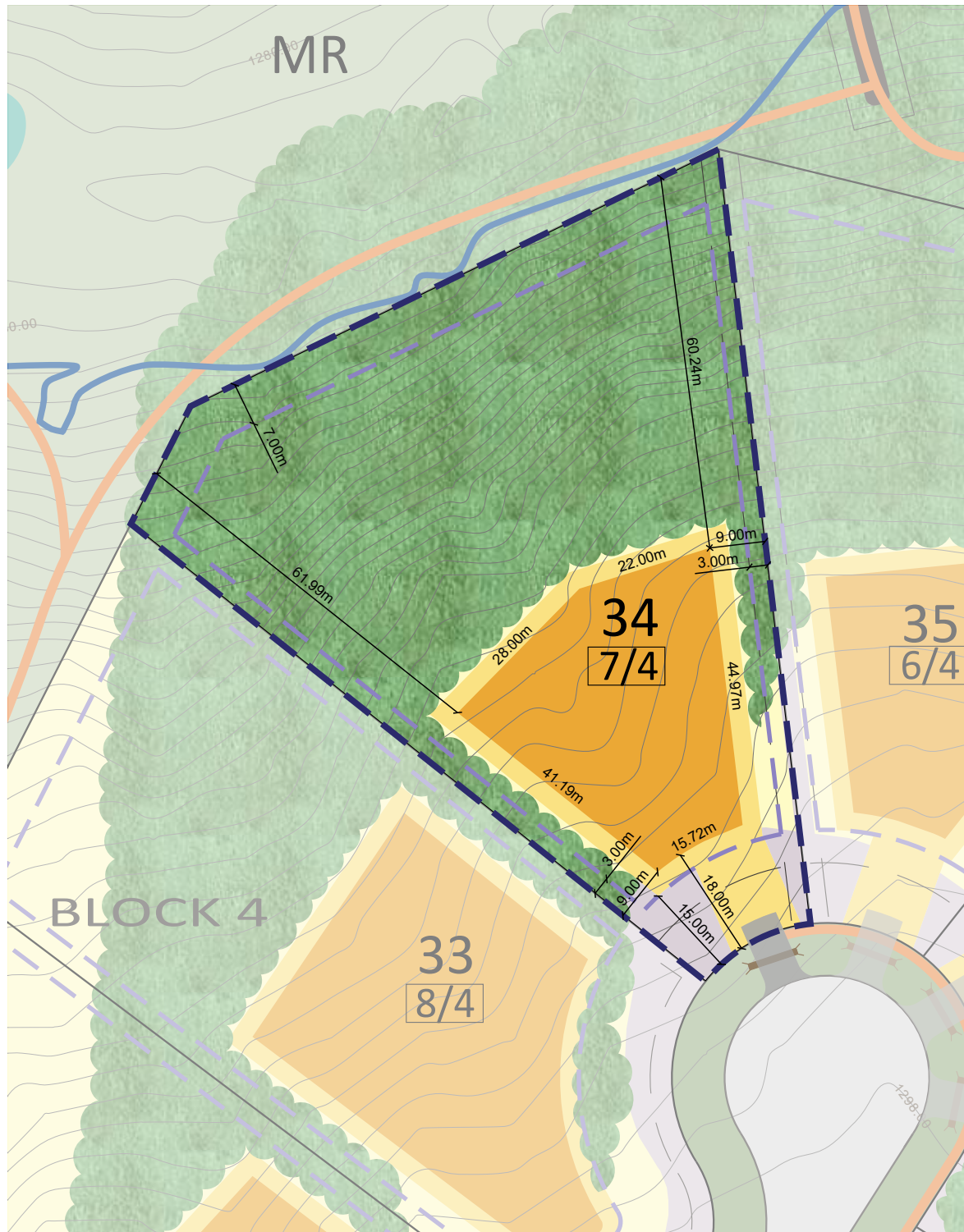
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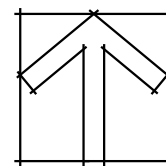
AGENDA



Home Site 34 (Lot 7, Block 4)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.35ac (15,209 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



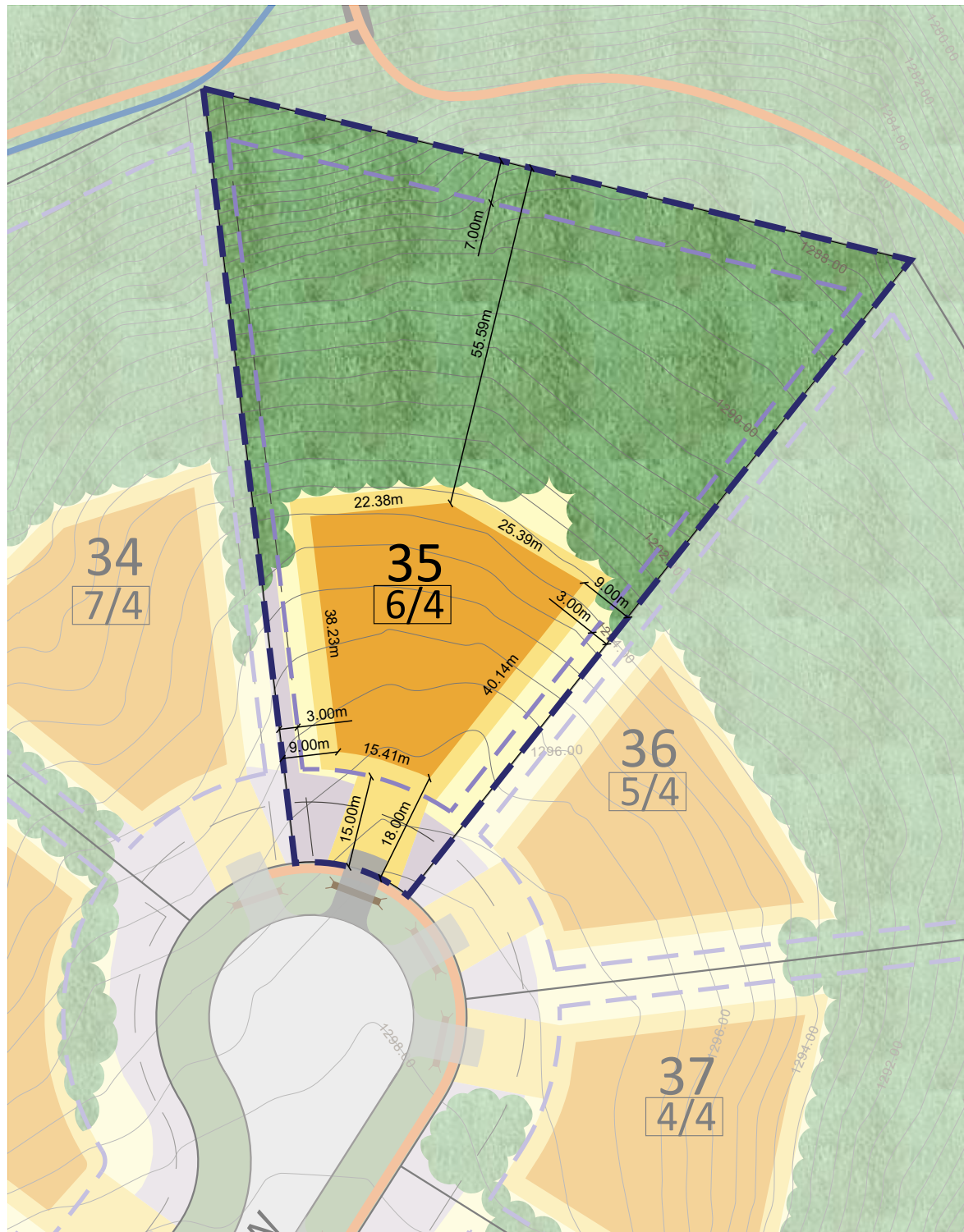
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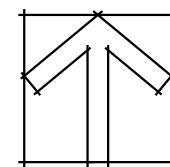
AGENDA



Home Site 35 (Lot 6, Block 4)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 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



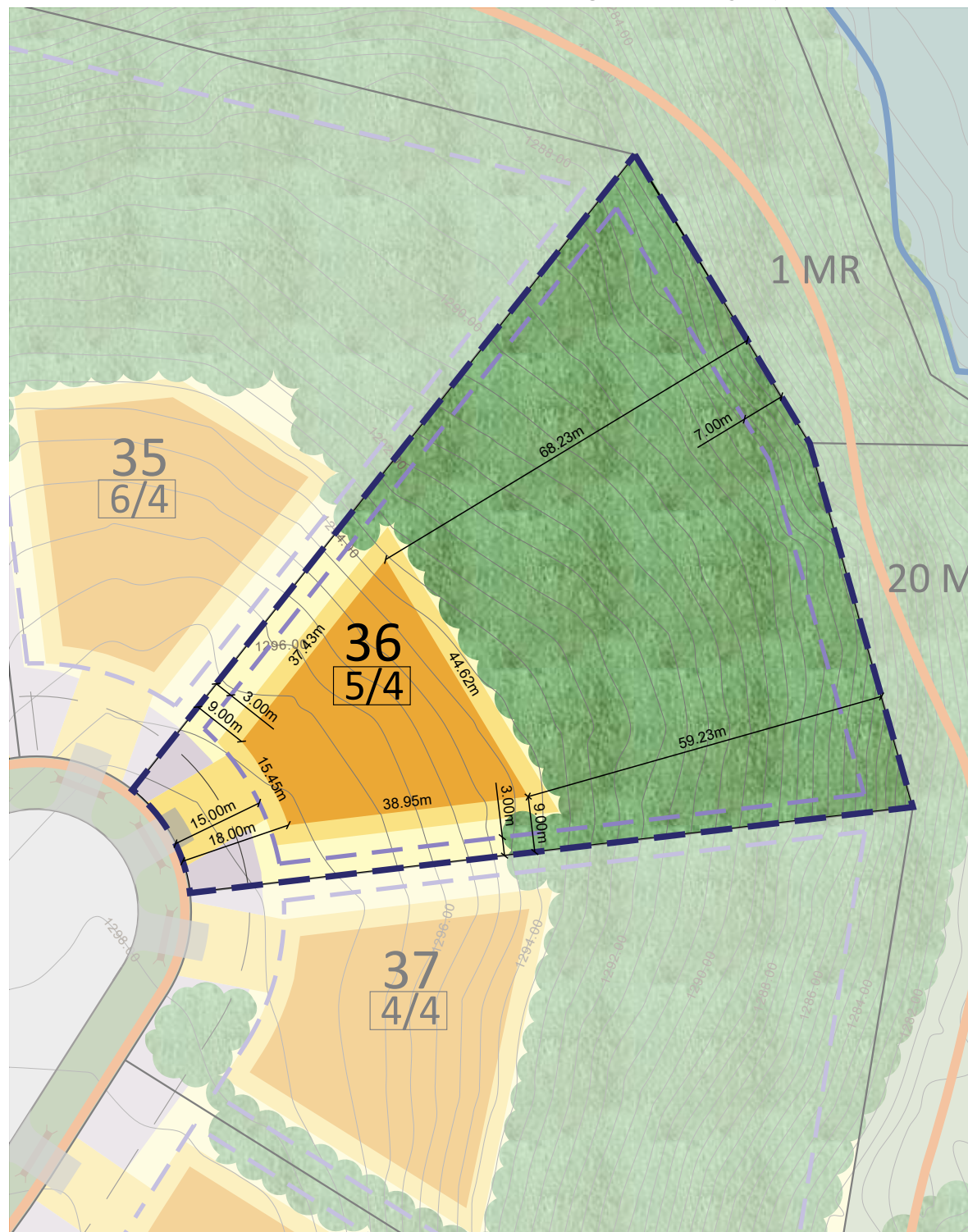
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December 2018



AGENDA



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

Undisturbed Area

Limit of Backsloping from Road

Public Utility Lot

Rockyview County Bylaw Setback

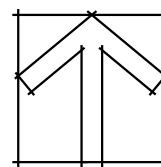
Utility Right of Way

Culvert

Local Pathway

Existing Trees to be Retained

1:100 Year Water Level



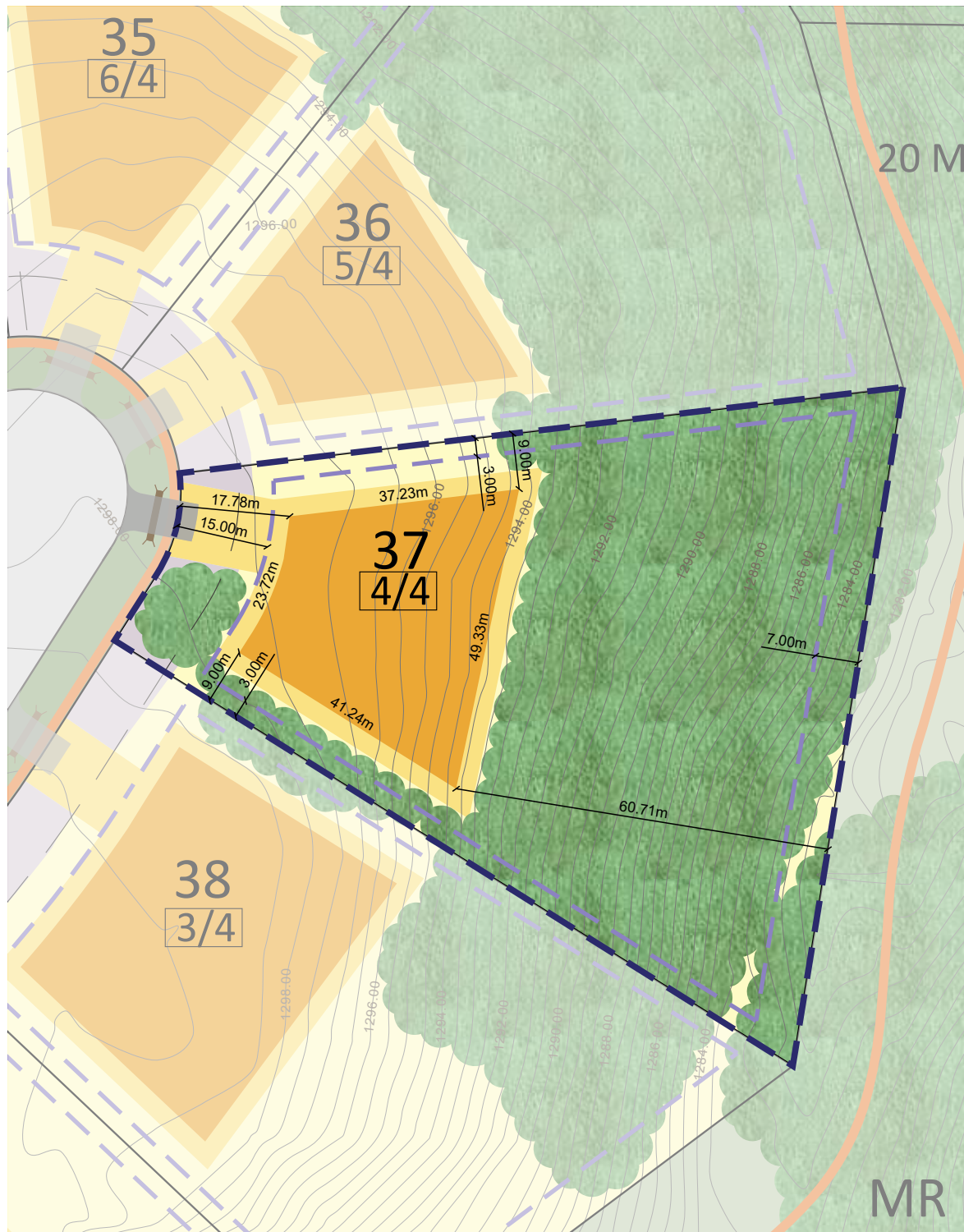
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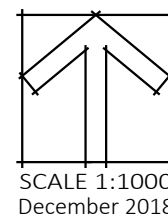
AGENDA



Home Site 37 (Lot 4, Block 4)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 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
- Existing Trees to be Retained

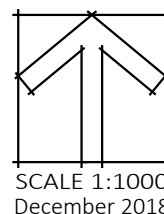




Home Site 38 (Lot 3, Block 4)

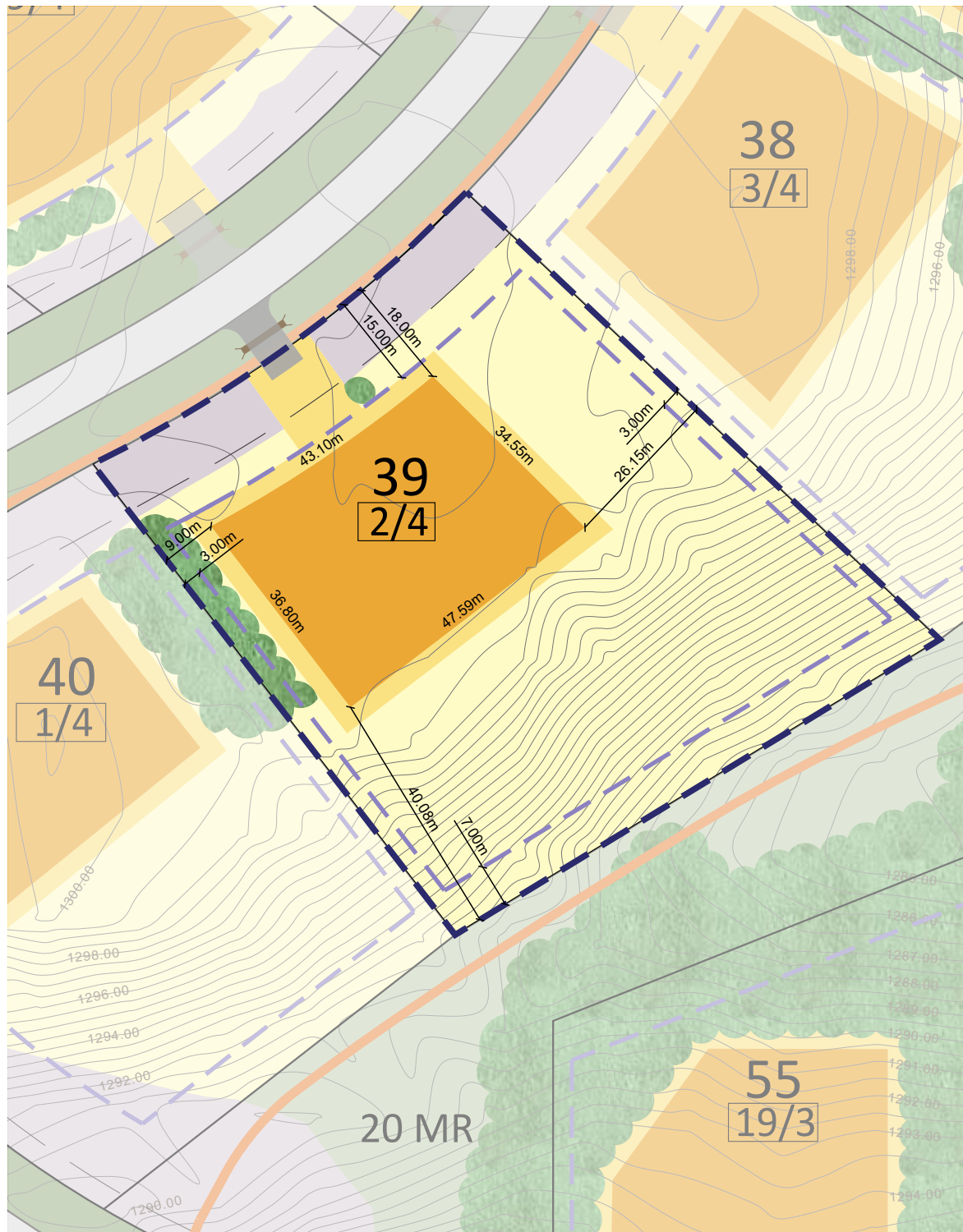


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.48ac (20,731 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Existing Trees to be Retained
- Seasonal Wetland

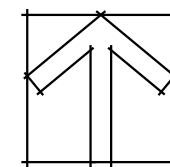




Home Site 39 (Lot 2, Block 4)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.38ac (16,959 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



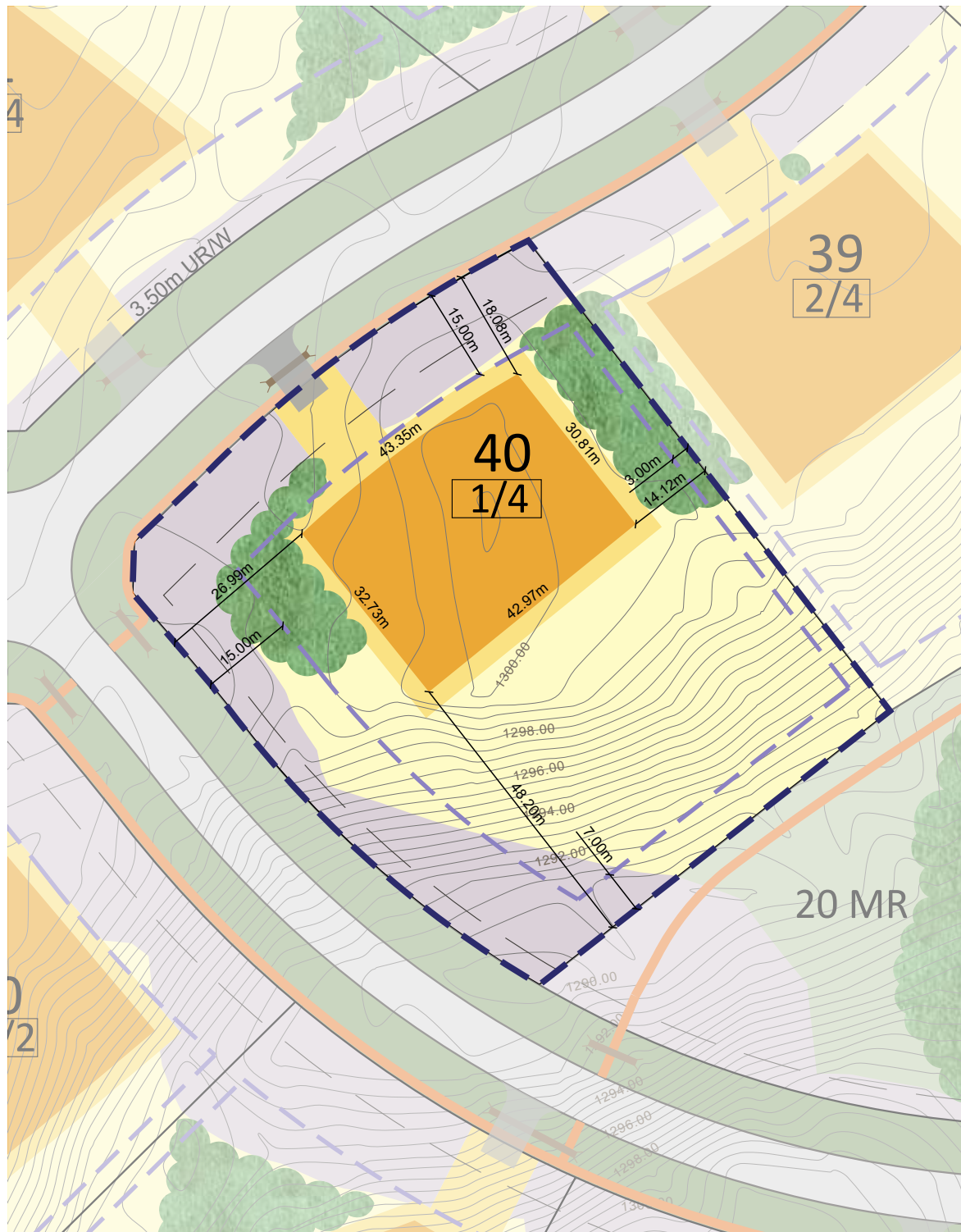
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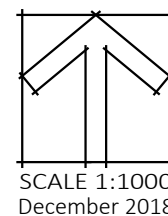
AGENDA



