

Council Meeting Agenda

March 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. March 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 February 26, 2019 and March 2, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 9 – File: PL20170160 (06612058) – Bylaw C-7794-2018 – Redesignation Item – Ranch and Farm District to Public Services District

Staff Report

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D GENERAL BUSINESS

1. All Divisions – File: N/A – Specialized Municipalities

Staff Report

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2. All Divisions – File: N/A – Donation of the 1991 GMC Fire Truck to the Rotary Club Los Amigos Project

Staff Report

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3. Division 4 – File: N/A – Permit Request for a Kubota UTV – Off Highway Vehicle

Staff Report

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4. Division 4 – File: PL20180111 (02336005) – Request for Council Direction on Appraisal Value for Road Closure

Staff Report

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5. All Divisions – File: 4060-350 – East Balzac Waste Water Treatment Plant Capacity Upgrade Budget Adjustment

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6. Division 1 – File: PRDP20151800 (04818004) – Copithorne Gravel Pit – Development Agreement for Off-Site Improvements – Time Extension Request

Staff Report

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E BYLAWS

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

Staff Report

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2. All Divisions – File: N/A – Bylaw C-7857-2019 – 2019 Master Rates Bylaw

Staff Report

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F UNFINISHED BUSINESS

- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

- None

J SUBDIVISION APPLICATIONS

- None

K COMMITTEE OF THE WHOLE/IN CAMERA

- None

ADJOURN THE MEETING

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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 March 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
Absent:	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	
	S. Jewison, Manager, Utility Services	
	D. Hafichuk, Manager, Capital Projects Management	
	T. Cochran, Manager, Recreation, Parks, and Community Support	
	G. Nijjar, A/Engineering Supervisor, Planning and Development Services	
	A. Zaluski, Planning Policy Supervisor, Planning and Development Services	
	C. Graham, Municipal Lands Administrator, Legal and Land Administration	
	D. Kazmierczak, Planner, Planning and Development Services	
	X. Deng, Planner, Planning and Development Services	
	S. Kunz, Planner, Planning and Development Services	
	N. Ali, Intergovernmental Affairs Analyst, Intergovernmental Affairs	
	T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office	

Call to Order

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

1-19-03-12-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the following emergent item be added to the March 12, 2019 Council meeting agenda

- Item D-5 – Township Road 254 Closure – Town of Cochrane

Carried

MOVED by Councillor Hanson that the March 12, 2019 Council meeting agenda be approved as amended.

Carried

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1-19-03-12-02

Confirmation of Minutes

MOVED by Wright that the February 26, 2019 Council meeting minutes be approved as amended.

Carried

1-19-03-12-07 (D-4)

All Divisions – Response to Notice of Motion – Removal of Municipal Reserve Designation and Disposal of the Commercial Court Municipal Reserve Parcel

File: 04734033

MOVED by Councillor McKylor that Administration be directed to evaluate alternatives, including the sale of municipal reserves, for funding a new community facility in the Springbank area;

AND THAT the evaluation include consultation with the Rocky View School Board, the Calgary Roman Catholic School Board, and the Springbank Community Association;

AND THAT Administration prepare a report for Council's consideration on or before September 30, 2019.

Carried

MOTION ARISING:

MOVED by Councillor McKylor that Administration be directed to present to Council by June 30, 2019 a draft County wide recreation model, taking into specific account governance responsibilities, operational accountability, and financial controls.

Carried

1-19-03-12-04 (D-1)

Division 9 – Governance and Priorities Committee Recommendation – Macdonald Communities Limited/Schickedanz West – Water and Wastewater Servicing at Cochrane Lakes

File: 4060-275/5051-700

MOVED by Councillor Gautreau that Council direct Administration to open up discussions with the current utility owner, assess future servicing strategies, and report back to Council on the results of the assessment.