Home Site 40 (Lot 1, Block 4)

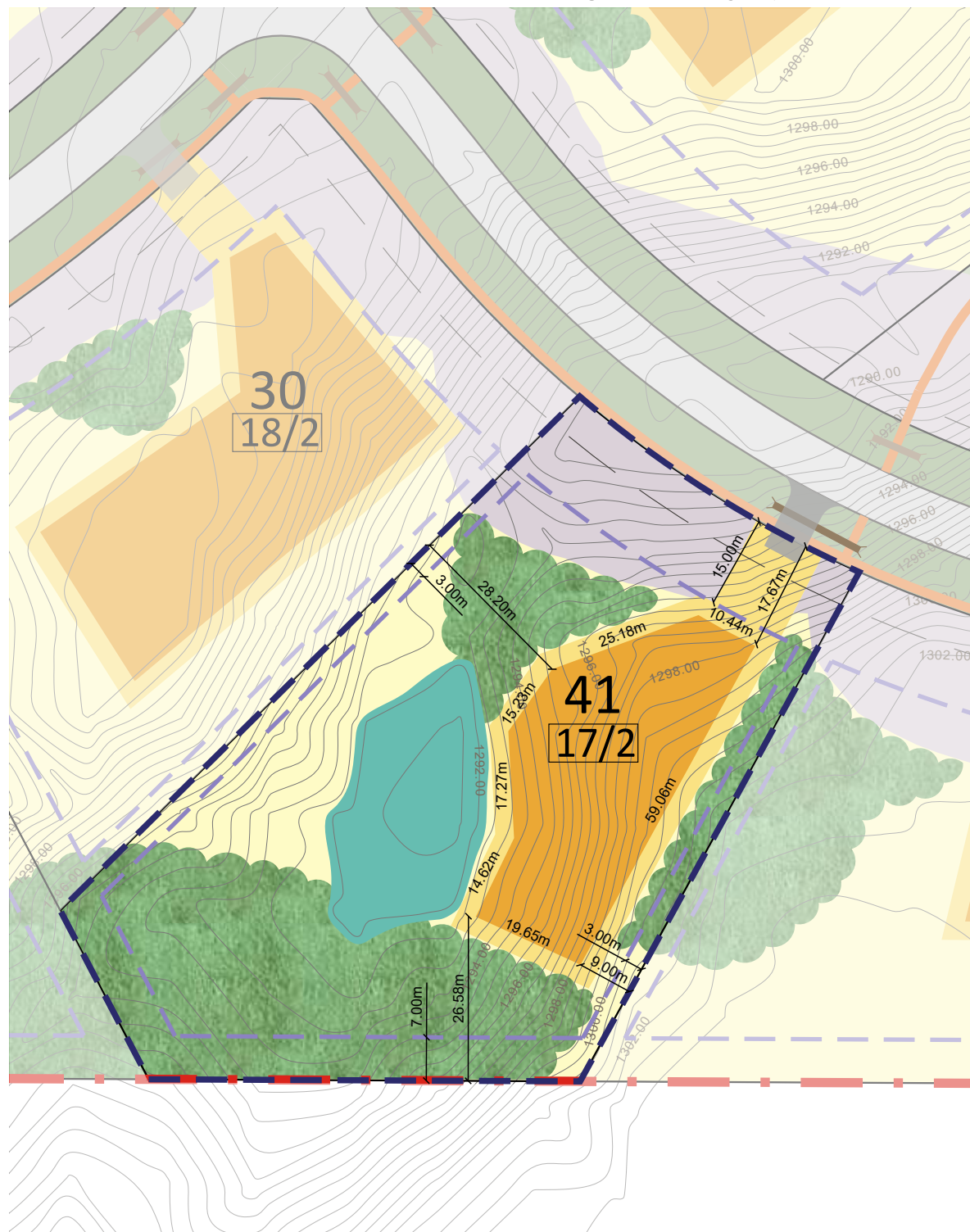


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.35ac (15,136 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Existing Trees to be Retained





Home Site 41 (Lot 17, Block 2)



--- Lot Boundary 0.80ha (1.98ac)

1/2 Lot / Block

Building Envelope 0.32ac (13,950 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

--- Rockyview County Bylaw Setback

— Utility Right of Way

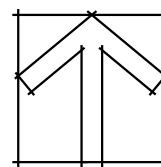
— Culvert

~ Local Pathway

Existing Trees to be Retained

Seasonal Wetland

--- Site Boundary



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December 2018



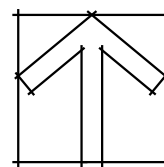
AGENDA



Home Site 42 (Lot 16, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 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
- Site Boundary



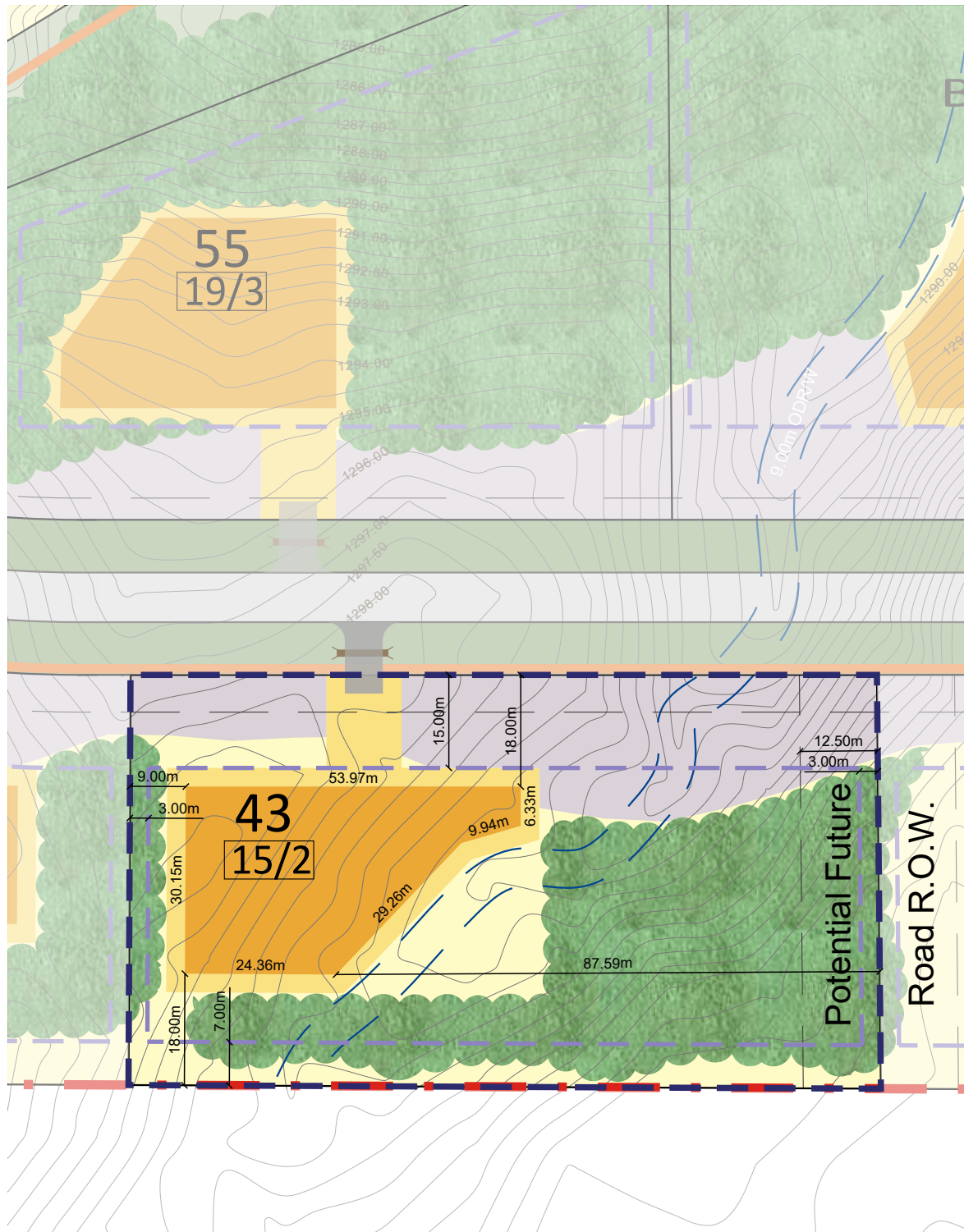
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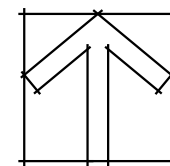
AGENDA



Home Site 43 (Lot 15, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.30ac (12,971 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
- Site Boundary



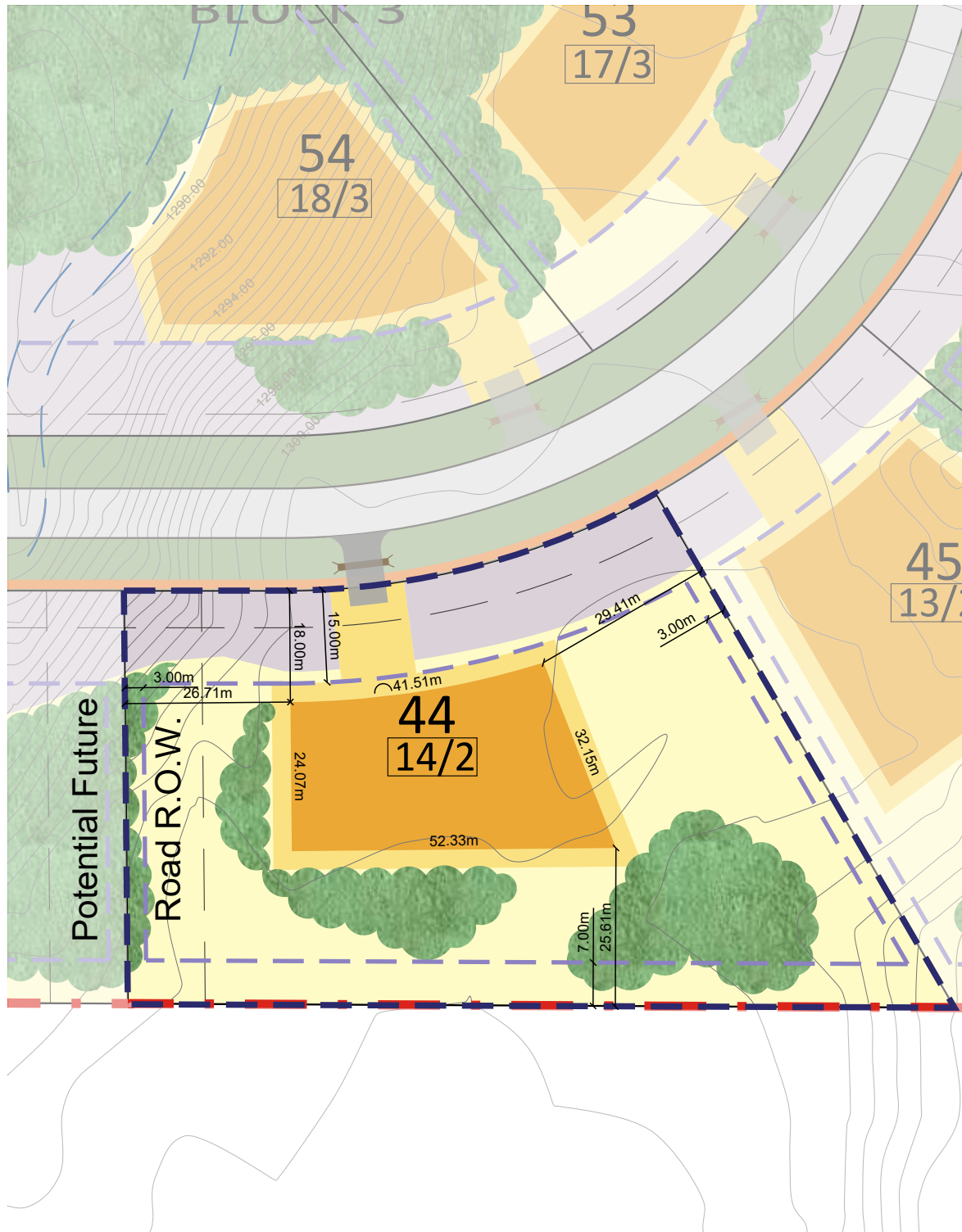
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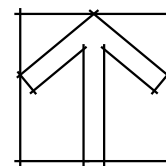
AGENDA



Home Site 44 (Lot 14, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.31ac (13,315sq 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
- Site Boundary

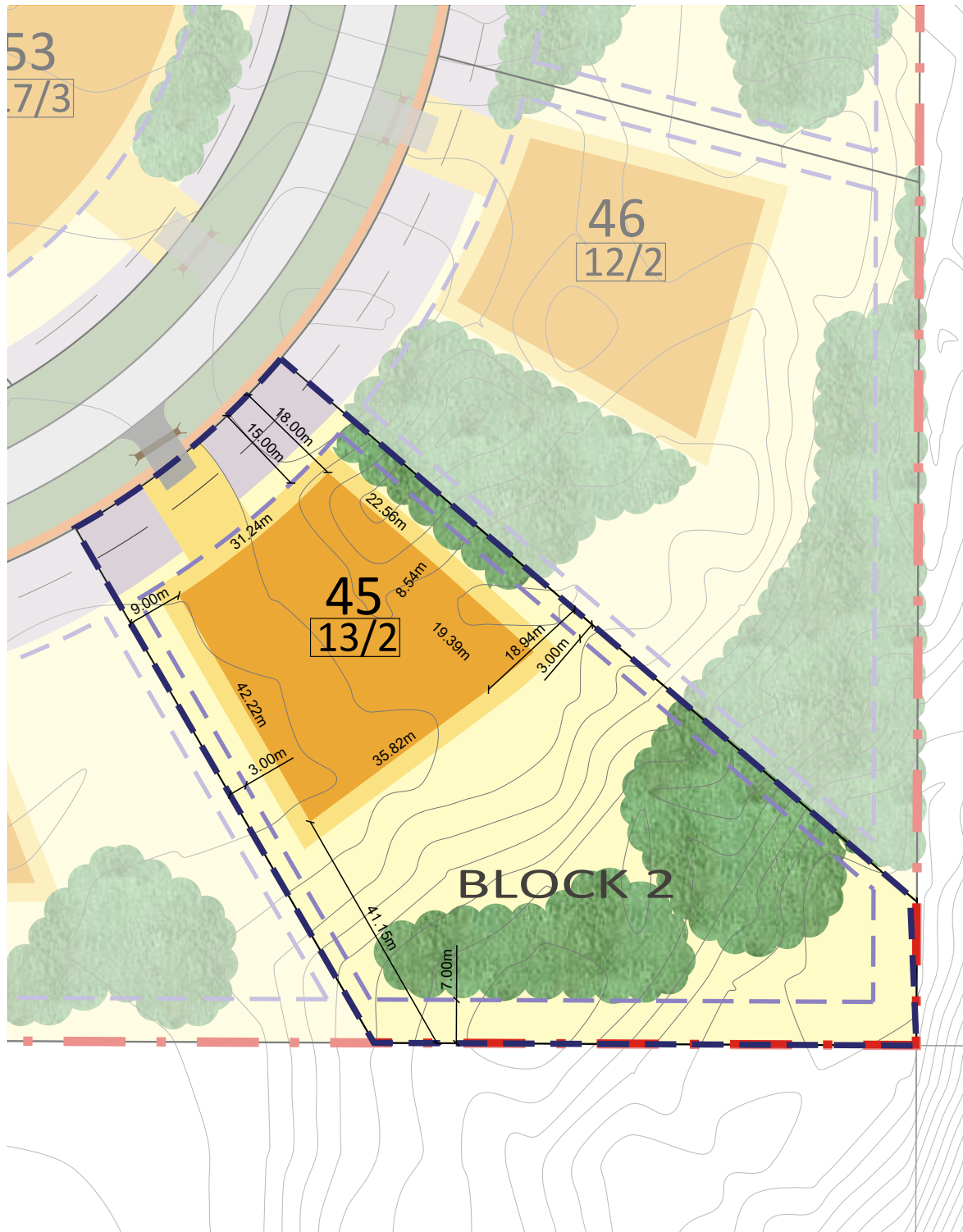


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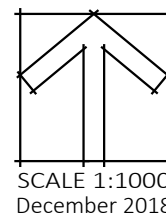




Home Site 45 (Lot 13, Block 2)

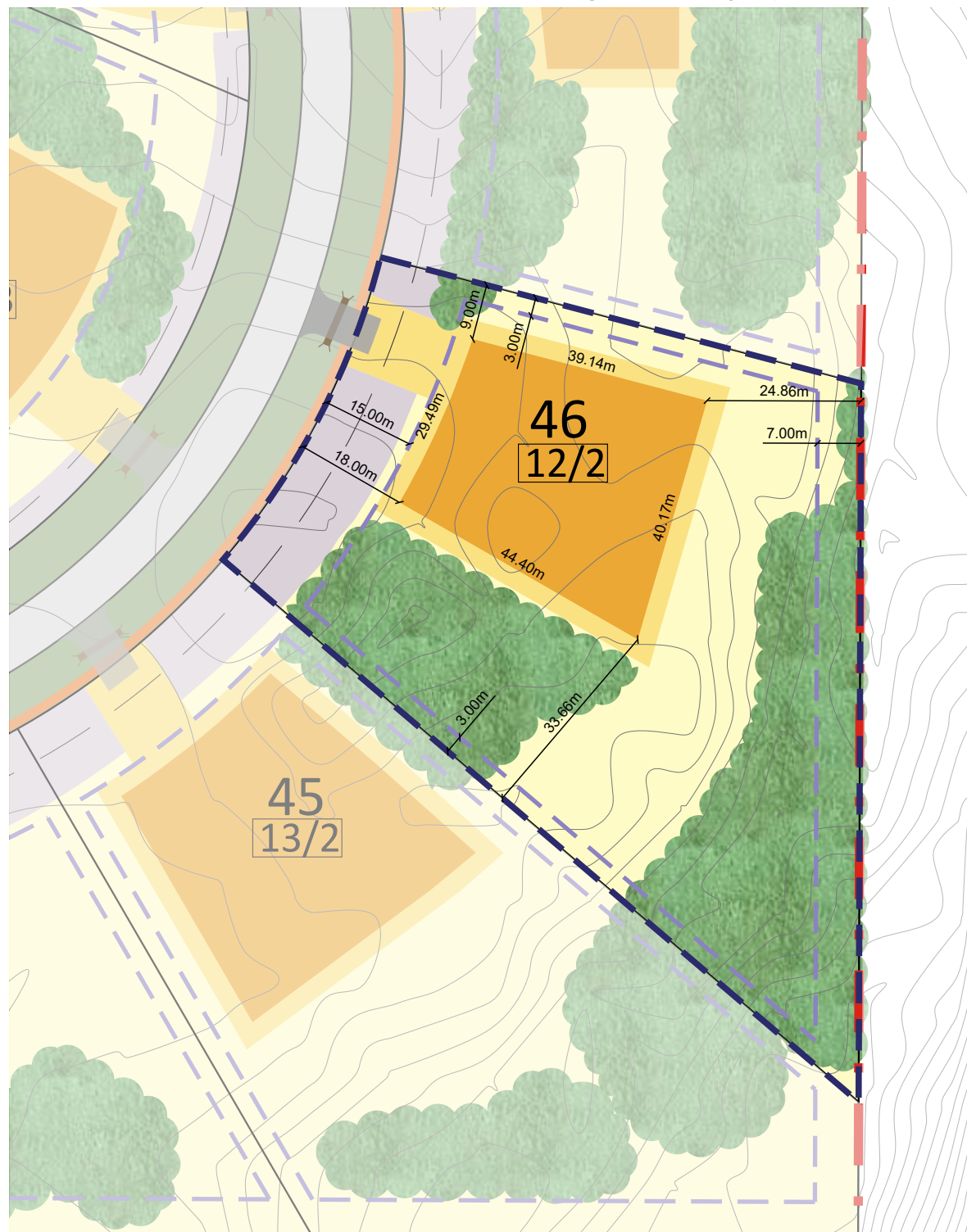


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.36ac (15,479 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Existing Trees to be Retained
- Site Boundary

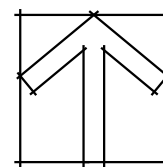




Home Site 46 (Lot 12, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.35ac (15,179 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
- Site Boundary



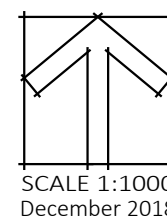
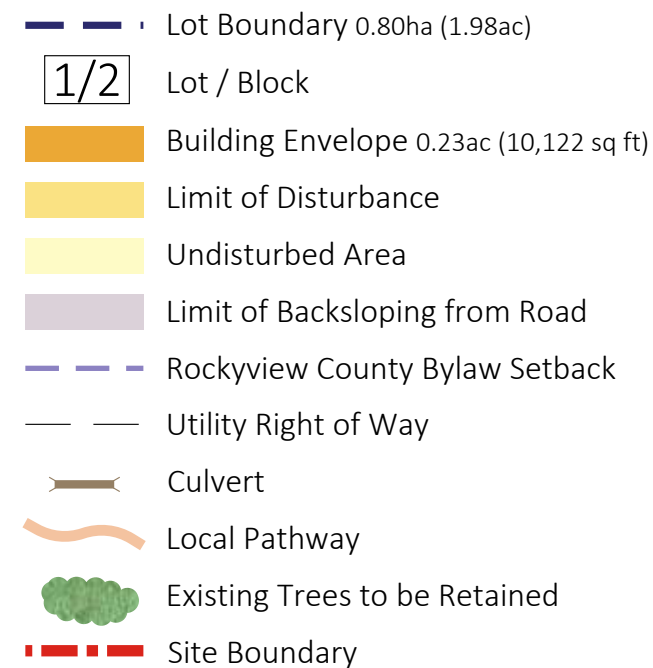
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AGENDA



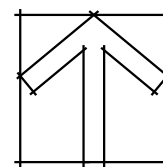
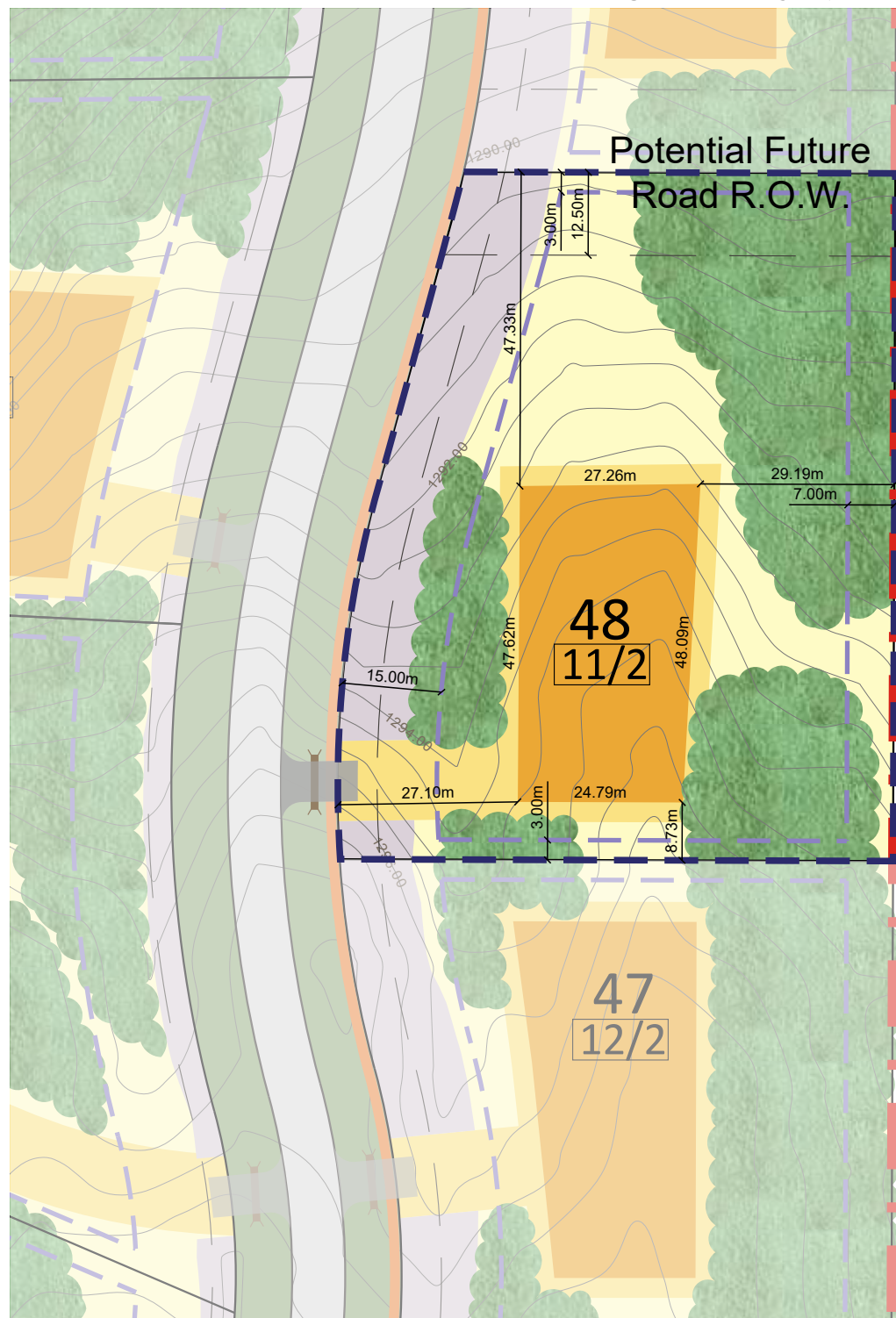
Home Site 47
(Lot 12, Block 2)





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
- Site Boundary



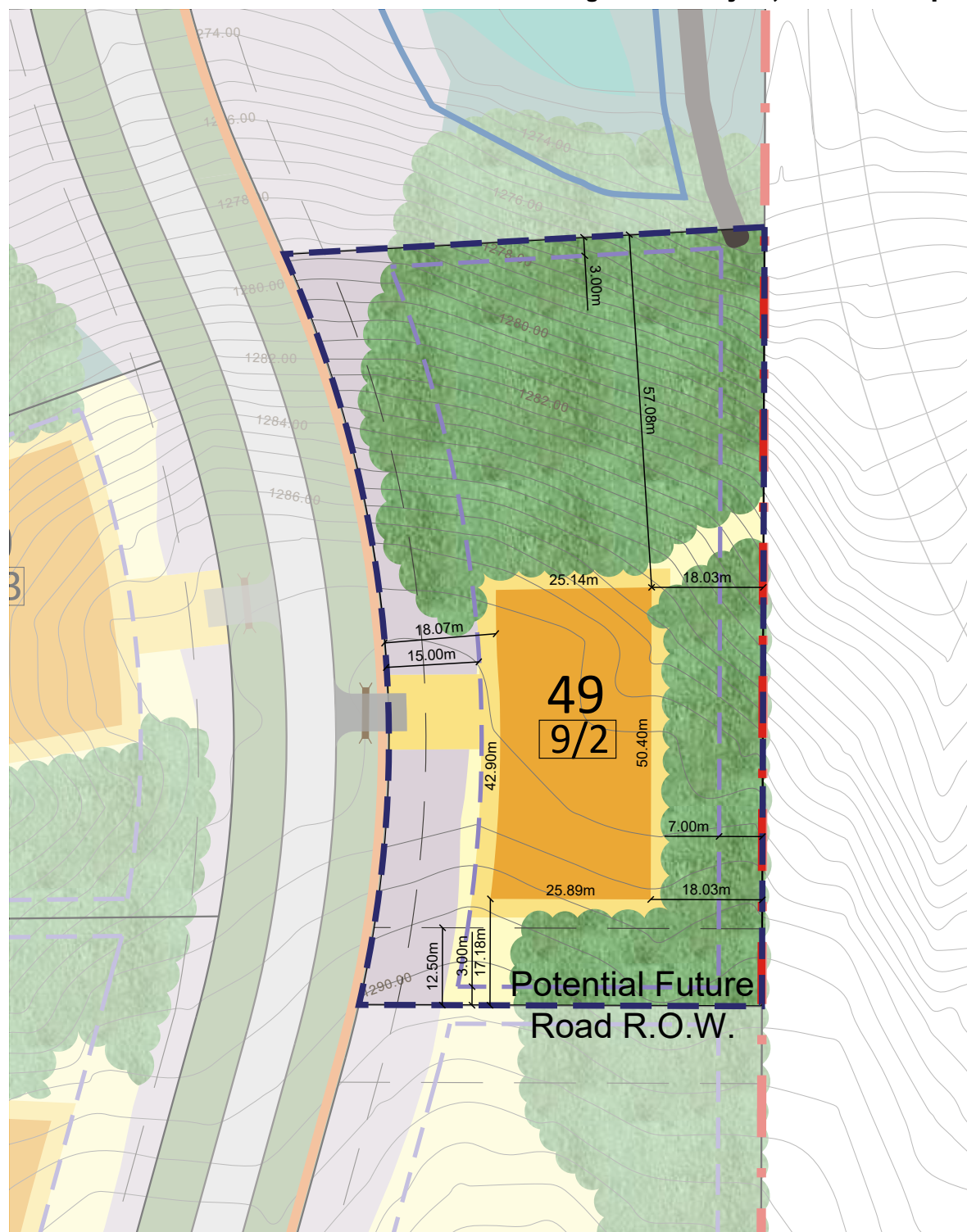
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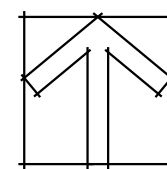
AGENDA



Home Site 49 (Lot 1, Block 2)



- Lot Boundary 0.80ha (1.98ac)
- 1/2 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 Suppression
- Storm Pond Berm
- Dry Storm Pond - 1:100 Year Water Level
- Site Boundary



SCALE 1:1000
December 2018



AGENDA



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

Undisturbed Area

Limit of Backsloping from Road

Public Utility Lot

Rockyview County Bylaw Setback

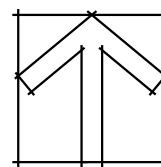
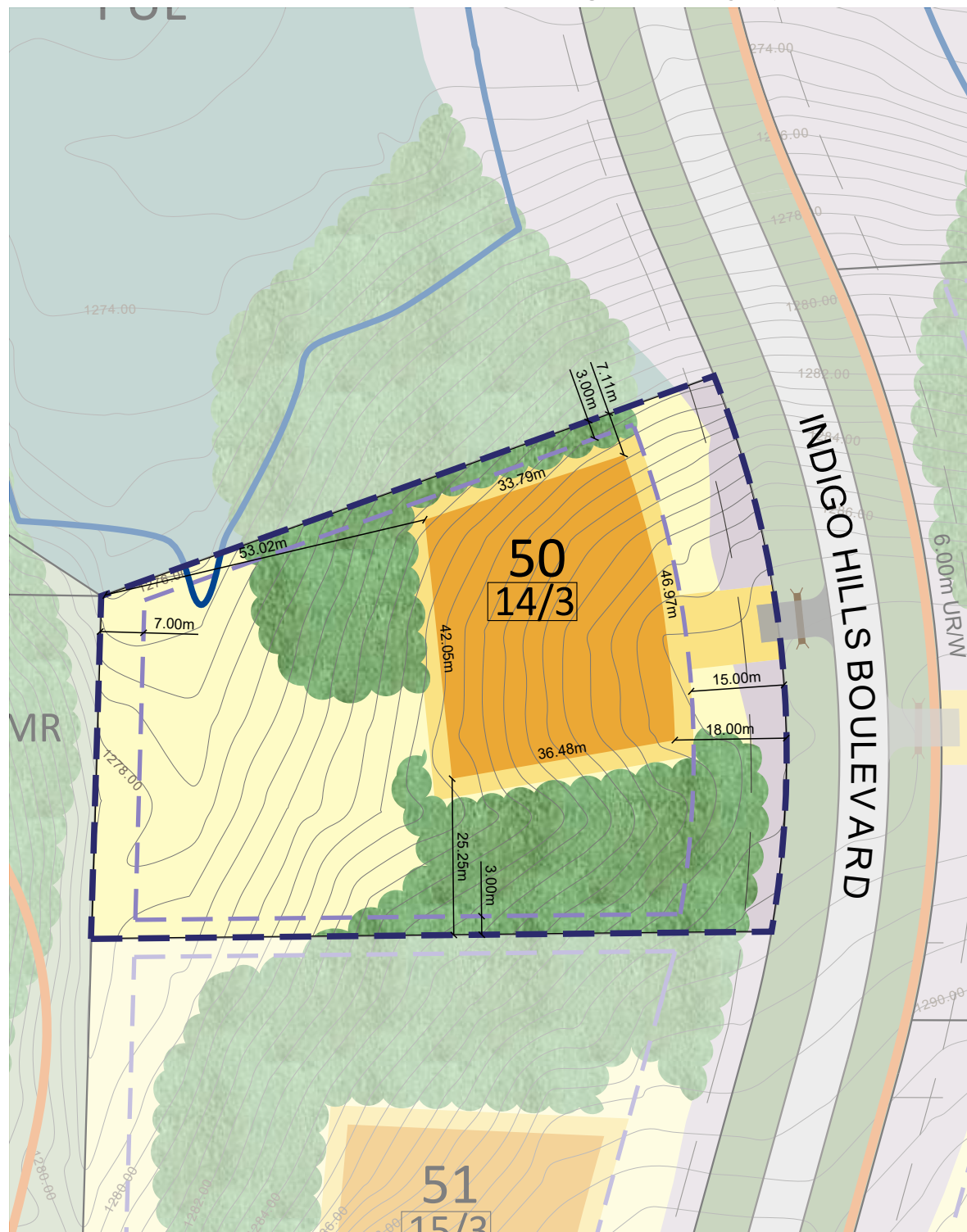
Utility Right of Way

Culvert

Local Pathway

Existing Trees to be Retained

Dry Storm Pond - 1:100 Year Water Level



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December 2018



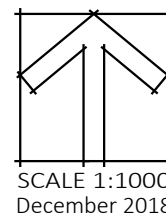
AGENDA



Home Site 51 (Lot 15, Block 3)

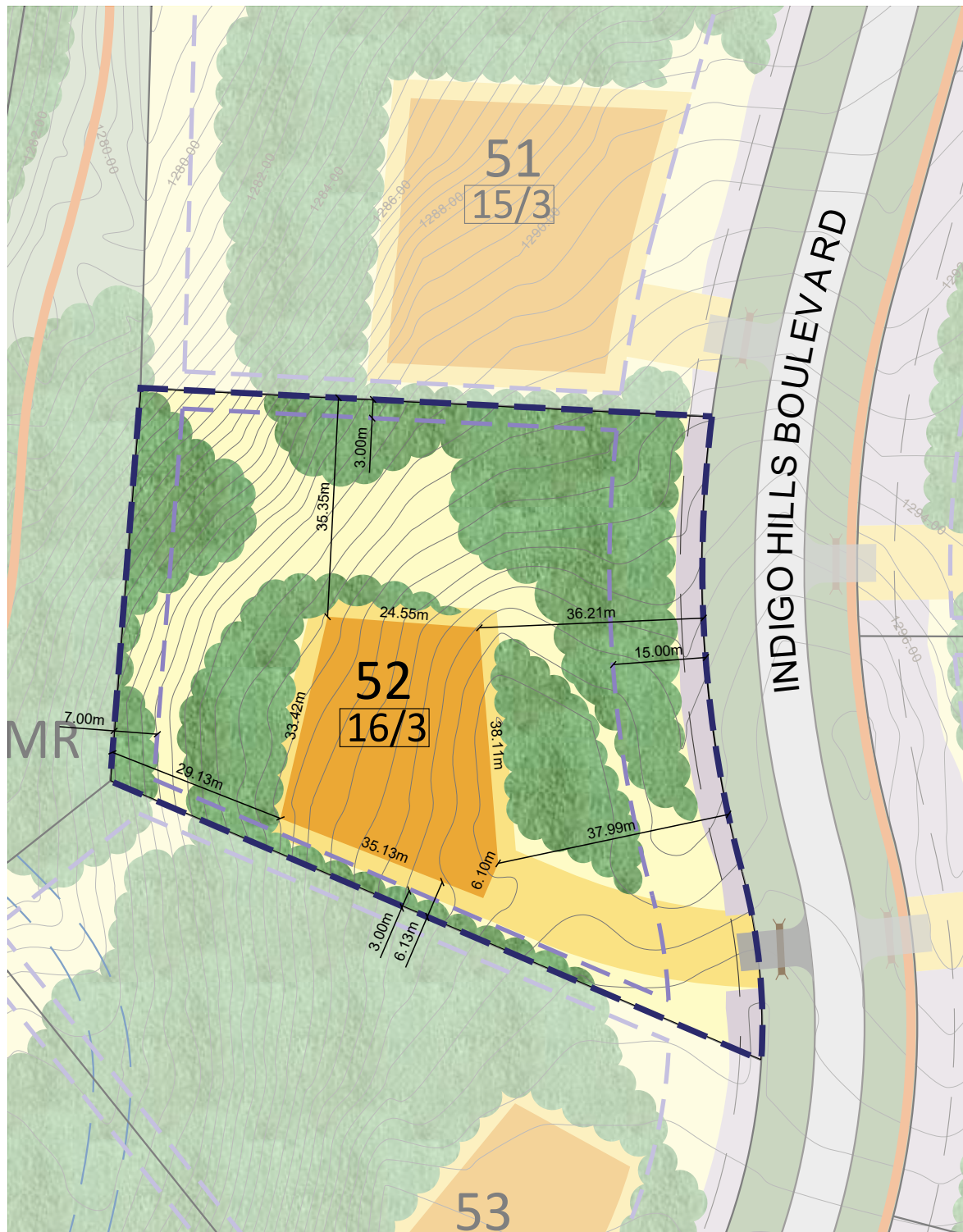


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.40ac (17,489 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Culvert
- Local Pathway
- Existing Trees to be Retained

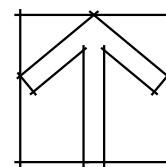




Home Site 52 (Lot 16, Block 3)



- 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
- Existing Trees to be Retained



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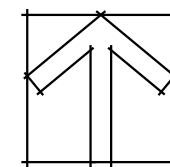
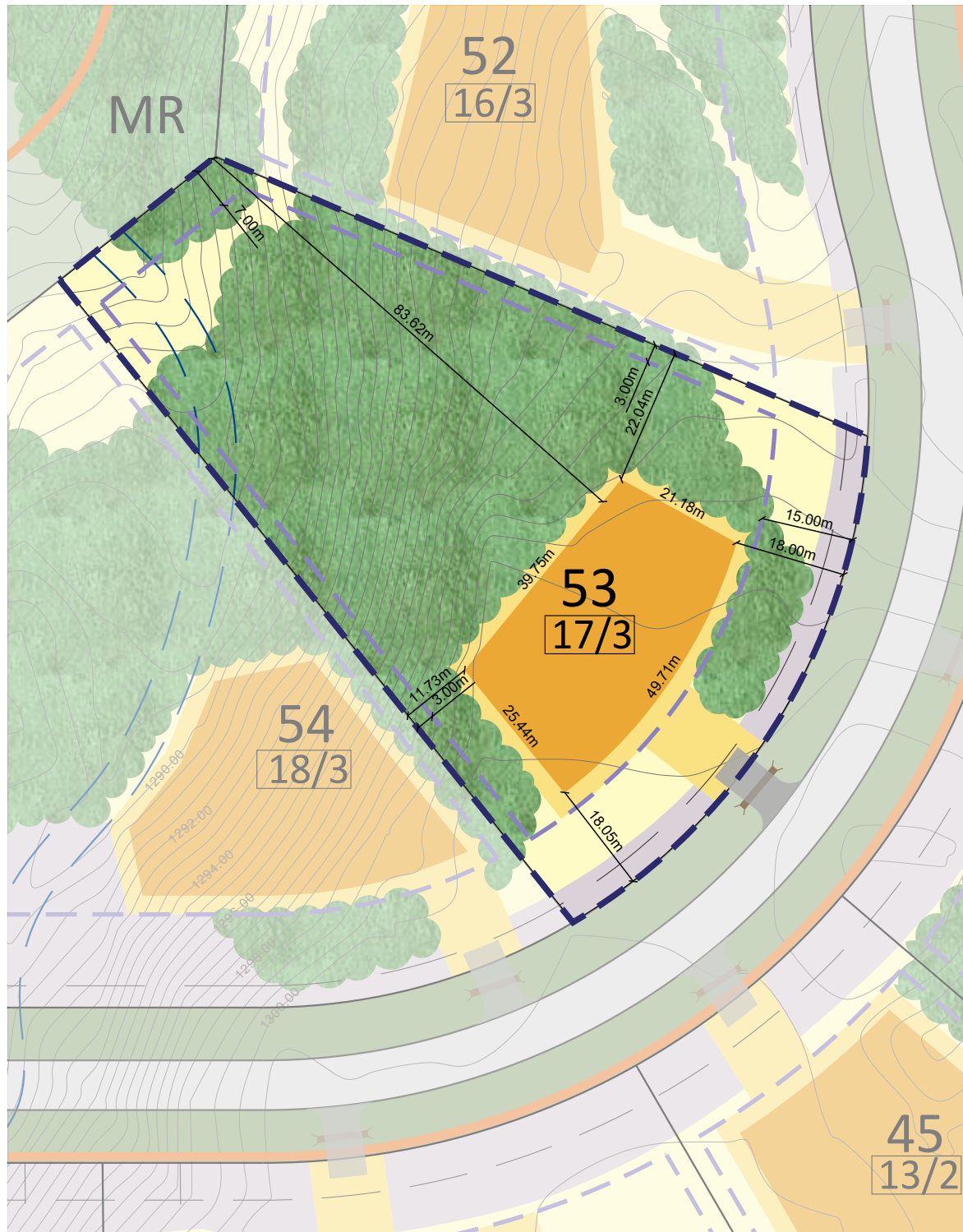


AGENDA



Home Site 53 (Lot 17, Block 3)

- Lot Boundary 1.98ac (0.80ha)
- 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