Carried

1-19-03-12-05 (D-2)

All Divisions – Intermunicipal Collaboration Framework & Intermunicipal Development Plan – Terms of Reference for Village of Beiseker

File: 1011-100

MOVED by Councillor Gautreau that the Joint Terms of Reference for the Rocky View County and Village of Beiseker Intermunicipal Development Plan and Intermunicipal Collaboration Framework be approved as per Appendix 'A'.

Carried

1-19-03-12-06 (D-3)

All Divisions – Request for Budget Adjustment – County Plan Comprehensive Review (Rewrite)

File: 1013-135

MOVED by Councillor McKylor that item D-3 be tabled until after the public hearing.

Carried

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The Chair called for a recess at 9:51 a.m. and called the meeting back to order at 10:01 a.m. with all previously mentioned members present.

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

Division 7 – Bylaw C-7861-2019 – Redesignation Item – Residential Two to Residential One District for Single Lot Subdivision, Fragmented Quarter Section

File: PL20180081 (06612058)

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:01 a.m.

Carried

MOVED by Councillor Henn that the late letter be accepted.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

Person(s) who presented: Kiran Sandhu (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-1 be closed at 10:10 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7861-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7861-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7861-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7861-2019 be given third and final reading.

Carried

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1-19-03-12-11 (D-5)

Division 1– Emergent Business Item – Township Road 254 Closure – Town of Cochrane

File: N/A

MOVED by Councillor Henn that Administration be directed to inform the Town of Cochrane and Alberta Transportation that Rocky View County supports closure of a portion of Township Road 254 as per the Town's road closure application.

Carried

In Favour:

Councillor Hanson
Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn
Councillor Wright

Opposed:

Councillor Kamachi
Councillor McKylor

1-19-03-12-08 (E-1)

Division 1 – Bylaw C-7870-2019 – Transfer of Lands to Rocky View County and Designation of Public Utility Lot

File: 1025-700/1007-100

MOVED by Councillor Kamachi that Bylaw C-7870-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7870-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7870-2019 be considered for third reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7870-2019 be given third and final reading.

Carried

1-19-03-12-09 (J-1)

Division 3 – Subdivision Item – Residential One District

File: PL20180079 (04702038)

MOVED by Councillor Hanson that Council hear from the applicant on item J-1.

Carried

The applicant, Ken Venner, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180079.

The Chair called for a recess at 11:00 a.m. and called the meeting back to order at 11:07 a.m. with all previously mentioned members present.

The Chair called for a recess at 11:19 a.m. and called the meeting back to order at 11:30 a.m. with all previously mentioned members present.

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MOVED by Councillor Hanson that Subdivision Application PL20180079 be approved with the conditions noted in Appendix 'A':

- A. That the application to create a ± 0.82 hectare (± 2.02 acre) parcel, and a ± 1.13 hectare (± 2.80 acre) parcel with a ± 4.05 hectare (± 10.00 acre) remainder from a portion of SW-2-24-3-W5M was evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with statutory policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 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. 3
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall upgrade the existing approach on West Meadows Estates Road to a paved standard in order to provide access to Lot 2.
- 3) The Owner shall construct a new paved approach on West Meadows Estates Road in order to provide access to Lot 3.

Fees and Levies

- 4) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to endorsement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.
- 5) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of two new lots.

Site Servicing/Developability

- 6) The Owner shall prepare and register a Utility Right-of-Way, satisfactory to the County, on the title of Lot 2:

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- a) 6 metre wide drainage easement/utility right-of-way on title along the entire southern boundary of Lot 2, in accordance with the Conceptual SSIP.
 - 7) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that includes the following:
 - a) The installation of a packaged sewage treatment system meeting BNQ or NSF 40 Standards, in accordance with the findings of the Private Sewage Treatment System Assessment and Site Evaluation prepared by SOILWORX (December 2016).
 - 8) Water is to be supplied by an individual well on Lots 2 & 3. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include 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; if they do not, the subdivision shall not be endorsed or registered.
 - 9) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Lots 1, 2, & 3, 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.