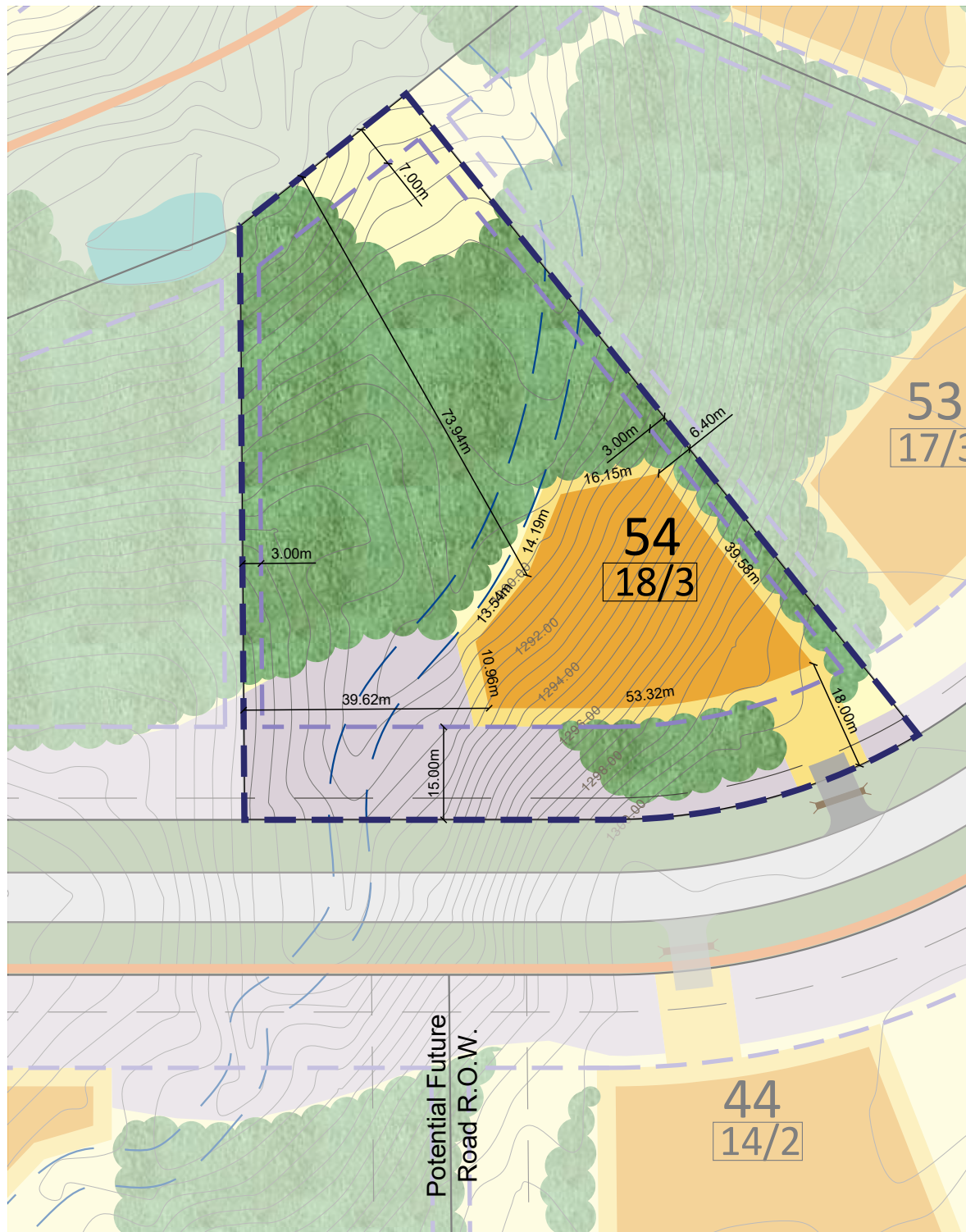
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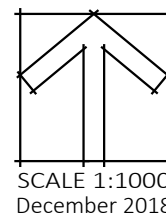
AGENDA



Home Site 54 (Lot 18, Block 3)

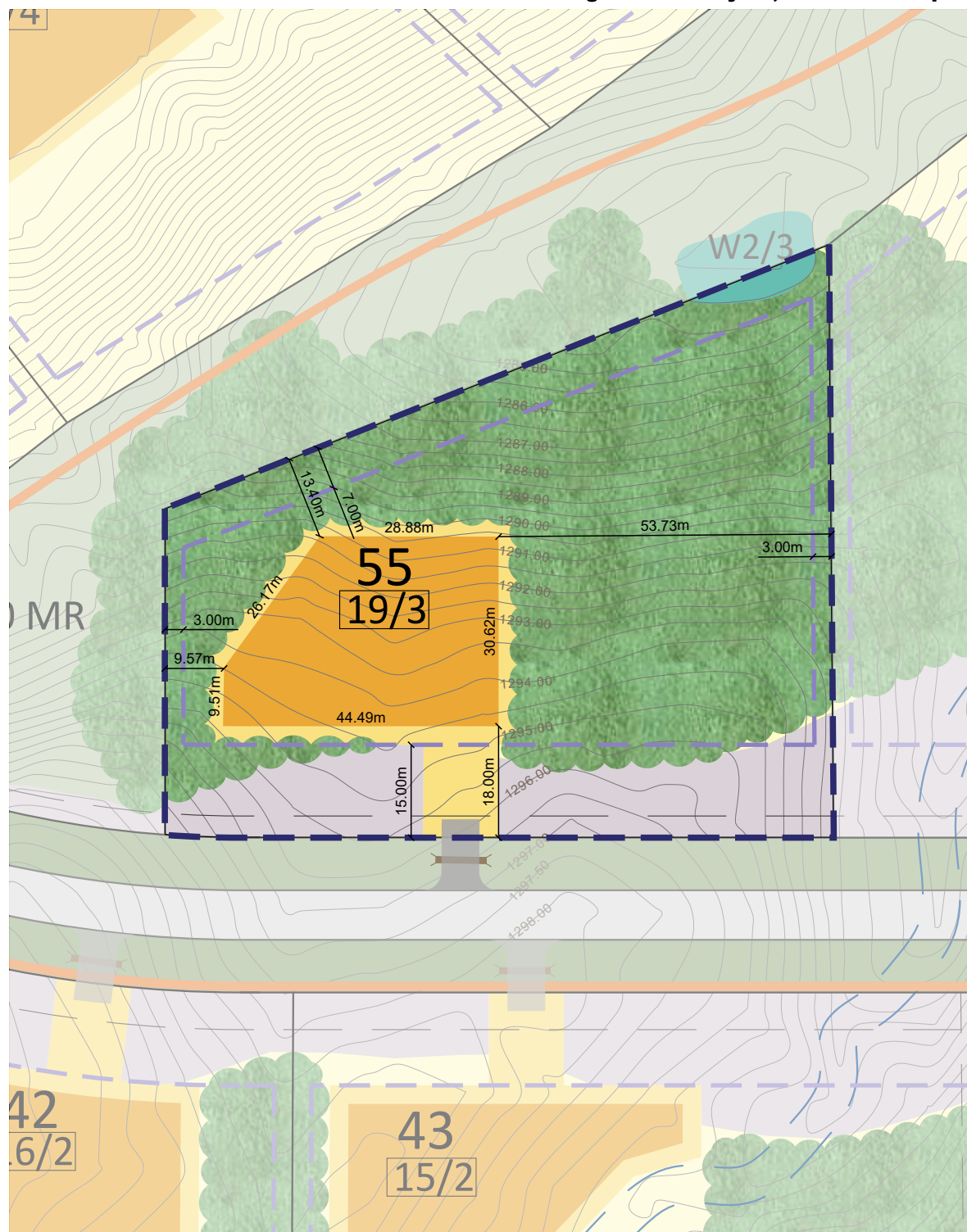


- Lot Boundary 0.80ha (1.98ac)
- 1/2 Lot / Block
- Building Envelope 0.38ac (16,591 sq ft)
- Limit of Disturbance
- Undisturbed Area
- Limit of Backsloping from Road
- Rockyview County Bylaw Setback
- Utility Right of Way
- Overland Drainage Easement
- Culvert
- Local Pathway
- Existing Trees to be Retained
- Seasonal Wetland





Home Site 55 (Lot 19, Block 3)



--- Lot Boundary 0.80ha (1.98ac)

1/2 Lot / Block

Building Envelope 0.30ac (12,876 sq ft)

Limit of Disturbance

Undisturbed Area

Limit of Backsloping from Road

--- Rockyview County Bylaw Setback

--- Utility Right of Way

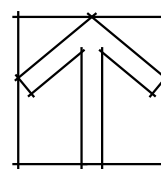
--- Overland Drainage Easement

Culvert

Local Pathway

Existing Trees to be Retained

Seasonal Wetland



SCALE 1:1000
December 2018



AGENDA

PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Council
DATE: February 26, 2019 **DIVISION:** 8
FILE: 06711002/030 **APPLICATION:** PL20170035
SUBJECT: Redesignation – Ranch and Farm District to Residential One District

¹POLICY DIRECTION:

At the initial Public Hearing for this application on February 12, 2019, Council granted the first two readings to Bylaw C-7850-2018; however, unanimous permission to proceed to third reading was not passed unanimously. This necessitates the application coming before Council again in order to allow the item to be considered for a third reading.

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. Administration determined that the application meets policy.

OPTIONS:

- Option #1: 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
Community Development Services
PS/rp

Chief Administrative Officer

APPENDICES:

- APPENDIX 'A': Bylaw C-7850-2018 for third and final reading
APPENDIX 'B': Original February 12, 2019 Staff Report Package

¹ **Administration Resources**

Paul Simon & Gurbir Nijjar, Planning, Development, & Bylaw Services



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*.

Division: 8

File: 06711002/030/ PL20170035

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	12	<i>day of</i>	<i>February</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	12	day of	February	, 2019
READ A SECOND TIME IN COUNCIL this	12	day of	February	, 2019
READ A THIRD TIME IN COUNCIL this		day of		, 2019

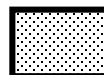
Reeve

CAO or Designate

Date Bylaw Signed

TWP RD 262

766

AMENDMENTFROM Ranch and Farm* District TO Residential One District

Subject Land _____

LEGAL DESCRIPTION: NW-11-26-03-W05MFILE: 06711002/030/PL20170035

DIVISION: 8





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 ± 0.80 hectares (± 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 ± 0.80 hectares (± 1.98 acres) in size,

¹ Administration Resources

Paul Simon & Gurbir Nijjar, Planning & Development Services



	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:	± 63.15 hectares (± 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 ± 0.80 hectares (± 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 ± 0.416 hectares (± 1.03 acres) to ± 0.623 hectares (± 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 ± 16.08 ha (± 39.75 ac) with a ± 47.06 ha (± 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.*



ROCKY VIEW COUNTY
Cultivating Communities

- 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:

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.

OPTIONS:

- 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
Community Development Services

County Manager

PS/rp



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
<i>School Authority</i>	
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 is noted that Municipal Reserve is still outstanding as a portion of the parent parcel.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	<p>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</p> <p>For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development Historical Resources Act Compliance.</p>
Alberta Transportation	<p>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:</p> <ol style="list-style-type: none"> 1) Type III intersection treatment on Highway 766 at Township Road 262 2) Type II intersection treatment on Highway 766 as Badger Road (south site access) 3) Signalization and full illumination at Highway 1A and Highway 766 intersection. <p>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.</p>
Alberta Energy Regulator	No comments received.



AGENCY	COMMENTS
Alberta Health Services	<ul style="list-style-type: none"> 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, <i>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.</i>
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	<p>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."</p> <p>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.</p> <p>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.</p>



AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. 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.</p> <p>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.</p> <p>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:</p> <p>Recommendation if following the Nose Creek Watershed Water Management Plan, 2008:</p> <ul style="list-style-type: none"> • 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) <ol style="list-style-type: none"> 1) NCWWMP, 2008: Internal Drainage Areas <ol style="list-style-type: none"> 1) 1. 4 a. Due to the importance of internal drainage to the hydrological regime (i.e. groundwater recharge and evapotranspiration) in the western



AGENCY	COMMENTS
	<p>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.</p> <p>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.</p> <p>Recommendation if following the Updated Internal Drainage Areas Policy, 2015 (attached):</p> <ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1) 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)



AGENCY

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 Bears paw Glendale Recreation District Board supports taking MR for this conceptual scheme.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ 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	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of



AGENCY	COMMENTS
	<p>the Municipal Government Act respecting provision of the following:</p> <ul style="list-style-type: none"> ○ 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; ○ Installation of power, natural gas, and telephone lines; <ul style="list-style-type: none"> • 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. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • 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
	<p>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;</p> <ul style="list-style-type: none"> • 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. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Site access from TWP RD 262: <ul style="list-style-type: none"> ▪ Construction of a Type II intersection is required, based on the turning warrant analysis. ○ Access from HWY 766: <ul style="list-style-type: none"> ▪ Access is to be a gated emergency access ○ HWY 766/HWY 1A: <ul style="list-style-type: none"> ▪ 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



AGENCY	COMMENTS
	<p>dedications are required at this time;</p> <ul style="list-style-type: none"> 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 <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> 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



AGENCY	COMMENTS
	<p>support up to 80 single family homes (55 parcels are currently proposed);</p> <ul style="list-style-type: none"> 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 use 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 be 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. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> 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 Rocky View Water Co-Op stating that: <ul style="list-style-type: none"> 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



AGENCY	COMMENTS
	<p>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.</p> <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • 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



AGENCY	COMMENTS
	<p>required to provide an Erosion & Sedimentation Control Plan, prepared by a qualified professional, providing the ESC measures to be implemented during construction;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of 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. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> 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
	<p>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;</p> <ul style="list-style-type: none"> 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	<p>Concerns with multiple decentralized wastewater treatment systems in the same geographical area creating operation inefficiencies. Should consider connectivity with the adjacent Silverhorn system.</p> <ul style="list-style-type: none"> 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*.

Division: 8

File: 06711002/030/ PL20170035

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

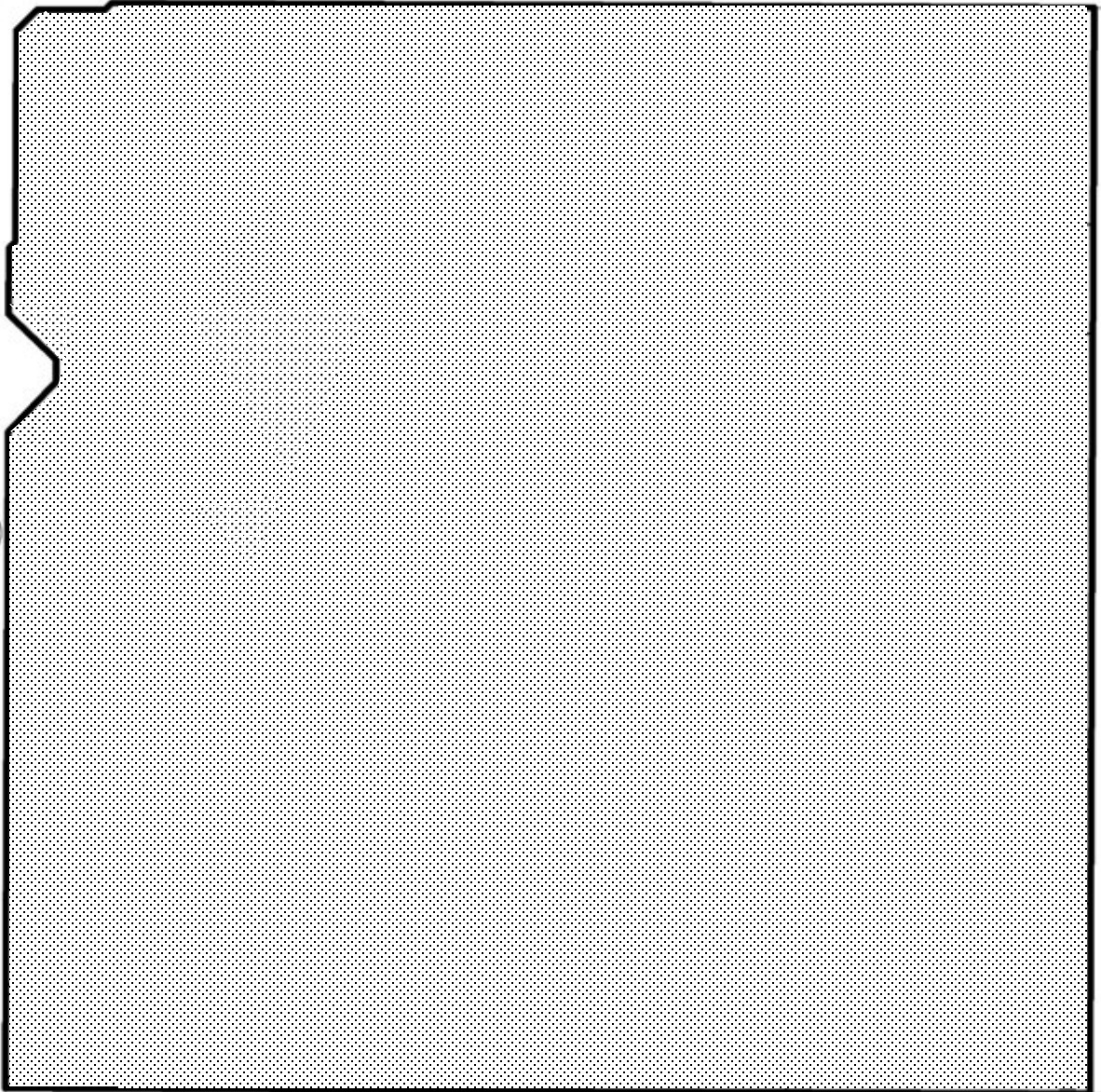
Reeve

CAO or Designate

Date Bylaw Signed

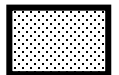
SCHEDULE A
BYLAW C-7850-2018

TWP RD 262



AMENDMENT

FROM Ranch and Farm* District TO Residential One District



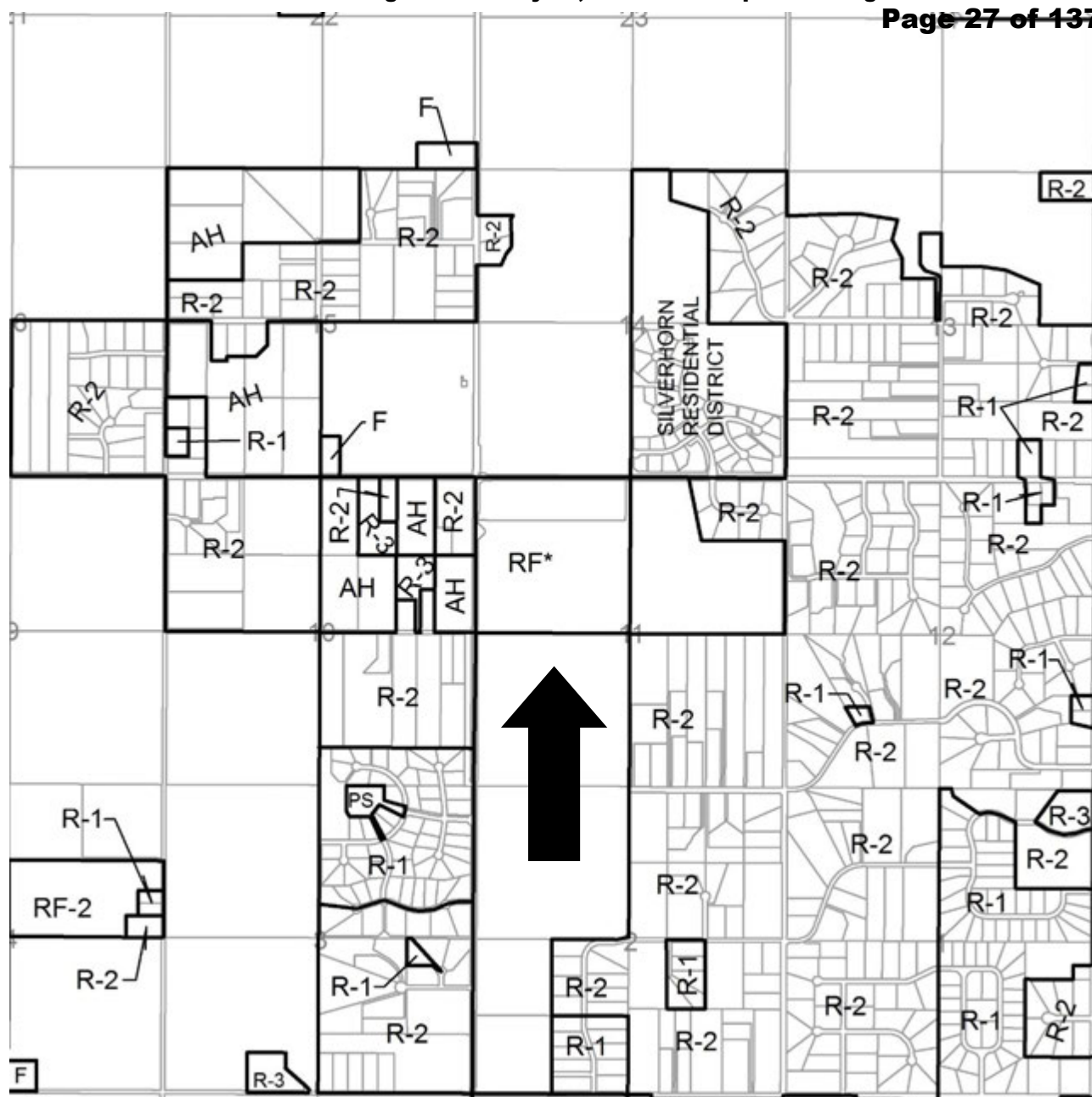
Subject Land _____

LEGAL DESCRIPTION: NW-11-26-03-W05M





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

LAND USE MAP

NW-11-26-03-W05M

Redesignation Proposal: To redesignate the subject lands from Ranch and Fair 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.

TWP RD 262

RF \rightarrow R-1
 ± 63.20 ha
 (± 156.18 ac)

766

DEVELOPMENT PROPOSAL

NW-11-26-03-W05M



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

TOPOGRAPHY

Contour Interval 2 M

NW-11-26-03-W05M



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

AIR PHOTO

Spring 2016

NW-11-26-03-W05M

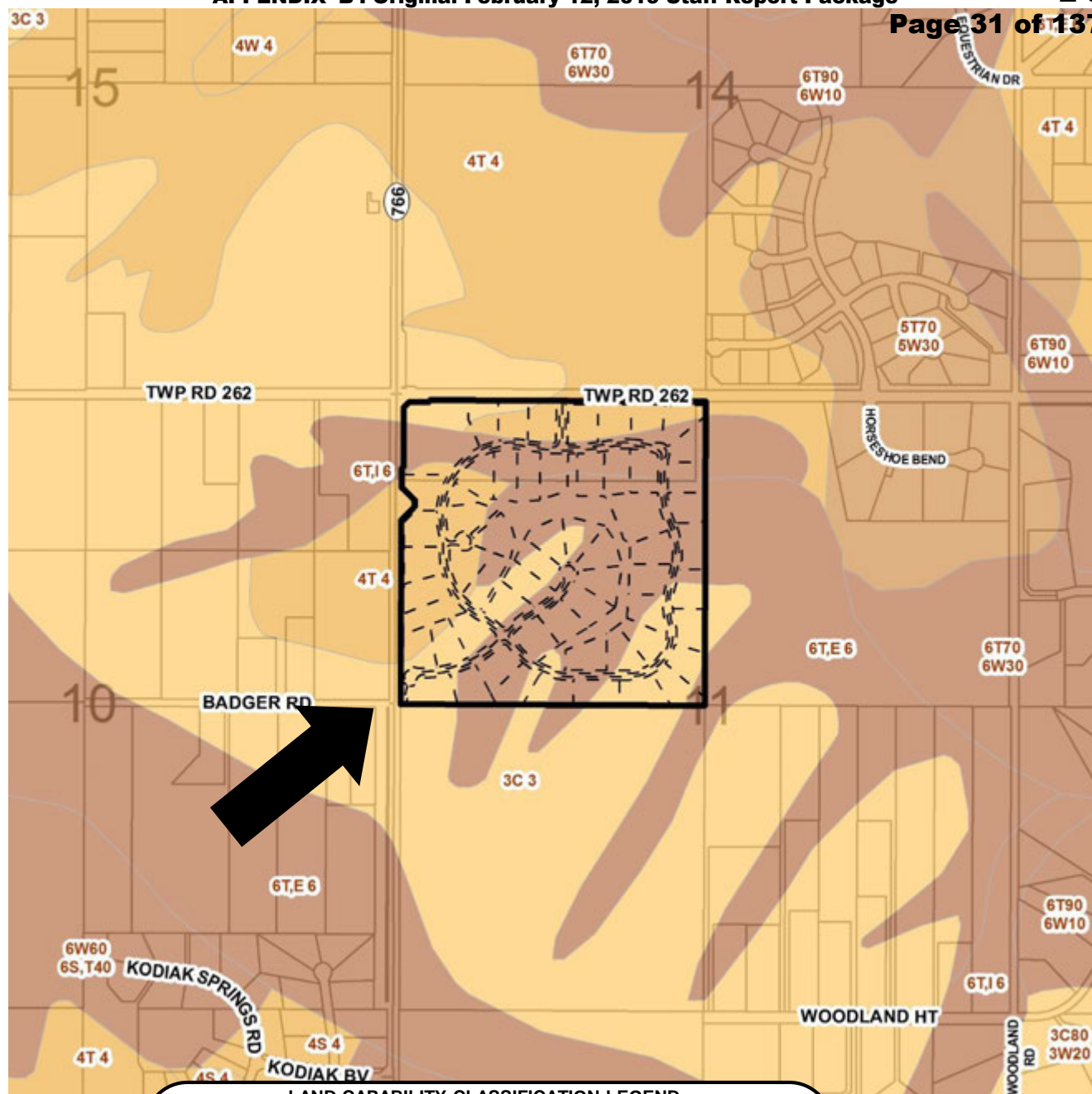
Date: June 15, 2018

Division # 8

File: 06711002/30

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

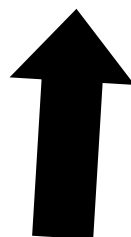
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

NW-11-26-03-W05M

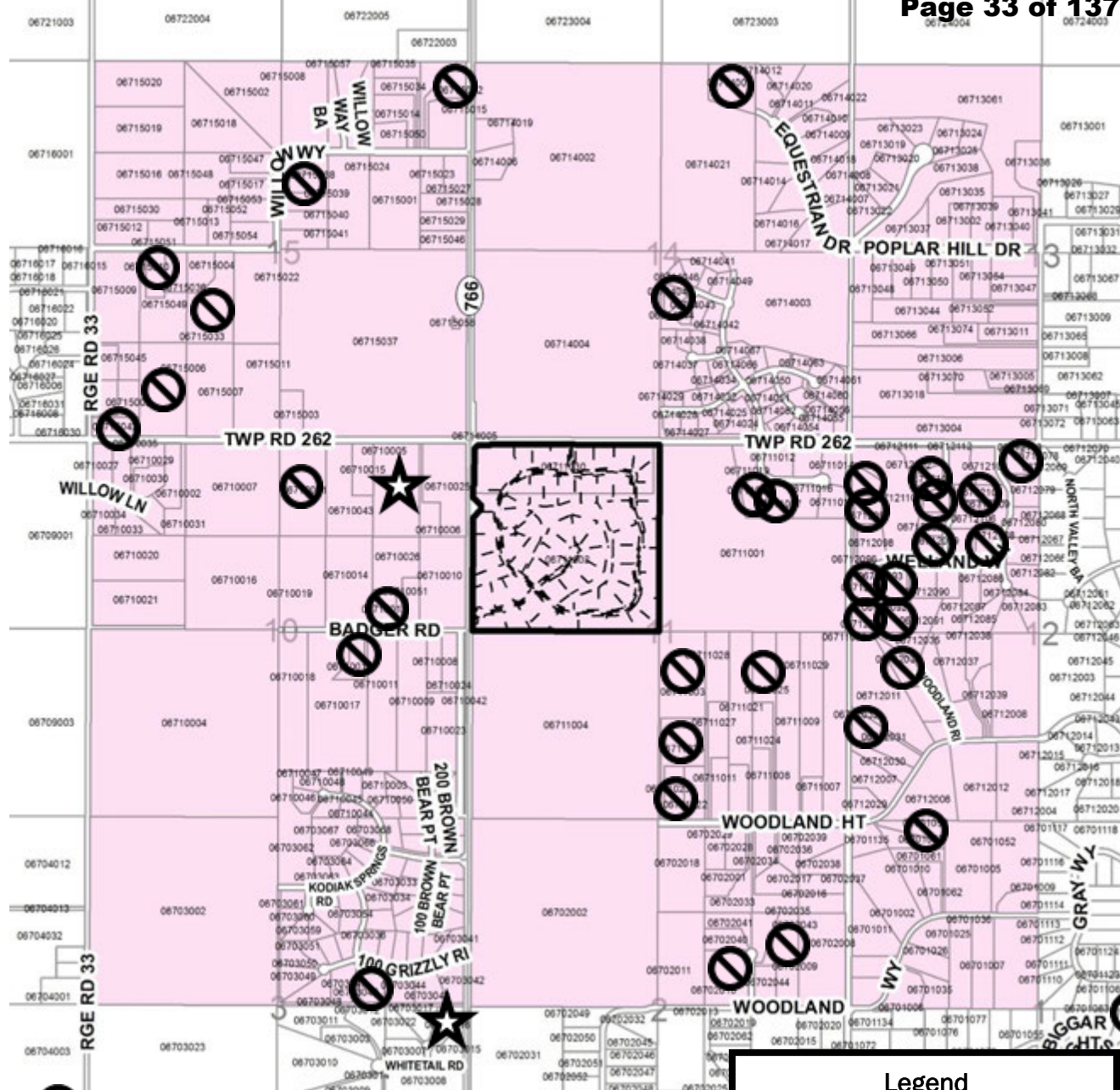


- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

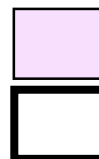
NW-11-26-03-W05M

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Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NW-11-26-03-W05M

Paul Simon

From: Paul Durant [REDACTED]
Sent: Friday, March 24, 2017 8:04 PM
To: Paul Simon
Cc: Maureen Durant [REDACTED]
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.

5. The plan indicates that confirmation has not yet been received from Rocky View Water Co-Op that the expected water 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**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
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 [REDACTED]
Sent: Wednesday, April 12, 2017 5:02 PM
To: Paul Simon
Subject: 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
[REDACTED]

Paul Simon

From: Lynn Chambers [REDACTED]
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

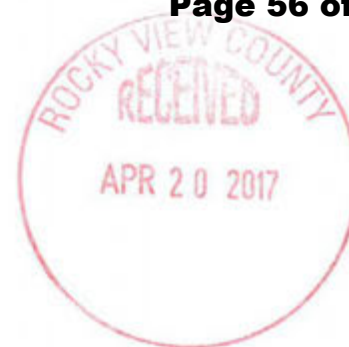
Dear Mr. Simon,

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
[REDACTED]



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:

- 1 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:

SILVERHORN Inc.
8544 - 47 Avenue N.W. Calgary, Alberta, Canada T3B 1Z9
Phone: 403-452-6571 Email: info@silverhorn.ca
www.silverhorn.ca

- 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 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.

4 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?

- 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 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 Simon

From: Russell Cumberland [REDACTED]
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
[REDACTED]

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 T3R0X3.

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 Simon

From: Joel Seibert [REDACTED]
Sent: Monday, April 10, 2017 12:44 PM
To: Paul Simon
Subject: Indigo Hills
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
[REDACTED]

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

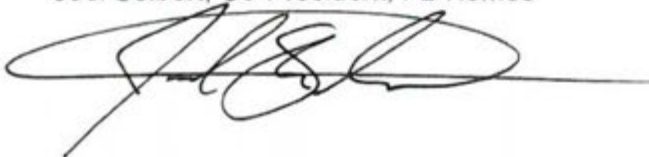
We are under the impression that Indigo Hills has a proposed density of 80 units per 160 acres. This is a dramatic increase over that of some of its neighboring communities.

- 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 Simon

From: Rob Ohlson [REDACTED]
Sent: Sunday, April 09, 2017 2:17 PM
To: Paul Simon
Cc: Katharine O'Brian
Subject: Indigo Hills Letter of Objection
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
[REDACTED]

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:

- 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 **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
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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.

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.

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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.

Donald & Elena Turner


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;

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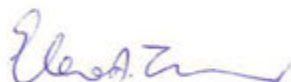
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This project needs further research, revisions and consideration prior to any County approvals being given, **please reject the proposed Indigo Hills Conceptual Scheme in its current form.**

Yours truly,



Donald Turner



Elena Turner

Paul Simon

From: Eileen Easton [REDACTED]
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 [REDACTED]
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:

1. 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.

2. 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 [REDACTED]
Sent: Wednesday, April 12, 2017 1:55 PM
To: Paul Simon
Cc: [REDACTED]
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
[REDACTED]

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 Simon

From: Raymundo Wah [REDACTED]
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: [REDACTED]

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 Simon

From: Philip Lavallee [REDACTED]
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
[REDACTED]

Paul Simon

From: [REDACTED]
Sent: Monday, June 25, 2018 8:56 AM
To: Paul Simon
Subject: RE: File nrs 06711002 & 06711030

Hi Paul

Our address is [REDACTED]

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: [REDACTED]
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: [REDACTED]
Sent: Friday, June 22, 2018 6:25 PM
To: Paul Simon

Cc: Samanntha Wright
Subject: 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 Simon

From: Trent Yahoo [REDACTED]
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 [REDACTED] down the road of where this application's proposed development is located.

Have a great day!

Trent

Sent from my iPhone

On Jun 25, 2018, at 8:27 AM, <PSimon@rockyview.ca> <PSimon@rockyview.ca> 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

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From: Trent Sanregret [REDACTED]
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.

I have concerns over such a large development with the proposed density of homes being built in the location 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 Simon

From: AURORA FLORES [REDACTED]
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: Follow up
Flag Status: 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: [REDACTED]

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

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:


- 1 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.
- 3 **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. Will the County require this development to obtain?

Diane Sura and Kelly Nurcombe


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 were not required or put in place by Rocky View. The developer says they will "deal" with the water issues later but how?

5. Our daughter attends Bears Paw 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.**

Yours truly,



Diane Sura



Kelly Nurcombe

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:

- 1 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 Bears paw 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 Bears paw/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.
- 3 **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. 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 were not required or put in place by Rocky view. The developer says they will “deal” with the water issues later but how?

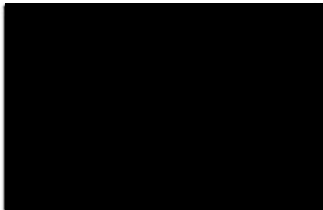
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This project needs further research, revisions and consideration prior to any County approvals being given, **please reject the proposed Indigo Hills Conceptual Scheme in its current form.**

Yours truly,

Rob and Lori Hatch

Westminster Glen Subdivision



Paul .on

From: Roy White [REDACTED]
Sent: Friday, June 29, 2018 2:53 PM
To: Paul Simon
Subject: Indigo Hills

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the application.

Roy White
[REDACTED]

July 03, 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.

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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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- 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 20170093/34/35
DIVISION B

TO PLANNING DEPT.

I TAKE ISSUE WITH THE PROPOSED SUBDIVISION AS BEING
TOO CROWDED AND DEFERS VERY LITTLE TO MAKE IT A DESIREABLE
NEIGHBORHOOD. E.G. NO PUBLIC SPACES - VERY LITTLE GREEN SPACES
AND SMALL LOT SIZE!

I AM OPPOSED TO INCREASED TRAFFIC THAT THIS PLAN WOULD
GENERATE. (55 LOTS X AVERAGE 2 CARS / FAMILY - 110 CARS)
THE INTERSECTION AT #202 & LOCHEND ROAD IS GETTING VERY BUSY
AND THIS SUBDIVISION WILL JUST 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. I WOULD BE OPPOSED TO THE PLAN IF
THIS WERE TO BE A COMMERCIAL OR UTILITY SITE (SEWAGE PLANT)

I AM OPPOSED TO THE PLAN BECAUSE THERE IS NO
MENTION OF WATER & SEWAGE DETAILS THIS IS A MAJOR
CONCERN FOR OUR COMMUNITY.

SIGNED



Shirley D. VonderBrink



JULY 11 2018

262012 RANGE R 33

FILE NUMBER 06711002 & 06711030
 APPLICATION NUMBER PL 20170033/34/35
 DIVISION 8

KEITH & JACQUELINE TAGG PHONE 403 932403
 TO PLANNING DEPT.

WE TAKE ISSUE WITH THE PROPOSED SUBDIVISION AS BEING
TOO CROWDED AND OFFERS VERY LITTLE TO MAKE IT A DESIREABLE
 NEIGHBORHOOD. E.G. NO PUBLIC SPACES - VERY LITTLE GREEN SPACES
 AND SMALL LOT SIZE!

WE ARE OPPOSED TO INCREASED TRAFFIC THAT THIS PLAN WOULD
 GENERATE, (55 LOTS X AVERAGE 2 CARS / FAMILY - ¹¹⁰~~220~~ CARS)
 THE INTERSECTION AT #262 & LOCHEND ROAD IS GETTING VERY BUSY
 AND THIS SUBDIVISION WILL JUST 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 (SEWAGE PLANT)

WE ARE OPPOSED TO THE PLAN BECAUSE THERE IS NO
 MENTION OF WATER & SEWAGE DETAILS. THIS IS A MAJOR
 CONCERN FOR OUR COMMUNITY.



SIGNED

Keith R Tagg

Jacqueline Tagg

Mark Cramer & Yvonne Cramer



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:

1. 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.
2. Higher population density negatively impacts the road infrastructure with more traffic and a busy partially blind intersection at 262 and Lockend road.
3. 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.
4. 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.
5. 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.

Regards,

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;

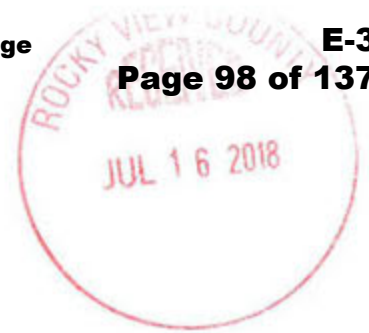
The Indigo Hills proposal does not adequately address the issue of the handling of **stormwater** - the proposal appears to control stormwater by a series of culverts and ditches which will not be adequate for the 1:100 year events which are expected to occur more frequently. The proposed density does 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,

A handwritten signature in black ink, consisting of a stylized 'M' and 'K' followed by a horizontal line.

Mark Kwasnicki



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

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:

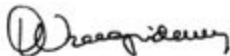
1. Water Problem in Rocky View

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.

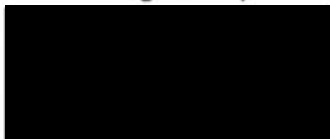
2. Proposed lot sizes are too small

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



Paul Simon

From: Christine Hagerman [REDACTED]
Sent: Wednesday, July 11, 2018 12:46 PM
To: Paul Simon
Subject: Re: Development 262 and 766

Hello,

My municipal address is [REDACTED]

Thanks,

Christine

From: PSimon@rockyview.ca <PSimon@rockyview.ca>
Sent: July 11, 2018 12:21 PM
To: [REDACTED]
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 [REDACTED]
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 immediate 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 Simon

From: Ben Ohler [REDACTED]
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 Bears paw—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: [REDACTED]
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,
 [REDACTED]

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/Highway 766 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 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 Bears paw 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

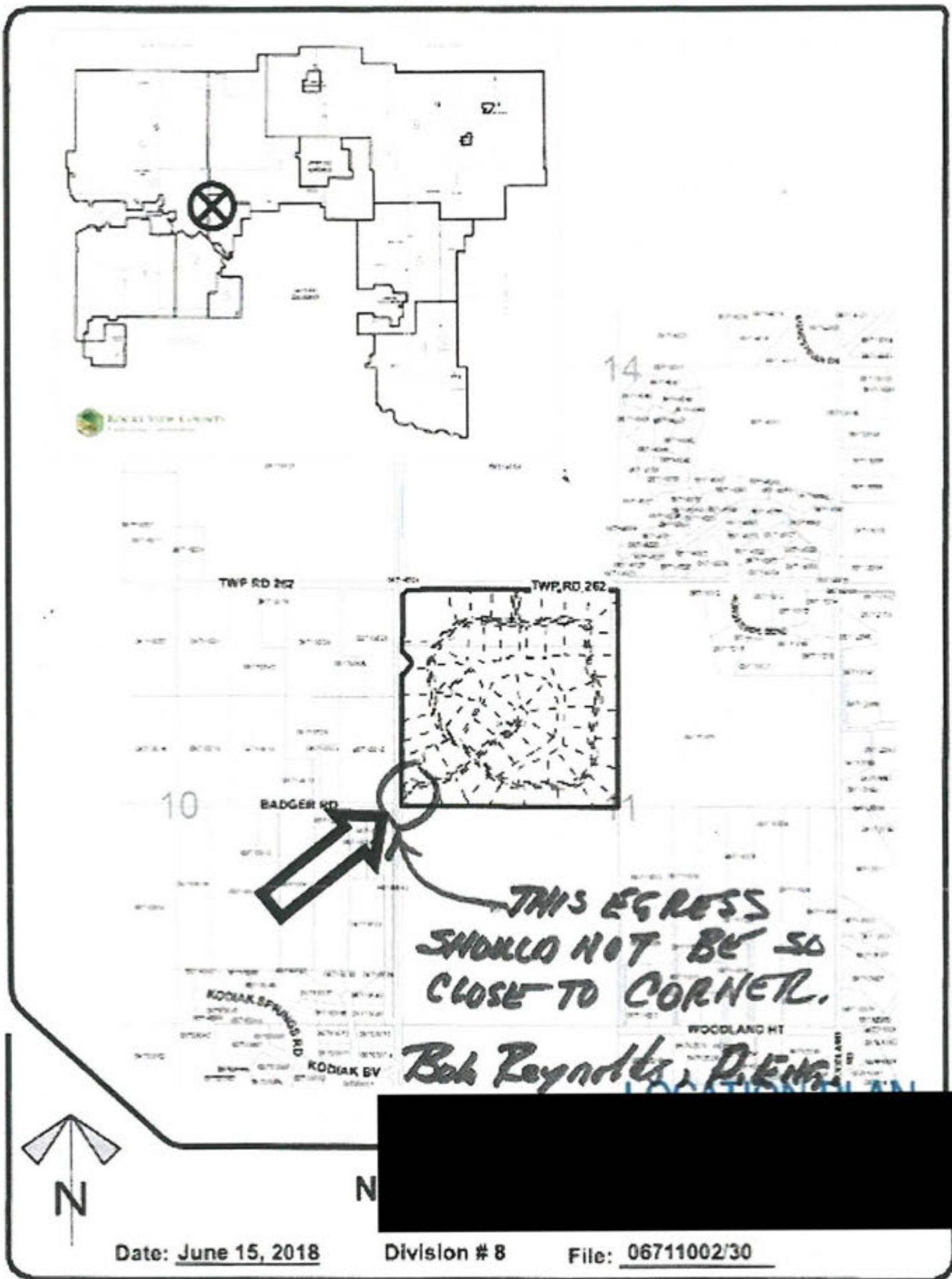
From: Bob Reynolds [REDACTED]
Sent: Monday, July 02, 2018 10:59 PM
To: Paul Simon
Subject: Emailing: SCAN0658
Attachments: SCAN0658.jpg

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: [REDACTED]
To: [PAA Legislative Services](#)
Cc: [REDACTED]
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
[REDACTED]

From: Dean Milner [REDACTED]
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.
3. 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.
4. 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
[REDACTED]

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.

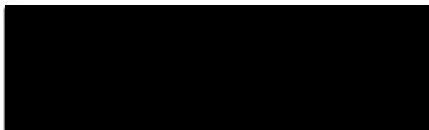
With other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

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: [REDACTED]
To: [PAA LegislativeServices](#)
Cc: [REDACTED]
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" [REDACTED]
Date: January 16, 2019 at 7:23:25 PM MST
To: "'legislative'" <services@rockyview.ca>
Cc: [REDACTED]
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
[REDACTED]



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

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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

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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

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

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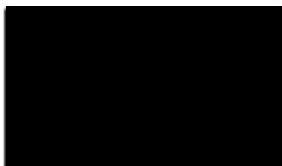
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Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

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;

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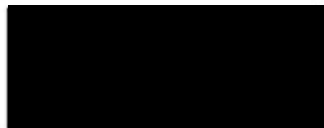
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Other developments in the area and the MD, it was a requirement imposed by the County to construct significant retention ponds and an emergency storm water drainage system to Nose Creek to safeguard downstream landowners.

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.

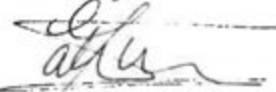
The proposal aims to respect its natural environment through protecting a portion of each parcel, and leave app. 21% of the total area as open space – this includes roads. Rather than incorporating this development in its environment, it plans to allow for wildlife 'corridors'. In the plans, none of 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.

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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 [REDACTED]
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 4acres 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
[REDACTED]

From: [REDACTED]
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: [REDACTED]

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/Highway 766 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 Kierzek _____

Ted Kierzek _____

From: [REDACTED]
To: [PAA Legislative Services](#)
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
[REDACTED]

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;

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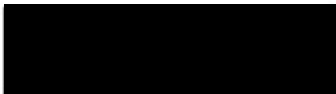
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Yours truly

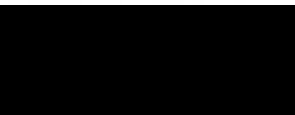
Dr Dennis and Nevada Springhetti



January 30 , 2019

Rocky View County
Planning Services
911 – 32 Avenue NE
Calgary, AB T2E 6X6

Detlef and Jitka Ostermann



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 Re-designation 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:

- 1 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.**
- 3 **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, and others, as outlined in proposed conceptual scheme (5.3.3/5.3.3./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 (Aerial 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

compliance with the area structure plan that the applicant be discouraged from bringing this re-designation back to council.