Municipal Reserves

- 10) The provision of Reserve in the amount of 10 percent of the area of Lots 1 & 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) The Applicant shall provide a market value appraisal, prepared by a certified appraiser, in accordance with Section 667(1)(a) of the *Municipal Government Act*, and the satisfaction of Rocky View County:
 - b) Reserves for Lot 3 are to be deferred with Caveat, pursuant to Section 669(2) 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*.

D. SUBDIVISION AUTHORITY DIRECTION

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

Carried

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1-19-03-12-10 (J-2)

Division 3 – Subdivision Item – Creation of Nine Residential Condominium Units

File: PL20180093 (04618004/019)

MOVED by Councillor Hanson that the applicant be allowed to address Council on item J-2.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Wright

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Henn

The applicant, Robert Weston, proceeded to address Council on the proposed conditions of approval for subdivision application PL20180093.

The Chair called for a recess at 11:57 a.m. and called the meeting back to order at 12:00 p.m. with all previously mentioned members present.

MOVED by Councillor Hanson that condition 14 in Appendix 'A' be amended to read as follows:

The Owner is to pay the Transportation Off-Site Levy in accordance with the applicable levy at the time of subdivision approval prior to endorsement of the subdivision. The County shall calculate the total amount owing on the subject lands as shown on the Plan of Survey.

- a) Transportation Off-Site Levy shall be deferred on Unit 9.

Carried

In Favour:

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

Opposed:

Councillor Hanson

MOVED by Councillor Hanson that Subdivision Application PL20180093 be approved with the conditions noted in Appendix 'A' as amended:

A. That the application to create a bareland condominium with nine residential lots (Units 1-9), one private internal road (Unit 10), one common property (Unit 11) containing a stormwater pond, and one common property (Unit 12) to accommodate future public pathway within Block 1, Plan 7811222, SE-18-24-02-W05M and Lot 2, Block D, Plan 1415 LK, NE-18-24-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:

- 1) The application is consistent with the statutory policy;
- 2) The subject lands hold the appropriate land use designation; and
- 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.

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

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate by Plan of Survey, a 3m strip of land on the north side of Lower Springbank Road for future road widening.

Storm water

- 3) The Owner is to provide and implement a Site-Specific Storm Water Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan. Implementation of the Storm Water Management Plan shall include:
 - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
 - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 4) The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Development Agreement

- 5) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
 - a) Construction of a private internal road system (Residential Collector RL1), complete with cul-de-sacs, and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with the County Servicing Standards;
 - b) Construction of a new intersection at the location of the site with Range Road 25 in accordance with the County Servicing Standards;
 - c) Remove and reclaim the existing driveway and approach from Lower Springbank Road;
 - d) Construction of a paved pathway along the east of the subject lands, adjacent to Range Road 25

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and located outside of private gate, in accordance with the requirements of the County Servicing Standards;

- e) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
- f) Construction and Installation of a Drafting Hydrant, designed to meet minimum fire flows as per County Standards and Bylaws;
- g) Overall site grading and construction of storm water facilities in accordance with the recommendations of an 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;
- h) Installation of power, natural gas, and telephone lines;
- i) Implementation of the recommendations of the Construction Management Plan;
- j) Implementation of the recommendations of the Erosion and Sedimentation Management Plan; and
- k) Implementation of the recommendations of the Intersection Safety Analysis for Lower Springbank Road and Range Road 25:
 - i) Remove vegetation impeding the sight triangle at the intersection, including the vegetation planted on the north side of Lower Springbank Road and on the east side of Range Road 25 south of the existing mailboxes;
 - ii) Relocate the existing mailbox structures further to the north, which would be approximately 60 meters north of the intersection of Range Road 25 and Lower Springbank Road.
 - iii) Add a "Concealed/Hidden intersection (WA-12L)" sign on westbound Lower Springbank Road, approximately 100 meters east of the intersection of Range Road 25 and Lower Springbank Road.

Transportation

- 6) The Owner shall receive approval for a road naming application from the County.