Thank you for your consideration.

Sincerely,

Dan and Jayne Meyer

[REDACTED]

From: [REDACTED]
To: [PAA Legislative Services](#)
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

[REDACTED]



MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: February 26, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Board and Committee Code of Conduct Bylaw

¹POLICY DIRECTION:

Currently, members of Rocky View County's boards and committees are not subject to a standardized code of conduct or policy establishing ethical standards, as they do not fall under Council's code of conduct bylaw nor Administration's internal policies and procedures.

Section 146.1(3) of the *Municipal Government Act* allows Council to establish by bylaw a code of conduct for board and committee members. Administration presented the proposed *Board and Committee Code of Conduct Bylaw C-7855-2018* to the Policy Review Subcommittee at its January 15, 2019 meeting.

EXECUTIVE SUMMARY:

At the December 18, 2018 Policy Review Subcommittee meeting, Administration presented a series of amendments to Rocky View County's boards and committees. During the discussion, some councillors on the committee expressed a desire for a code of conduct for board and committee members.

Administration drafted *Board and Committee Code of Conduct Bylaw C-7855-2018* as a result of the December 18, 2018 Policy Review Subcommittee meeting and presented it to the Policy Review Subcommittee at its January 15, 2019 meeting. Administration is now providing the proposed bylaw for Council's consideration.

The proposed bylaw would apply to members of all County boards and committees, including members at large appointed by Council as well as members appointed by external parties, such as those appointed by the provincial government to sit on the Assessment Review Boards or attend Agricultural Service Board meetings. It would not apply to councillors appointed to boards and committees, as Council has its own code of conduct bylaw.

The substance of the proposed bylaw was taken from *Council Code of Conduct Bylaw C-7768-2018*, which was adopted at the June 26, 2018 Council meeting. Rather than amending the council code of conduct bylaw to make it apply to boards and committees, Administration is proposing a separate bylaw for boards and committees.

The proposed bylaw would make minor amendments to the following bylaws as detailed further in this report and outlined in Schedule 'C' of the proposed bylaw:

- *Appeal and Review Panel Bylaw C-7717-2017; and*
- *Assessment Review Boards Bylaw C-7778-2018.*

¹Administrative Resources

Tyler Andreasen, Legislative and Bylaw Coordinator



BACKGROUND:

The *Municipal Government Act* was amended in 2017 to make council code of conduct bylaws mandatory for all municipalities across Alberta. The same amendments made code of conduct bylaws for boards and committees optional. *Council Code of Conduct Bylaw C-7768-2018* was adopted at the June 26, 2018 Council meeting, and the bylaw applies only to councillors and not to boards and committees members.

In addition to the requirements of the *Municipal Government Act*, council codes of conduct are subject to the requirements of the *Code of Conduct for Elected Officials Regulation*. Board and committee codes of conduct, however, are not. This allows for more flexibility in what is included and not included in board and committee code of conduct bylaws.

Currently, members of the County's boards and committees are not subject to a standardized code of conduct or policy establishing ethical standards, as they do not fall under Council's code of conduct bylaw nor Administration's internal policies and procedures.

In the absence of a standardized code of conduct for board and committee members, some boards and committees have developed or are in the process of developing their own standards for acceptable behaviour between their members. The Recreation District Boards, for example, have their own code of conduct and the Family and Community Support Services Board is in the process of developing its own charter.

Under *Board and Committee Code of Conduct Bylaw C-7855-2018*, boards and committees would be able to develop their own additional standards over and above the code of conduct bylaw provided that they are supplemental to the bylaw and do not conflict with it, similar to the meeting norms that Council developed and included as part of its code of conduct bylaw. In the case of any inconsistencies, the code of conduct bylaw would take precedence.

DISCUSSION:

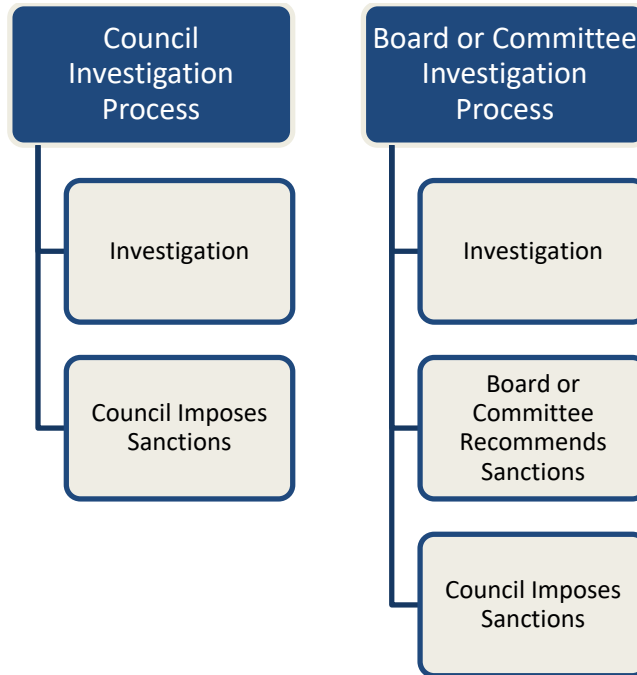
The substance of the proposed bylaw was taken from *Council Code of Conduct Bylaw C-7768-2018*, which was adopted at the June 26, 2018 Council meeting. Like the council code of conduct bylaw, the proposed bylaw establishes standards of ethical conduct and an informal and formal complaint process. The main difference between the council code of conduct bylaw and *Board and Committee Code of Conduct Bylaw C-7855-2018* is the formal investigation process and available sanctions.

Under the council code of conduct bylaw, the investigator provides their findings to Council and Council then determines whether sanctions should be imposed on their fellow councillor. Under the proposed board and committee code of conduct bylaw, however, the investigator would present their findings to the board or committee which would then make a recommendation to Council on whether to impose sanctions or not. Council would then determine whether sanctions should be imposed based on the results of the investigation and the recommendation from the board or committee.

Having Council as the authority responsible for imposing sanctions recognizes the fact that members appointed to boards and committees serve at the pleasure of Council, and having the boards and committees recommend whether to impose sanctions allows members to determine for themselves whether the (mis)conduct of their fellow members should warrant sanctioning. With that being said, however, Council is the sole authority responsible for imposing sanctions regardless of whether the board or committee recommends sanctions or not.

The available sanctions also differ between council and boards and committees. As such, the sanctions listed in *Board and Committee Code of Conduct Bylaw C-7855-2018* do not include those that apply specifically to elected officials. The sanctions available for board and committee members range from a letter of reprimand to revocation of their appointment.

Figure 1: Council and Board or Committee Investigation Process Comparison



PROPOSED AMENDMENTS TO OTHER BYLAWS:

Assessment Review Boards Bylaw and Appeal and Review Panel Bylaw:

Administration is proposing amendments to *Assessment Review Boards Bylaw C-7778-2018* and *Appeal and Review Panel Bylaw C-7717-2017* that would remove the pecuniary interest provisions from these bylaws and incorporate them instead into *Board and Committee Code of Conduct Bylaw C-7855-2018*.

This amendment would consolidate and standardize the pecuniary interest provisions across all boards and committees rather than only the Assessment Review Boards, Subdivision and Development Appeal Board, and Enforcement Appeal Committee.

BUDGET IMPLICATIONS:

The proposed bylaw would not have an immediate effect on the budget. However, expenses may be incurred when an investigator is retained to conduct an investigation.



OPTIONS:

- Option #1: Motion 1: THAT Bylaw C-7855-2018 be given first reading.
 Motion 2: THAT Bylaw C-7855-2018 be given second reading.
 Motion 3: THAT Bylaw C-7855-2018 be considered for third reading.
 Motion 4: THAT Bylaw C-7855-2018 be given third and final reading.
Option #2: THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director, Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Proposed *Board and Committee Code of Conduct Bylaw C-7855-2018*



BYLAW C-7855-2018

A Bylaw of Rocky View County, in the Province of Alberta, to establish a code of conduct for Members of Rocky View County's Boards and Committees.

WHEREAS section 146.1(3) of the *Municipal Government Act* allows Council to establish by bylaw a code of conduct for Members of Rocky View County's Boards and Committees;

AND WHEREAS the public is entitled to expect the highest standards of ethical conduct from Members of Rocky View County's Boards and Committees;

AND WHEREAS a code of conduct for Board and Committee Members is consistent with the principles of transparent and accountable government;

AND WHEREAS a code of conduct ensures that Board and Committee Members share a common understanding of acceptable and ethical conduct;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as the *Board and Committee Code of Conduct Bylaw*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this Bylaw.

Purpose and Application

- 3 This Bylaw establishes standards for the ethical conduct of Rocky View County Board and Committee Members and provides a procedure for the investigation and enforcement of those standards.
- 4 This Bylaw applies to Members of Rocky View County Boards and Committees.
- 5 Boards and Committees may enact additional standards governing the behaviour of their Members provided that the standards are supplemental to this Bylaw and do not conflict with its letter, spirit, or intent.
 - (1) If there is a conflict between this Bylaw and any additional standards enacted by a Board or Committee, this Bylaw prevails.
- 6 Councillors appointed to Boards and Committees are subject to Rocky View County's *Council Code of Conduct Bylaw*.

Representing Rocky View County

- 7 Members must:
- (1) act honestly and serve in good faith the welfare and interests of Rocky View County as a whole;
 - (2) perform their functions and duties in a conscientious manner and with integrity, accountability, and transparency; and
 - (3) conduct themselves in a professional manner and make every effort to participate diligently in meetings.

Communicating on Behalf of Rocky View County

- 8 Members must not claim to speak on behalf of Rocky View County, unless authorized to do so.
- 9 Communications of a political nature are to be directed through the Reeve. Communications of an administrative or operational nature are to be directed through the Chief Administrative Officer.
- 10 Members must not make statements that they know to be false or make statements with the intent to mislead the public or their fellow Members.

Use of Social Media

- 11 Members are encouraged to keep their personal social media use separate from their professional use.
- 12 When responding to comments on social media, Members should consider whether a comment is a service request, a compliment, or a complaint and should address the comment as follows:
- (1) for service requests, Members should direct the person to the appropriate Administrative department to address the matter;
 - (2) for compliments, Members should thank the person and forward the compliment to the appropriate individuals (for example, Council or an Administrative department); and
 - (3) for complaints, Members should thank the person for taking the time to write and state that the complaint will be taken under advisement. Engaging in debates on social media is discouraged.

Respecting the Decision-Making Process

- 13 Decision-making authority lies with a Board or Committee as a whole and not with individual Members or group of Members. Boards or Committees may only act by a resolution passed at an open meeting with a quorum present.

- 14 Members must accurately communicate the decisions of a Board or Committee, even if they disagree with a decision, to ensure that the decision-making process is respected.
- 15 Members must not, unless authorized to do so, attempt to bind Rocky View County or give direction to its employees, agents, contractors, consultants, other service providers, or prospective vendors.
- 16 Members must conduct their duties and official business in an open and transparent manner, except for those matters which are authorized by legislation to be dealt with in a confidential manner or in a closed session.

Adherence to Policies, Procedures, and Bylaws

- 17 Members must uphold the laws of the Parliament of Canada and Legislature of Alberta, as well as the bylaws, policies, and procedures of Rocky View County.
- 18 Members must respect the bylaws, policies, and procedures of Rocky View County and will encourage public respect for Rocky View County as an institution.
- 19 Members must not encourage disobedience of any law of the Parliament of Canada or Legislature of Alberta, nor any bylaw, policy, or procedure of Rocky View County.

Respectful Interactions with the Public, Employees, and Other Members

- 20 Members must act in a manner that demonstrates fairness, respect for individual differences and opinions, and an intention to work together for the common good and to further the public interest.
- 21 Members must treat Rocky View County employees, the public, and their fellow Members with courtesy, dignity, and respect and without abuse, bullying, or intimidation.
- 22 Members must not speak or make expressions in a manner that is indecent, abusive, or insulting towards other Members, Rocky View County employees, or the public.
- 23 Members must not speak or make expressions in a manner that is discriminatory to any individual based on race, religious beliefs, colour, gender, physical disability, mental disability, age, ancestry, place of origin, marital status, source of income, family status, or sexual orientation.
- 24 Members must respect that Rocky View County employees are responsible for making recommendations that reflect their professional expertise and a corporate perspective and, in order to do so, must be free from undue influence from any Member or group of Members.
- 25 Members must not:
 - (1) involve themselves in matters that fall within the jurisdiction of Administration or the Chief Administrative Officer;
 - (2) use, or attempt to use, their authority or influence to threaten, coerce, command, or influence Rocky View County employees with the intent of interfering with their duties; or

- (3) maliciously or falsely injure the professional or ethical reputation or the prospects of Rocky View County employees.

Confidential Information

- 26 Members must keep matters discussed confidentially or in a closed session confidential until the matter is discussed in an open session or the Member is authorized to discuss the matter publicly.
- 27 Members must return to Administration all confidential information provided during a closed session at the conclusion of the closed session so that it may be destroyed.
- 28 Members may also acquire confidential information outside of a closed session. Members must not:
 - (1) disclose or release confidential information unless the disclosure is required by legislation or the Member is authorized to release the confidential information; or
 - (2) access or attempt to gain access to confidential information unless it is reasonably necessary for the Member to perform their duties and is not otherwise prohibited, and only then if the confidential information is acquired in accordance with applicable legislation, bylaws, and policies.
- 29 Members must not use confidential information for personal benefit or for the benefit of any other individual or organization.
- 30 Confidential information includes:
 - (1) information in the possession of Rocky View County that is prohibited from being disclosed pursuant to legislation, court order, or by contract;
 - (2) information that is required to remain confidential pursuant to the *Freedom of Information and Protection of Privacy Act* or any other legislation;
 - (3) any other information that pertains to the business of Rocky View County and is generally considered to be of a confidential nature, including, but not limited to, information concerning:
 - (a) the security of municipal employees or property;
 - (b) a proposed or pending acquisition or disposition of land or other property;
 - (c) a tender that has or will be issued but has not yet been awarded;
 - (d) contract negotiations;
 - (e) employment and labour relations;
 - (f) draft documents and legal instruments, including reports, policies, bylaws, and resolutions that have not yet been considered in an open session;
 - (g) law enforcement matters;

- (h) litigation or potential litigation, including matters before administrative tribunals; and
- (i) advice that is subject to solicitor-client privilege.

- 31 Incidents involving Members who may have collected, used, or disclosed confidential information in contravention of the *Freedom of Information and Protection of Privacy Act* must be proactively reported to Administration so that it may be reported to the Office of the Information and Privacy Commissioner of Alberta for investigation.

Pecuniary Interest and Conflicts of Interest

- 32 Members must comply with the pecuniary interest provisions established in Schedule 'B' of this Bylaw and have a corresponding duty to vote at meetings unless permitted to abstain from voting due to a pecuniary interest.
- 33 Members must not act or appear to act in order to benefit, financially or otherwise, themselves or their family, friends, associates, businesses, or otherwise.
- 34 Members must be free from undue influence and approach decision-making with an open mind that is capable of persuasion.
- 35 It is the individual responsibility of each Member to seek independent legal advice, at the Member's sole expense, with respect to any situation that may arise from a pecuniary interest or other conflict of interest.

Improper Use of Influence

- 36 Members must not use the authority or influence of their position for any purpose other than to exercise their official duties.
- 37 Members must not act as a paid agent to advocate on behalf of any individual, organization, or corporate entity before a Board or Committee.
- 38 Members must refrain from using their position to obtain employment with Rocky View County for themselves, their family, or their close associates.

Use of Municipal Resources

- 39 Members must use municipal property, equipment, services, supplies, and resources only for their official duties, subject to the following limited exceptions:
- (1) Members may use municipal property, equipment, services, supplies, and resources that are also available to the public for personal use in accordance with the same terms and conditions as the public, including payment of any applicable fees or charges.

Training and Orientation

- 40 Members must attend any training or orientation that is required by legislation in order to exercise their official duties.

- 41 Members may attend additional training or orientation in accordance with applicable bylaws, policies, and procedures.

Remuneration and Expenses

- 42 Members are stewards of public resources and should avoid waste, abuse, and extravagance in the use of public resources.
- 43 Members must be transparent and accountable with expenditures and comply with all bylaws, policies, and procedures regarding remuneration and expense claims.

Gifts and Hospitality

- 44 Members must not accept gifts, hospitality, or other benefits that would, to a reasonable member of the public, appear to be for influence, to induce influence, or to otherwise go beyond what is necessary or appropriate for their position.
- 45 Members are encouraged to recuse themselves from decision-making involving suppliers if that Member has received a benefit from that supplier.
- 46 Gifts that have a historical value or significance to Rocky View County must be left with the County when the Member ceases to hold their position.

Informal Complaint Process

- 47 Any person who has identified or witnessed conduct by a Member that they reasonably believe, in good faith, contravenes this Bylaw may address the misconduct by:
- (1) advising the Member that their conduct contravenes this Bylaw and encouraging the Member to refrain from the conduct; and
 - (2) requesting that the chair and vice-chair of the Board or Committee assist with informational discussions with the Member in an attempt to resolve the issue.
- 48 If the chair is the subject of a complaint or implicated in a complaint, the person may request the assistance of the vice chair and another Member. If the vice chair is the subject of a complaint or implicated in a complaint, the person may request the assistance of the chair and another Member.
- 49 Individuals are encouraged to pursue the informal complaint process as their first means of addressing conduct that they believe contravenes this Bylaw. However, individuals are not required to pursue an informal complaint prior to a formal complaint pursuant to this Bylaw.

Formal Complaint Process

- 50 Any person who has identified or witnessed conduct by a Member that they reasonably believe, in good faith, contravenes this Bylaw may file a formal complaint in accordance with the following formal complaint process:
- (1) All complaints must be made in writing and be dated and signed by an identifiable individual;

- (2) All complaints must be addressed to the Investigator;
- (3) The complaint must set out reasonable and probable grounds for the allegation that the Member has contravened this Bylaw, including a detailed description of the facts giving rise to the allegation as they are known;
- (4) The Investigator may request additional information from the complainant to determine whether the Member has contravened this Bylaw;
- (5) The Investigator must provide a copy of the complaint to the Member who is subject of the complaint and to any other Members who are implicated in the complaint;
- (6) Upon receipt of a complaint under this Bylaw, the Investigator reviews the complaint and decides whether to proceed with a full investigation into the complaint. If the Investigator is of the opinion that
 - (a) a complaint is frivolous or vexatious,
 - (b) a complaint was not made in good faith,
 - (c) there are no grounds, or insufficient grounds, for conducting an investigation into a complaint, or
 - (d) the complaint is not within the authority of the Investigator to investigate or should be referred to a different body for investigation,the Investigator may choose not to investigate the complaint. If an investigation has already commenced, the Investigator may choose to terminate the investigation or dispose of the complaint in a summary manner. The Investigator must notify the complainant, the Member who is subject of the complaint, and the Board or Committee of their decision;
- (7) If the Investigator chooses to investigate a complaint, the Investigator is authorized to take any steps that they consider necessary and appropriate to complete the investigation, which may include seeking independent legal advice or accessing Rocky View County records;
- (8) All proceedings of the Investigator are confidential and protected in accordance with the *Freedom of Information and Protection of Privacy Act*;
- (9) The Investigator must, upon conclusion of an investigation, provide the complainant, the Member who is the subject of the complaint, and the Board or Committee with the results of the investigation;
- (10) The results of an investigation remain confidential and are considered first by the Board or Committee in a closed session. After considering the results of an investigation, the Board or Committee must, by resolution passed in open session, recommend to Council whether sanctions should be imposed on the Member;

- (11) Members who are the subject of an investigation are entitled to be represented by legal counsel at the Member's sole expense and must be afforded procedural fairness, including an opportunity to respond to the allegations prior to the Board or Committee deliberating and making its recommendation to Council on whether to impose sanctions;
- (12) After the Board or Committee considers the results of an investigation and makes a recommendation to Council on whether sanctions should be imposed on the Member, Council then considers the results of the investigation and the recommendation made by the Board or Committee and may, by a resolution passed in open session, impose sanctions on the Member;
- (13) If a Board or Committee recommends to Council that sanctions not be imposed on a Member, the Board or Committee may also recommend that the Member be reimbursed for any legal expenses incurred as a result of the complaint; and
- (14) The results of an investigation are made available to the public only after they are considered by Council and in accordance with the *Freedom of Information and Protection of Privacy Act*.

Compliance, Enforcement, and Sanctions

- 51 Members must uphold the letter, spirit, and intent of this Bylaw.
- 52 Members must cooperate in every way possible with the compliance and enforcement of this Bylaw.
- 53 Members must not:
 - (1) undertake any act of reprisal, or threaten reprisal against, a complainant or any other person for providing information to the Investigator, Members, Councillors, or any other person; or
 - (2) obstruct the Investigator, Council, Board or Committee, or any other person carrying out the objectives or requirements of this Bylaw.
- 54 Sanctions may be imposed on a Member by Council, through a motion passed in open session, upon Council determining that a Member has contravened this Bylaw. Sanctions may include any one, or any combination, of the following:
 - (1) Issuing a letter of reprimand addressed to the Member, including publication of the letter;
 - (2) requesting that the Member issue a letter of apology for the misconduct, including publication of the request and letter of apology;
 - (3) requesting that the Member attend training that addresses the nature of the misconduct;
 - (4) requesting that the Member return or reimburse the value of property, equipment, gifts, benefits, or other items or reimburse the value of services rendered;

- (5) restricting how confidential documents are provided to the Member (for example, no electronic copies of confidential documents);
- (6) restricting the Member's travel or representation on behalf of the Board or Committee;
- (7) reducing or suspending the Member's remuneration for attending meetings and performing their official duties;
- (8) suspending or removing the Member's position as chair or vice chair of a Board or Committee;
- (9) suspending or removing the Member's appointment to a Board or Committee; or
- (10) any other sanction deemed reasonable and appropriate given the circumstances of the complaint.

Investigator

- 55 Council appoints a person or persons to act as the Investigator.
- 56 The following persons are not eligible to act as the Investigator:
 - (1) a Councillor, or a family member, friend, or close associate of a Councillor;
 - (2) a Member, or a family member, friend, or close association of a Member; or
 - (3) an employee of Rocky View County.
- 57 Records in the possession of the Investigator are considered property of Rocky View County and are subject to the *Freedom of Information and Protection of Privacy Act* and the bylaws, policies, and procedures of Rocky View County.

Review

- 58 This Bylaw must reviewed by Council at the beginning of each new term, when relevant legislation is amended, and at any other time that Council considers appropriate to ensure that it remains current and continues to accurately reflect the standards of ethical conduct expected of Members.

Severability

- 59 Each provision of this Bylaw is independent of all other provisions. If any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

Transitional

- 60 The following bylaws are amended in accordance with Schedule 'C' of this Bylaw upon this Bylaw passing and coming into full force and effect:
 - (1) Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*;

- (2) Bylaw C-7778-2018, being the *Assessment Review Boards Bylaw*; and
- 61 Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, is passed and comes into full force and effect when it receives third reading and is signed by the Reeve or Deputy Reeve and the Chief Administrative Officer or their designate pursuant to the *Municipal Government Act*.

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 this _____ day of _____, 2019

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2019

Reeve

CAO or Designate

Date Bylaw Signed

Bylaw C-7855-2018

Schedule 'A' – Definitions

- 1 **“Administration”** means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer.
- 2 **“Board”** means a board with Members appointed by Council.
- 3 **“Chief Administrative Officer”** means the Chief Administrative Officer of Rocky View County or their authorized delegate pursuant to the *Municipal Government Act*.
- 4 **“Committee”** means a committee with Members appointed by Council.
- 5 **“Council”** means the duly elected Council of Rocky View County.
- 6 **“Council Code of Conduct Bylaw”** means Rocky View County Bylaw C-7768-2018, being the *Council Code of Conduct Bylaw*, as amended or replaced from time to time.
- 7 **“Councillor”** means a duly elected Member of Council.
- 8 **“Freedom of Information and Protection of Privacy Act”** means the *Freedom of Information and Protection of Privacy Act*, RSA 2000, c. F-25, as amended or replaced from time to time.
- 9 **“Investigator”** means the person or persons appointed as an Investigator pursuant to this Bylaw.
- 10 **“Member”** means either:
 - (1) a person appointed as a Member at Large to a Board or Committee by Council; or
 - (2) a person appointed or designated by another organization to attend the meetings of a Board or Committee in either a voting or non-voting capacity.
- 11 **“Member at Large”** means a person appointed to a Board or Committee who is a member of the public and not a Councillor.
- 12 **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 13 **“Reeve”** means the Chief Elected Official of Rocky View County pursuant to the *Municipal Government Act*.
- 14 **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Bylaw C-7855-2018

Schedule 'B' – Pecuniary Interest Provisions

1 In this Schedule:

- (1) "**Corporation**", "**Director**", "**Distributing Corporation**", "**Officer**", "**Shareholder**", "**Voting Rights**", and "**Voting Shares**" have the same meanings given to them in the *Business Corporations Act*, RSA 2000, c B-9, as amended or replaced from time to time;
- (2) "**Member's Family**" means a Member's spouse or adult interdependent partner, the Member's children, the parents of the Member, and the parents of the Member's spouse or adult interdependent partner; and
- (3) "**Spouse**" means the spouse of a married person but does not include a spouse who is living separate and apart from the person if the person and spouse have separated pursuant to a written separation agreement or if their support obligations and family property have been dealt with by a court order.

2 A Member has a pecuniary interest in a matter if:

- (1) The matter could monetarily affect the Member or an employer of the Member; or
- (2) The Member knows or should know that the matter could monetarily affect the Member's Family.

3 A Member is monetarily affected by a matter if the matter monetarily affects:

- (1) The Member directly;
- (2) A corporation, other than a distributing corporation, in which the Member is a shareholder, director, or officer;
- (3) A distributing corporation in which the Member beneficially owns voting shares carrying at least 10% of the corporation or of which the Member is a director or officer; or
- (4) A partnership or firm of which the person is a Member.

4 A Member does not have a pecuniary interest by reason only of any interest:

- (1) that the Member, an employer of the Member, or a member of the Member's Family may have as an elector, taxpayer, or utility customer of the municipality;
- (2) of the Member, an employer of the Member, or a member of the Member's Family that is held in common with the majority of electors of the municipality or, if the matter affects only part of the municipality, with the majority of electors in that part; or

- (3) that is so remote or insignificant that it cannot reasonably be regarded as likely to influence the Member.
- 5 When a Member has a pecuniary interest on a matter before a Board or Committee that Member must:
- (1) Disclose the nature of the pecuniary interest to the Board or Committee;
 - (2) Abstain from participating in the hearing of the matter;
 - (3) Abstain from any discussion or voting on the matter; and
 - (4) Be absent from the room in which the matter is being heard, except to the extent that the Member is entitled to be heard before a Board or Committee as an appellant or a person affected by the matter before the Board or Committee.
- 6 Members must not discuss any matter under appeal with anyone outside of the formal hearing process.

Bylaw C-7855-2018

Schedule 'C' – Bylaw Amendments

Amendments to the Appeal and Review Panel Bylaw

- 1 Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*, is amended as follows:
 - (1) Delete section 7
 - (2) Delete section 17
 - (3) Delete Schedule 'A' – Appeal and Review Panel Member Code of Conduct

Amendments to the Assessment Review Boards Bylaw

- 2 Rocky View County Bylaw C-7778-2017, being the *Assessment Review Boards Bylaw*, is amended as follows:
 - (1) Delete section 7
 - (2) Delete Schedule 'A' – Assessment Review Board Code of Conduct

Notice of Motion: To be read in at the February 26, 2019 Council Meeting

To be debated at the March 12, 2019 Council Meeting

Title: Removal of Municipal Reserve Designation and Disposal
of the Commercial Court Municipal Reserve Parcel

Presented By: Councillor Kim McKylor, Division 2
Councillor Mark Kamachi, Division 1

WHEREAS the 4-acre Commercial Court Municipal Reserve (MR) Parcel was created with the approval of Subdivision Application 2003-RV-277 (File: 04734002) on a motion by Councillor Brenda Goode on February 24, 2004;

AND WHEREAS Councillor Brenda Goode reported to the Springbank Community Association on April 19, 2004 that the Commercial Court Municipal Reserve (MR) Parcel approved on February 24, 2004 was suitable for the future home of the Community Association;

AND WHEREAS the Springbank Community Hall (circa 1905) was condemned in May 2018;

AND WHEREAS the draft Master Recreation Plan demonstrates a need for multi-purpose community space in the Springbank area;

AND WHEREAS the 4-acre Commercial Court Municipal Reserve (MR) Parcel will not adequately accommodate both parking and a community facility with possible growth in the Springbank area;

AND WHEREAS the Commercial Court Municipal Reserve (MR) Parcel is situated within a commercial development and is not suitable for a community centre that will be accessible to all members of the community;

AND WHEREAS the Springbank Community Association presented to the Policies and Priorities Committee on June 5, 2018 and highlighted the need for, and interest in, building a new multi-purpose community space in the near-term to alleviate a shortage in community space;

AND WHEREAS the *Municipal Government Act* allows for the removal of municipal reserve designation and disposal of the Municipal Reserve land, or if disposal is not suitable, then suitable lands should be secured for the Springbank Community Association;

NOW THEREFORE BE IT RESOLVED THAT Administration be directed to initiate the process of removing the municipal reserve designation and disposing of the 4-acre Commercial Court Municipal Reserve Parcel;

AND THAT Rocky View County's share of the proceeds be used towards acquiring a minimum of 14 acres of land on or near the Range Road 33 corridor for a future community centre in Springbank.

PLANNING, DEVELOPMENT, & BYLAW SERVICES

TO: Subdivision Authority
DATE: February 26, 2019 **DIVISION:** 9
FILE: 06832001 **APPLICATION:** PL20180070
SUBJECT: Subdivision Item – Four Lots, Residential Three 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, and the policies within the Cochrane North Area Structure Plan (ASP) and was found to be compliant:

- The application is consistent with the statutory provisions of the Cochrane North ASP;
- The lands hold the appropriate land use designation (Residential Three District) for the intended subdivision and parcel sizes;
- All technical considerations are addressed in the conditions of approval, and
- The application is consistent with Statutory County Policy.

EXECUTIVE SUMMARY:

The purpose of this application is to create four ± 4.05 hectare (± 10.00 acre) parcels from a 16.52 hectare (40.82 acre) Residential Three District parcel.

The lands contain an existing dwelling and accessory buildings located towards the northern property boundary adjoining Weedon Trail. It is serviced by a water well and private sewage treatment system. The parcel is currently accessed from Weedon Trail through a paved approach located in its northeast corner.

Of the four lots proposed, the northernmost lot (Lot 1) would use the existing approach, while panhandle access is proposed for the three other lots (Lots 2, 3, and 4). A single paved mutual access approach is proposed for the three southern lots and would be provided through mutual access easements and right-of-way plans registered on each new title.

Servicing to the three proposed vacant lots would comprise water wells and Private Sewage Treatment Systems (PSTS). A Level III PSTS Assessment has been submitted by the Applicants, demonstrating that the lots can accommodate PSTS. A Phase II Aquifer Pumping and Testing Report is recommended to be required by condition to demonstrate adequate flow and quality of water supply to the proposed lots. A Storm Water Management Report was also submitted by the Applicant, which demonstrates that the development can prevent an increase in storm water run-off through installation of a bio-retention system on each lot.

Transportation Off-Site Levy and Municipal Reserves are outstanding for the parcel, the payment of which are included in the recommended conditions of subdivision approval.

Administration determined that the application meets policy.

¹ **Administration Resources**

Dominic Kazmierczak & Gurbir Nijjar, Planning, Development, & Bylaw Services



PROPOSAL: To create four ± 4.05 hectare (± 10.00 acre) Residential Three District parcels.	GENERAL LOCATION: Located approximately 5.7 km (7.0 miles) north of Cochrane, immediately south of Weedon Trail and 0.46 kilometres (0.29 miles) east of Horse Creek Road.
LEGAL DESCRIPTION: Block 1, Plan 7410082 within NE-32-26-04-W5M	GROSS AREA: 16.52 hectares (40.82 acres)
APPLICANTS: Anthony and Pamela Moores OWNERS: Anthony and Pamela Moores	RESERVE STATUS: Municipal Reserves outstanding for the parcel and proposed to be provided by cash in lieu.
LAND USE DESIGNATION: Residential Three District	LEVIES INFORMATION: Transportation Off-Site Levy is applicable for 1.2 hectares (3.0 acres) of each of the proposed parcels.
DATE SUBDIVISION APPLICATION DEEMED COMPLETE: June 14, 2018	APPEAL BOARD: Municipal Government Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Level 1 PSTS Model Process Assessment (Groundwater Information Technologies, August 24, 2018). Level 3 PSTS Model Process Assessment (Groundwater Information Technologies, December 27, 2018). Phase 1 Aquifer Analysis (Groundwater Information Technologies, August 21, 2018). Stormwater Management Report (Stormwater Solutions Inc. September 19, 2017). Appraisal Report (RDS Appraisal Group, July 19, 2018). 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> Cochrane North Area Structure Plan (Bylaw C-6388-2006) County Plan (Bylaw C-7280-2013)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 43 adjacent landowners. One letter of objection was received and is attached to this report (Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'B'.

HISTORY:

May 22, 2018	Council approved redesignation of the subject lands from Ranch and Farm District to Residential Three District to accommodate the proposed four lot subdivision (PL20170178, Bylaw C-7759-2018).
1978	Based on the County's assessment records, a detached garage was constructed on the subject lands.
1975	Based on the County's assessment records, a single detached dwelling was constructed on the subject lands.



January 30, 1974 Plan 7410082 was registered, creating one 40.82 acre parcel and one 40.81 acre parcel within the subject quarter.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The subject land consists of 16.52 hectares (40.82 acres) of gently sloping terrain and its topography does not provide any limitations with respect to developability of the proposed lots. A single wetland is located at the centre of the site and would straddle the subdivision boundary line of Lots 2 and 3. Any alterations to the wetland would require approval from Alberta Environment and Parks.

Conditions: None.

b) The site's soil characteristics

The site contains Class 4 soils with severe limitations to crop production due to temperature variability. As the application proposes residential development, agricultural soil conditions are irrelevant to the consideration of this subdivision.

Conditions: None.

c) Stormwater collection and disposal

The Applicants submitted a Storm Water Management Report; it does not anticipate that the subdivision would have a significant impact on storm water release rates or volumes. However, to ensure that the development meets pre-development discharge conditions, the report recommends the use of one bio-retention bed in each of the proposed four lots. These would be constructed at the low point of each lot, anticipated to be towards their western property lines. A condition is included requiring the Applicants to enter into a Development Agreement (Site Improvements Services Agreement) to ensure construction of the 4 bio-retention beds.

Conditions: 6

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

The lands are not located in the vicinity of a major water body or significant drainage course.

Additionally, as the site has not been identified as an area of concern in accordance with Alberta Environment's Flood Hazard Map, there is no concern with regard to flooding from off-site sources.

Conditions: None

e) Accessibility to a road

The parcel is currently accessed from Weedon Trail through an existing approach located on the northern property line. The northernmost lot (Lot 1) would continue to use this approach to service the existing dwelling.

The Applicants are proposing a 12.5 metre wide panhandle access to each of the southern lots to ensure legal and physical access to Weedon Trail, and the proposed panhandle width meets the requirements of Section 409 of the County Servicing Standards. To accommodate future potential subdivision of the proposed lots, the Applicants will be required to enter into a Road Acquisition Agreement for the two westernmost panhandles. This agreement would



allow the County to acquire those panhandle portions to create a road allowance for construction of a public roadway serving any new lots proposed in future.

Although the three proposed southern lots would each have their own separate panhandle access, it is recommended that the Applicants be required to provide a single paved mutual access approach onto Weedon Trail to serve these lots. A Right-of-Way Plan, together with an Access Easement Agreement would be registered on the title of each lot to accommodate the shared approach and access.

The Cochrane North ASP and Hamlet Plan Transportation Study undertaken in 2010 identifies Weedon Trail as a collector road that requires a future 21 metre wide right-of-way. The right-of-way north of the subject parcel is currently only 20 metres wide. Therefore, a condition is included requiring the Applicants to provide dedication through plan of survey of a 1 metre wide section of land along the entire northern boundary of the parcel.

Conditions: 2, 3 & 4.

Transportation Offsite Levy

Payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 is required to be paid on all four lots (Lots 1 to 4). As Residential 3 District parcels are proposed, the Levy shall only apply to 3 acres of each parcel.

- Base Levy = \$4,595/acre. Acreage = 4 parcels x 3 acres per parcel = 12 acres.
Estimated TOL payment = (\$4,595 per acre x 3 acres) = \$55,140.

Condition: 8

f) Water supply, sewage and solid waste disposal

A single dwelling is located towards the northern boundary of the current parcel within proposed Lot 1. Servicing to that dwelling is provided by a water well and Private Sewage Treatment System (PSTS).

The remaining three lots (Lots 2, 3 and 4) are currently vacant and would each require a new water well. To ensure that the lots have sufficient water quality and flow, the Applicant will be required by condition to submit a Phase 2 Aquifer Pumping & Testing Report for the proposed wells.

With respect to waste water, the Applicant demonstrated through submission of a Level 3 PSTS Assessment that the three vacant lots can each accommodate a PSTS. A condition is included requiring the Applicant to enter into a Development Agreement (Site Improvements Services Agreement) to implement the recommendations of the PSTS report.

In addition, a condition is included to require the Applicants to enter into a Deferred Services Agreement all proposed lots requiring the future owners to connect to municipal water, wastewater and stormwater services if they become available in future.

Conditions: 5, 6 & 7

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

The subject lands are located at the northwest corner of the Cochrane North ASP, comprising a mix of agricultural parcels and larger residential lots. The surrounding quarter section and the quarter to the east predominantly consist of Residential Two and Residential Three parcels. Outside of the ASP area to the north and west, there are Farmstead and Ranch and Farm District parcels.

The subject quarter is already partly fragmented, with two 10 acre lots located immediately to the west of the subject lands and four 10 acre lots to the east of the application site. Therefore, the



Applicants' proposed creation of 10 acre lots would be consistent with the parcel size and land uses in the surrounding area.

Conditions: None

h) Other matters

Municipal Reserves for the parcel were previously deferred by Instrument Number 2513KP on Title 171061674 following the subdivision that created the subject 16.52 hectare (40.82 acre) lot. Reserves are now due for the subject lands, and it is recommended that cash-in-lieu be taken in accordance with the appraisal report submitted with the application.

A land value appraisal was conducted by RDS Appraisal Group (File #189027, dated July 19, 2018). The appraisal placed the value of the lands at \$590,000, or \$14,453 per acre.

Estimated Municipal Reserve payment = (\$14,453 x 4.08 acres) = \$58,968.

Condition: 10

POLICY CONSIDERATIONS:

The subject lands are located within Residential Infill Area A of the Cochrane North ASP, which specifies minimum parcel sizes of 10 acres (Policy 6.1.2). All proposed lots meet this requirement and the subdivision proposal accords with the vision and objectives of the ASP. No conceptual scheme was required by Council in approving land use redesignation application PL20170178, and this subdivision is consistent with the terms of that recent land use approval.

The subject lands hold a Residential Three land use designation, which is the appropriate land use for the intended parcel sizes.

CONCLUSION:

Administration evaluated the application against statutory policy found within the Cochrane North ASP, and determined that:

- The application is consistent with the statutory provisions of the Cochrane North ASP;
- The lands hold the appropriate land use designation (Residential Three District) for the intended subdivision and parcel sizes;
- All technical considerations are addressed in the conditions of approval; and
- The application is consistent with Statutory County Policy.

OPTIONS:

OPTION #1: THAT Subdivision Application PL20180070 be approved with the conditions noted in Appendix A

OPTION #2: THAT Subdivision Application PL20180070 be refused.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

DK/rp

**APPENDICES:**

- APPENDIX 'A': Approval Conditions
- APPENDIX 'B': Application Referrals
- APPENDIX 'C': Map Set
- APPENDIX 'D': Landowner Letters

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create four \pm 4.05 hectare (\pm 10.00 acre) parcels from Block 1, Plan 7410082 within NE-32-26-04-W5M was evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Cochrane North Area Structure Plan;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements;
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by caveat, a 1 metre wide portion of land along the northern boundary of Block 1, Plan 7410082, NE-32-26-04-W5M, to accommodate the future widening of Weedon Trail, as identified in the Cochrane North ASP and Hamlet Plan Transportation Study (iTrans, March 2010).

Accessibility to a Road

- 3) The Applicant / Owner shall construct a new mutual paved approach on Weedon Trail in order to provide access to Lots 2, 3 and 4 denoted on the approved Tentative Plan. In addition, the Applicant / Owner shall:
 - a) Provide an Access Right-of-Way Plan; and
 - b) Prepare and register the respective Access Easements on each title.

Road Acquisition Agreement

- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lots 3 and 4, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of a road acquisition \pm 665 metres in length and \geq 25 metres in width (\pm 1.66 hectares) along the western boundary of Block 1, Plan 7410082, NE-32-26-04-W5M;
 - b) The purchase of land by the County for \$1.



Water Wells

- 5) Water is to be supplied by an individual well on Lots 2, 3 and 4. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided demonstrating a minimum flow rate of 1.0 IGPM, and including aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the Water Act.

Waste Water and Stormwater

- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
 - a) Construction of wastewater infrastructure in accordance with the recommendations of the submitted Level III PSTS Assessment prepared by Groundwater Information Technologies Ltd. on December 27, 2017.
 - b) Construction of storm water infrastructure in accordance with the recommendations of the submitted Storm Water Management Report prepared by Stormwater Solutions Inc. on September 19, 2017.

Deferred Services Agreement

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lot(s) 1 to 4 denoted on the approved Tentative Plan, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water, 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

- 8) 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 three acres per subdivided lot (Lots 1 to 4) as shown on the Plan of Survey.
- 9) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three new Lots.

Municipal Reserves

- 10) The provision of Reserve in the amount of 10 percent of the area of Lots 1 to 4 (inclusive), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by RDS Appraisal Group, file 189027, dated July 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

C. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objections.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Resources Conservation Board	Not required for circulation.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No objection as the proposal does not fall within our franchise area.
ATCO Pipelines	No objections.
AltaLink	No response.
FortisAlberta	No response.

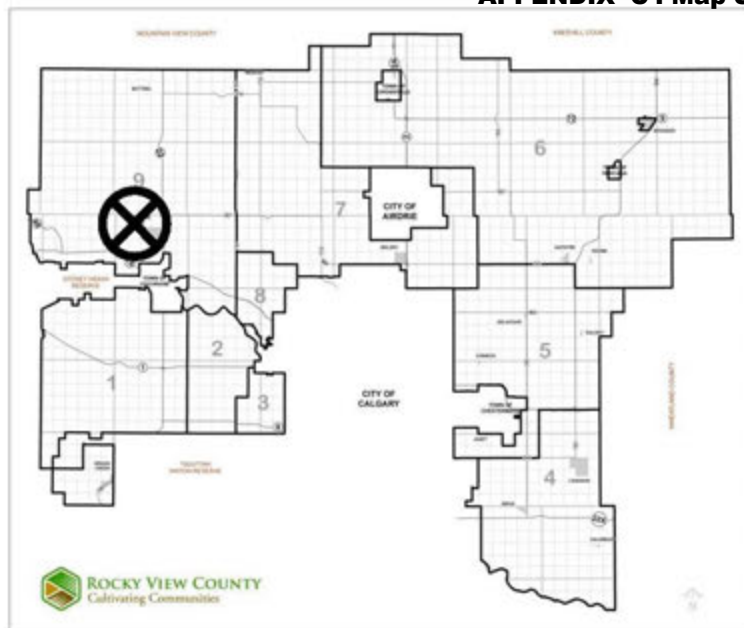
AGENCY	COMMENTS
Telus Communications	No objections.
Direct Energy	Not circulated.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural Fieldman	As this parcel falls within the Cochrane North Area Structure Plan, Agricultural Services has no concerns. 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.
Ranch Lands Recreation Board	Recommends taking cash-in-lieu for this subdivision.
<i>Internal Departments</i>	
Recreation, Parks & Community Services	<p>This location has not been identified for future Municipal Reserve acquisition to support public park, open space, or development of an active transportation network inclusive of pathway or trail development.</p> <p>The Municipal Lands office recommends taking cash in lieu for all reserves owing affecting this application.</p>
Development Authority	No response.
GIS Services	No response.