Site Servicing

- 7) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed Units 1-8:
 - a) The Development Agreement (Site Improvements/Services Agreement) shall be in accordance with the Level 4 PSTS Assessment, prepared by Almor Testing Services Ltd., February 12, 2018, for the installation of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment on Units 1-9, and for the installation of a Engineered Evaporative Treatment Mound on Units 3-4.
- 8) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Units 1-9, indicating the following:
 - a) Each future lot Owner is required to connect to County piped water, waste water, and storm water systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Condominium Association

- 9) The Owner shall legally establish a Condominium Corporation for the subdivision, pursuant to the Condominium Property Act:
 - a) The Condominium Corporation will be responsible for maintaining the public pathway and all common property and common property units owned by the Condominium Corporation

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(landscaping area, private internal road and associated infrastructure, stormwater system and associated infrastructure, etc.);

- b) Upon registration of the Condominium Plan, the Owner shall cause the Condominium Corporation to register Bylaws, satisfactory to the County, similar to the Bylaws of other Condominium Corporations within the Springbank Area Structure Plan area.
- 10) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to development's Architectural Design Guidelines. The Architectural Design Guidelines shall respect the intent of Atkins Conceptual Scheme and Springbank Area Structure Plan.
- 11) The Owner is to prepare a Solid Waste Management Plan that outlines the responsibility of the Developer and/or Condominium Corporation for solid waste management.
- 12) The Owner is to enter into an Access Easement Agreement with the County, to provide County and public access to the public pathway and internal roadway, located along the east of the subject lands and outside of the private gate, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right-of-way plan;

Municipal Reserves

- 13) The provision of Municipal Reserve, in the amount of 9% of Block 1, Plan 7811222 within SE-18-24-02-W5M (04618019), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu, in accordance with the per acre value as listed in the land appraisal prepared by Bourgeois Brokke Chin Associates, dated August 21, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 14) The Owner is to pay the Transportation Off-Site Levy in accordance with the applicable levy at the time of subdivision approval prior to endorsement of the subdivision. The County shall calculate the total amount owing on the subject lands as shown on the Plan of Survey.
 - a) Transportation Off-Site Levy shall be deferred on Unit 9.
- 15) The Owner is to pay the County subdivision endorsement fee for creating eight new bareland condominium units (Units 1-8), in accordance with the *Master Rates Bylaw*.

Utility Easement

- 16) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of ATCO Gas.

Others:

- 17) The Owner is required to obtain Historical Resources Act Approval from Alberta Historic Resource Management Branch.
- 18) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;

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Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-03-12-06 (D-3)

All Divisions – Request for Budget Adjustment – County Plan Comprehensive Review (Rewrite)

File: 1013-135

MOVED by Councillor Wright that item D-3 be lifted from the table.

Carried

MOVED by Deputy Reeve Schule that Administration be directed to begin the process of writing a new Municipal Development Plan.

Carried

MOVED by Deputy Reeve Schule that \$400,000 be transferred from the Tax Stabilization Reserve to begin the Municipal Development Plan rewrite.

Carried

The Chair called for a recess at 12:38 p.m. and called the meeting back to order at 12:40 p.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Deputy Reeve Schule that Council rescind the Targeted County Plan Review Terms of Reference and related budget adjustment.

Carried

In Favour:

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

Opposed:

Councillor Hanson

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MOTION ARISING:

MOVED by Deputy Reeve Schule that Council rescind the Comprehensive County Plan Review Terms of Reference.

Carried

In Favour:

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

Opposed:

Councillor Wright

MOVED by Deputy Reeve Schule that Council reconsider the previous motion:

MOVED by Deputy Reeve Schule that Council rescind the Comprehensive County Plan Review Terms of Reference.

Carried

In Favour:

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

Opposed:

Councillor Wright

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that Council rescind the Comprehensive County Plan Review Terms of Reference.

Carried

The Chair called for a recess at 12:49 p.m. and called the meeting back to order at 12:53 p.m. with all previously mentioned members present.