AGENCY	COMMENTS
Fire Services & Emergency Management	No comments.
Planning, Development, & Bylaw Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> No requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the parcel is from Weedon Trail. As a condition of subdivision, a mutual (shared) access is to be used, the applicant shall provide a Right-of-Way (ROW) Plan and Access Easement Agreement to register on the title of each parcel. The site plan submitted with the application indicates that the panhandles are 12.5 meters in width (each), which meets the requirements of the County Servicing Standards. This is required as the panhandles may be converted into a road allowance in the future to allow for the construction of a public roadway. As a condition of subdivision, the applicant shall enter into a Road Acquisition Agreement for the panhandle portions of the proposed parcels allowing the County to acquire the lands for future road allowance for \$1.00. As a condition of subdivision, the applicant shall provide Road Dedication of a 1 meter wide strip of land, along the entire northern boundary of the subject lands. <ul style="list-style-type: none"> The Cochrane North ASP and Hamlet Plan Transportation Study (iTrans – March 2010) identifies the section of Weedon Trail adjacent to the subject lands as a collector road which requires 21 meters of right-of-way in the future. Adjacent to the subject lands, the current right-of-way is 20 meters. It is noted that there is 25m of right-of-way along the parcel east of the subject lands. As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with Bylaw C-7354-2014 for 1.2 hectares (3.0 acres) on each of the ± 10.0 acre proposed parcels, as the applicant is proposing to subdivide a Residential Three District parcel: <ul style="list-style-type: none"> Base Levy: \$4,595 per acre

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Area: 4 parcels x 3 acres per parcel = 12 acres. ○ Estimated TOL payment: \$4,595 per acre x 12 acres = \$55,140. • A TIA was deemed not required during the redesignation stage, as confirmed by an email communication with Bunt & Associates (June 19, 2017) <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> • The applicant submitted a Level 1 PSTS Assessment (Groundwater Information Technologies Ltd.- August 24, 2017). • The applicant submitted a Level 3 PSTS Assessment (Groundwater Information Technologies Ltd. – December 27, 2017). <ul style="list-style-type: none"> ○ The report concludes that the subject lands are suitable for a PSTS. ○ The report recommends the use of a conventional treatment field for Lot 1 (north parcel). ○ The report recommends the use of a packaged sewage treatment system for Lots 2 & 3 (south most parcels). • As a condition of subdivision, the applicant shall be required to enter into a Site Improvements / Services Agreement in accordance with the recommendations of the Level 3 PSTS Assessment (Groundwater Information Technologies Ltd. – December 27, 2017). • As a condition of subdivision, a Deferred Services Agreement (DSA) shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The applicant submitted a Phase 1 Groundwater Supply Evaluation (Groundwater Information Technologies Ltd. – August 21, 2017). <ul style="list-style-type: none"> ○ The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the proposed subdivision can supply water at a rate of 1250 m³/year without adverse effects on existing users. • As a condition of subdivision, the applicant is required to submit Phase 2 Aquifer Pumping & Testing Report for the new wells on Lots 1, 2 & 3, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. This shall include Well Driller's

AGENCY	COMMENTS
	<p>Reports confirming a minimum pump rate of 1.0 IGPM for each well;</p> <ul style="list-style-type: none"> As a condition of subdivision, a DSA shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p>Stormwater:</p> <ul style="list-style-type: none"> The applicant submitted a Stormwater Management Report (Stormwater Solutions Inc. – September 19, 2017). The Stormwater Management Report recommends the use of one bio-retention bed in each of the four lots. As a condition of subdivision, the applicant shall be required to enter into a Site Improvements / Services Agreement in accordance with the recommendations of the Stormwater Management Report (Stormwater Solutions Inc. – September 19, 2017). As a condition of subdivision, a DSA shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p>Environmental:</p> <ul style="list-style-type: none"> The wetland impact model indicates an intact wetland on the subject lands. Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.
Transportation Services	No issues.
Capital Project Management	No concerns.
Operational Services	Applicant to construct new paved mutual approach to access Lots 2,3 and 4.
Agriculture and Environmental Services	No concerns.

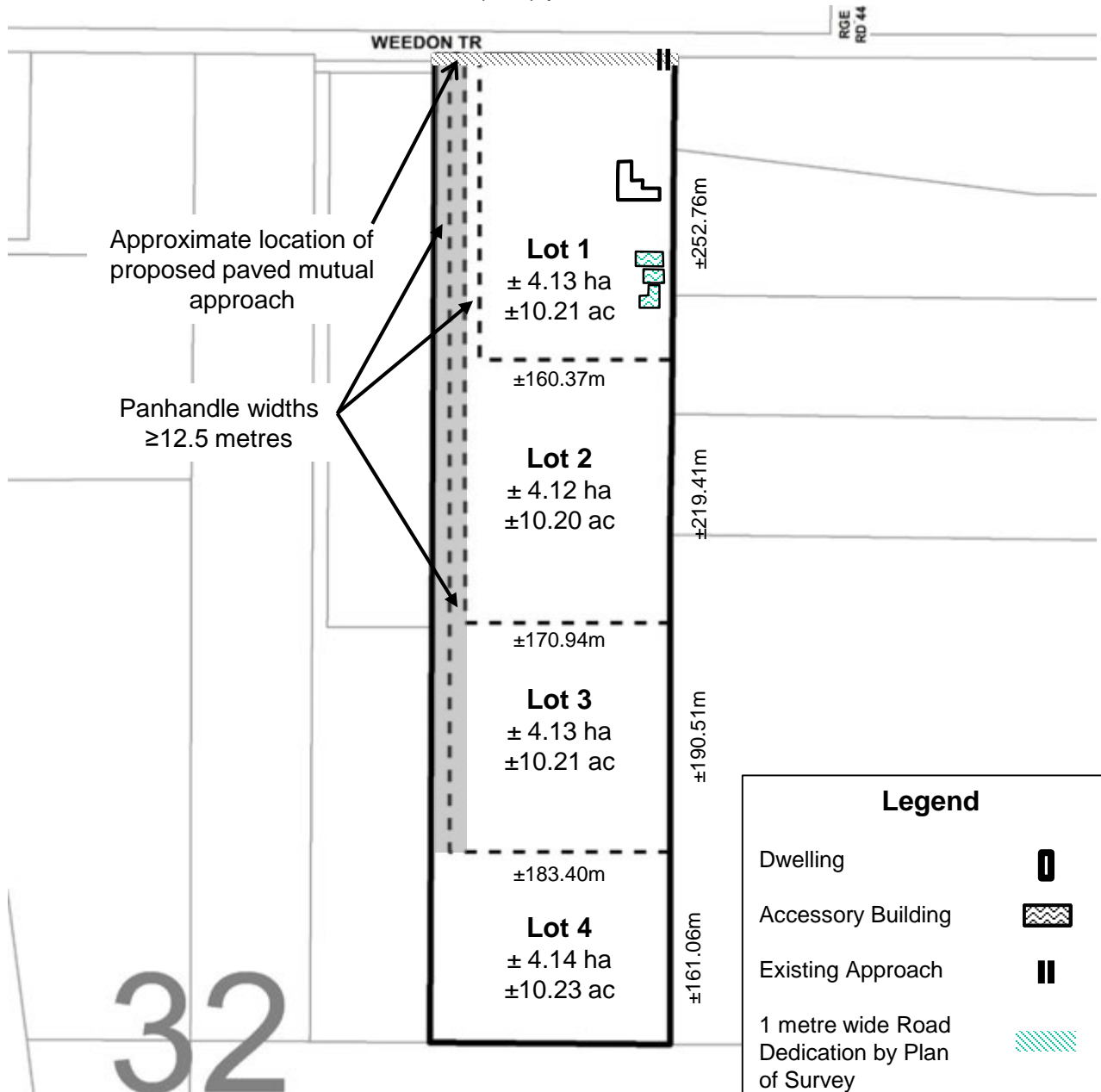
Circulation Period: June 26, 2018 – July 18, 2018



LOCATION PLAN

Block:1 Plan:7410082
NE-32-26-04-W05M

Subdivision Proposal: To create four ± 4.05 hectare (± 10.00 acre) Residential Three (R-3) parcels.

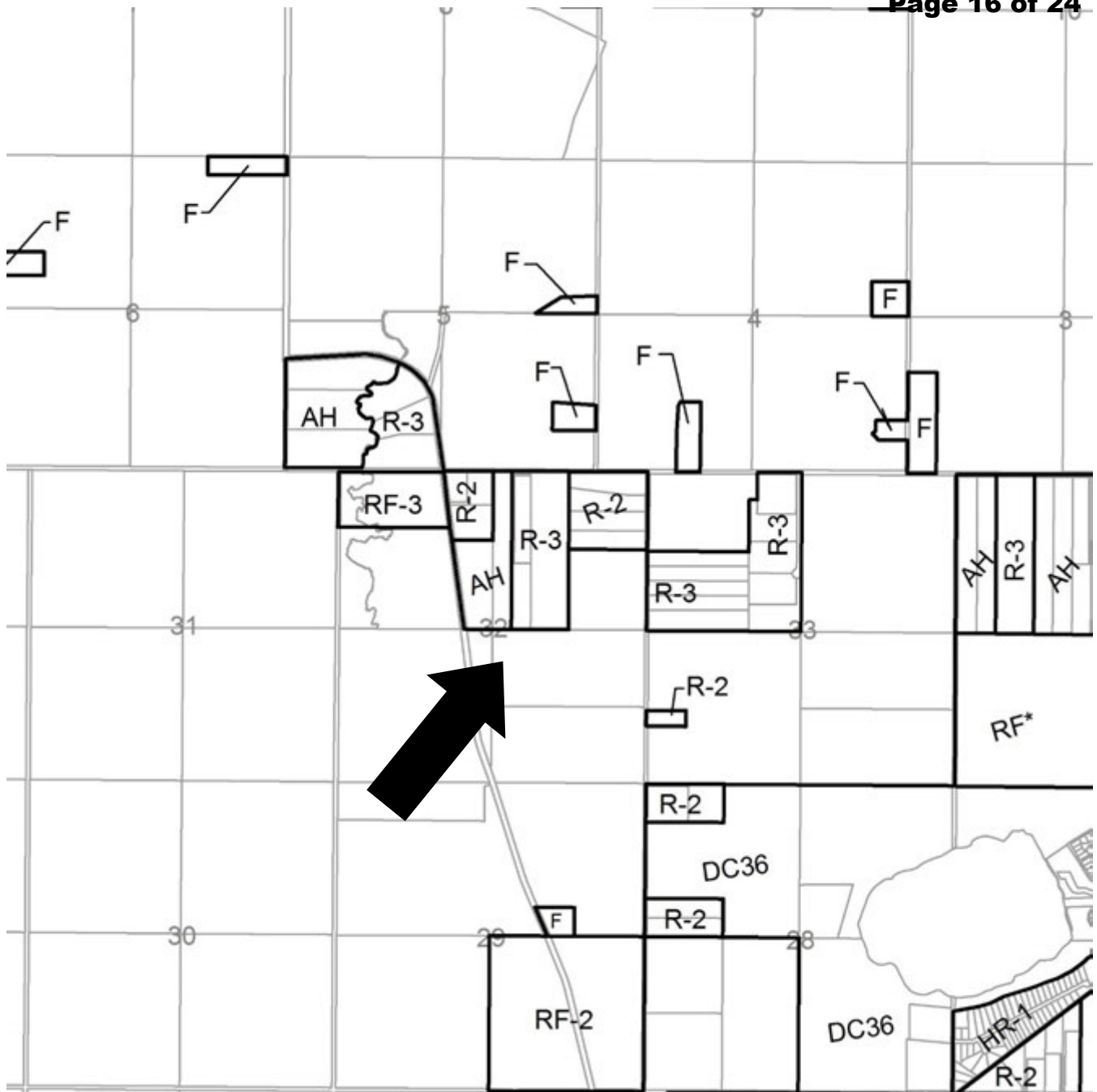


Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

Block:1 Plan:7410082
NE-32-26-04-W05M



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

LAND USE MAP

Block:1 Plan:7410082
NE-32-26-04-W05M



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

AIR PHOTO

Spring 2016

**Block:1 Plan:7410082
NE-32-26-04-W05M**

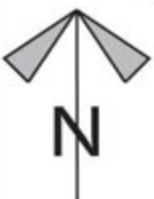
Date: June 21, 2018

Division # 9

File: 06832001

AGENDA

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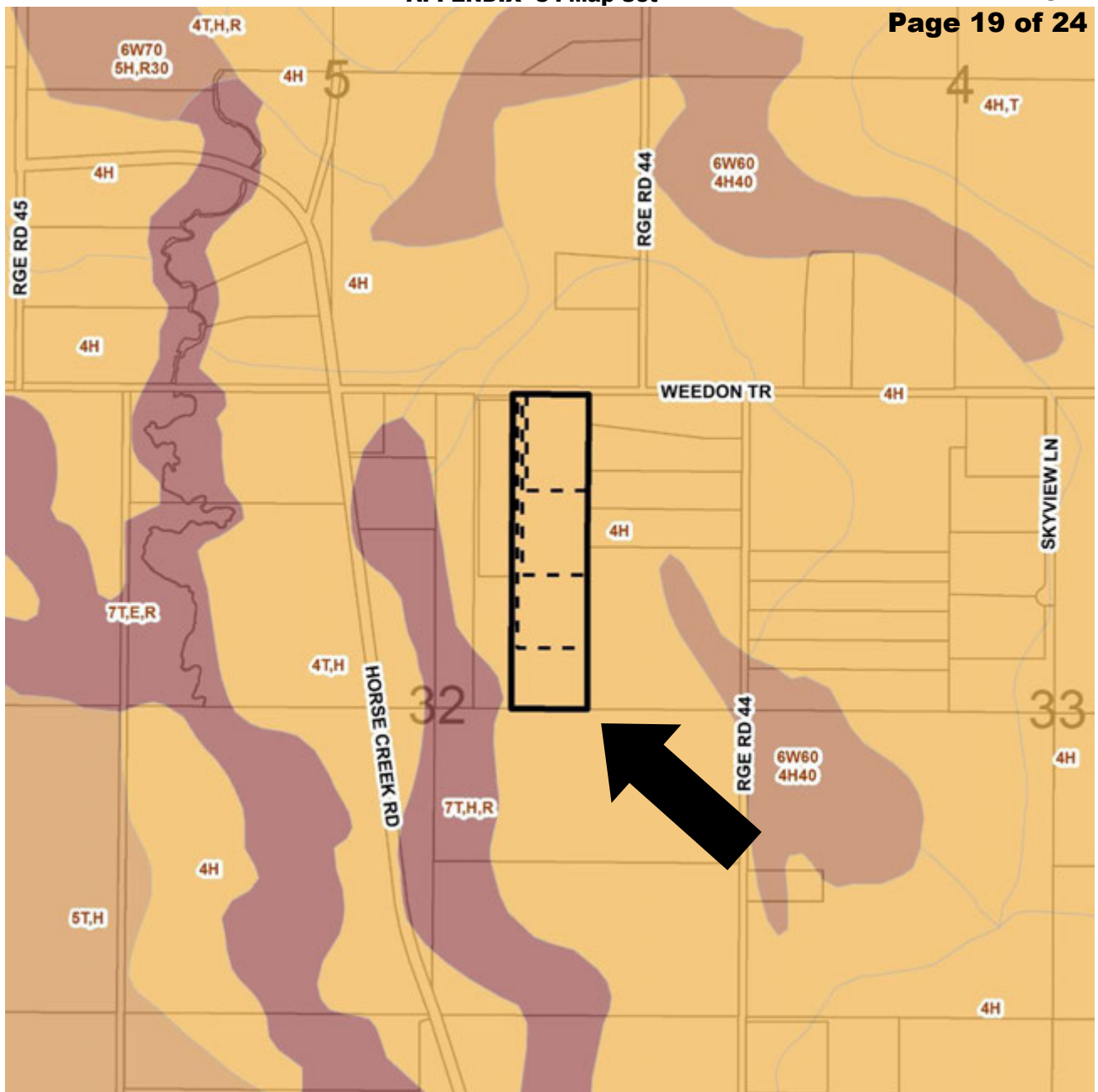


TOPOGRAPHY

Contour Interval 2 M



Block:1 Plan:7410082
NE-32-26-04-W05M



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

Block:1 Plan:7410082
NE-32-26-04-W05M

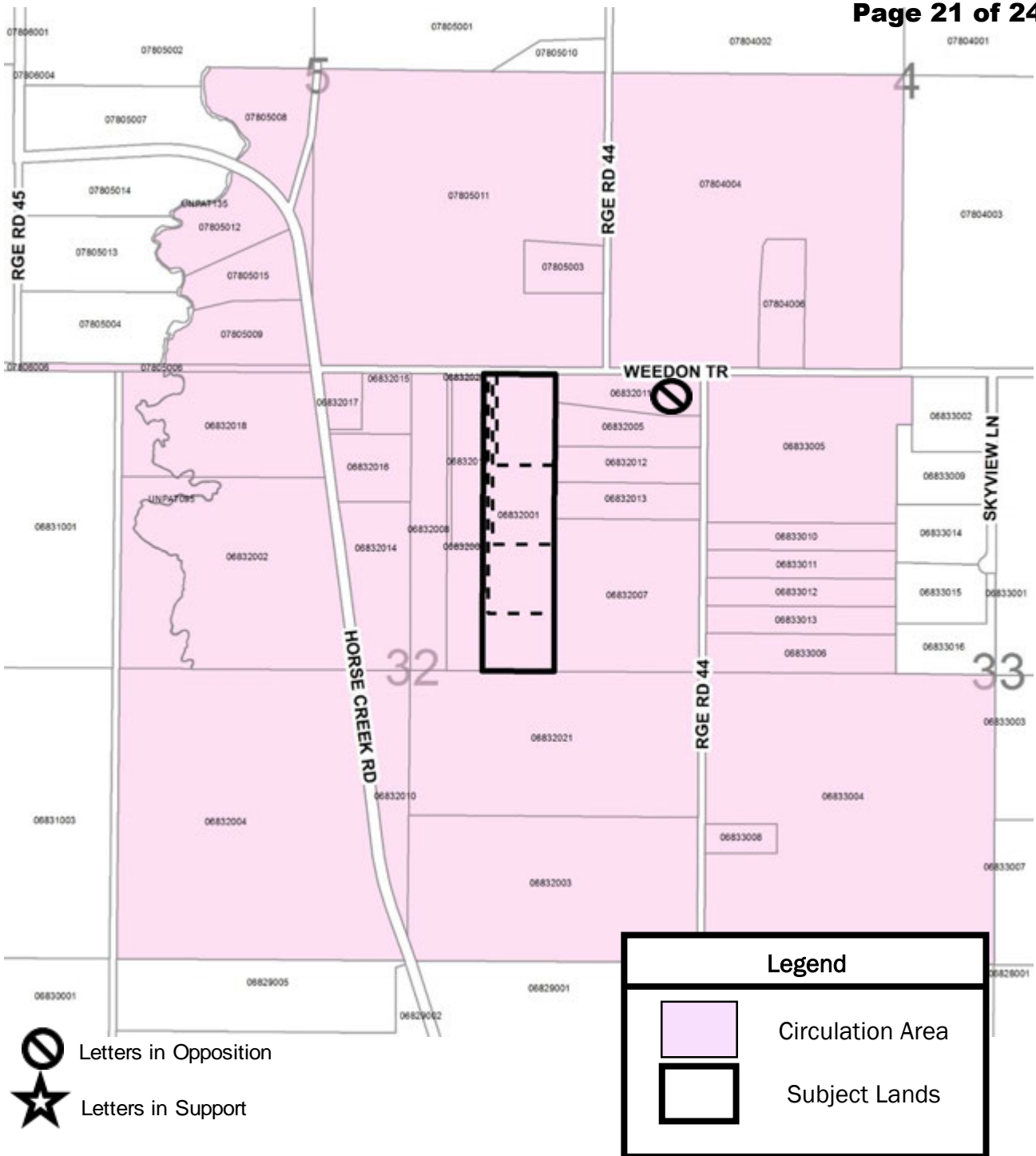
Date: June 21, 2018

Division # 9

File: 06832001

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LANDOWNER CIRCULATION AREA

Block:1 Plan:7410082
NE-32-26-04-W05M

Dominic Kazmierczak

From: Cindy Chase [REDACTED]
Sent: Wednesday, July 18, 2018 3:33 PM
To: Dominic Kazmierczak
Subject: File Number 06832001

Dominic Karmierczak,


This letter is in regards to File Number 06832001 and application no. PL20180070. We are Bert and Cindy Chase and live right beside Tony and Pam Moores on the east side. Our legal land description is NE ¼, Sec. 32, T-26, W of 5, Lot # 1. In regards to Tony and Pam's Application. Cindy and I are strongly **Opposed** to it for the following reason:

1. More wells drilled that could effect our well.
2. No open Sewage pond as we are down wind of it most of the time.
3. Increased traffic in the area.

We would like to know what their plans are for the sewage and wells.

Thank you,
Bert & Cindy Chase

44089 WEEDON TRAIL PL 20180070


 44089 Weedon Trail
 Site 11 Comp 20 RR1
 Cochrane
 AB T4C1A1

January 14, 2019

F A O Councillors
 Rocky View County

Dear Councillor

Regarding the Sub Division hearing for my property at 44089 Weedon trail. May I respectfully ask that consideration be given to the Municipal Reserve fee being waived. I ask this taking into account the following conditions that imposed as part of my sub division.

1 The Owner is to dedicate, by caveat, a 1 metre wide portion of land along the northern boundary of Block 1, Plan 7410082, NE-32-26-04-W5M, to accommodate the future widening of Weedon Trail, as identified in the Cochrane North ASP and Hamlet Plan Transportation Study (iTrans, March 2010).

2 Road Acquisition Agreement

The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lots 3 and 4, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:

- a) The provision of a road acquisition ± 665 metres in length and ≥ 25 metres in width (± 1.66 ha) along the western boundary of Block 1, Plan 7410082, NE-32-26-04-W5M;
- b) The purchase of land by the County for \$1;.

3 We are a single family unit with limited funds

May I also respectfully request Transportation off site Levy (TOL)be deferred. The current TOL Bylaw 7356-2014. requires I pay for 3 acres per lot equating to 12 acres at \$4,595 per gross acre totalling \$55,140.00 However I was directed and took information from the draft document Bylaw C-7599-2016 that never got final approval by council.

This document indicated all sub divided lots over 7.41 acres would not be subject to TOL. As my lots are 10 acres then TOL would not be applicable. C7805-2018 the newly proposed Bylaw also shows any TOL on my size lots would be deferred pending further sub division. I think and Traffic impact statement would also indicate limited impact from 3 x homes each on 10 acres. Hence I respectfully ask for the TOL to be Deferred.

I thank Council for their consideration in these matters.