MOTION ARISING:

MOVED by Deputy Reeve Schule that Council direct Administration to amend the following sections of the County Plan for Council's consideration:

- a) Amend Policy 5.5 and 9.5 to remove wording for hamlet population targets and any related references within the document;

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

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MOTION ARISING:

MOVED by Deputy Reeve Schule that Council direct Administration to amend the following sections of the County Plan for Council's consideration:

- b) Amend Policy 14.19 with respect to business development adjacent to existing business areas;
and

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Wright

MOTION ARISING:

MOVED by Deputy Reeve Schule that Council direct Administration to amend the following sections of the County Plan for Council's consideration:

- c) Amend Map 1 of the County Plan to include Langdon business area as possibly a Regional Business Area.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

Adjournment

MOVED by Deputy Reeve Schule that the March 12, 2019 Council meeting be adjourned at 1:03 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

PLANNING & DEVELOPMENT

TO: Council
DATE: March 26, 2019 **DIVISION:** 9
TIME: Morning Appointment
FILE: 08911004 / 08910004 **APPLICATION:** PL20170160
SUBJECT: Redesignation Item – Ranch and Farm District to Public Services District

¹POLICY DIRECTION:

The proposed application was evaluated against the policies contained in the County Plan and Land Use Bylaw and was found to be compliant:

- The application complies with the institutional and community land use policies contained in Section 11 of the County Plan;
- The proposed development conforms to the purpose and intent of the Public Services district of the Land Use Bylaw; and
- Appropriate conditions with respect to technical concerns can be applied at the subsequent development permit stage.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate ± 8.10 hectares (± 20.00 acres) of the subject lands from Ranch and Farm District to Public Services District in order to allow for the development of an archery club.

The subject lands are located in the far northwest section of the County and do not fall within the boundaries of any area structure plan or conceptual scheme. The site is Crown land owned by Alberta Agriculture and Forestry, and managed by Alberta Environment and Parks. Consent to redesignate 20 acres of land split between two quarter sections has been granted to facilitate the archery club operation. The Applicant has a lease agreement with the Province to support the operation. The balance of the lands are being used for agricultural pursuits.

The overall operation is limited in size and scale and is anticipated to draw an average of 1 – 10 users per day during the weather-permitting months. One or two times per year, the club hosts major events that draw a maximum of 100 participants. To facilitate the operation, the only infrastructure upgrade that has been identified is an upgrade to Range Road 52 to a Regional Low Volume Gravel Standard Road.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: October 10, 2017
DATE DEEMED COMPLETE: December 18, 2018

PROPOSAL: To redesignate a portion of the subject lands from Ranch and Farm District to Public Services District in order to allow for the development of an archery club.

LEGAL DESCRIPTION: NE-10-28-05-W05M and NW-11-28-05-W05M

¹Administrative Resources

Paul Simon, & Eric Schuh, Planning & Development

GENERAL LOCATION:	Located approximately 1.0 km (2/3 mile) north of Grand Valley Road and approximately 1.6 km (1 mile) west of Range Road 51.
APPLICANT:	Calgary Archers Club
OWNERS:	Alberta Agriculture and Forestry
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Public Services District
GROSS AREA:	± 129.50 hectares (± 320.00 acres)
SOILS (C.L.I. from A.R.C.):	Class 5H, 7W – Very severe limitations due to temperature and no capability for production due to excessive wetness and poor drainage.

PUBLIC SUBMISSIONS:

The application was originally circulated between October 17, 2017, and November 7, 2017. Due to changes made by the Applicant, the application was subsequently re-circulated between December 21, 2018, and January 18, 2019, to 32 adjacent landowners. The re-circulation resulted in duplicated responses in some cases. All combined, seven (7) letters in support and 31 letters in opposition from 28 addresses were received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

- December 18, 2018** Application PL20170160 was revised: To redesignate a portion of the subject lands from Ranch and Farm District (RF) to Public Service District (PS) to facilitate the development of an Archery Club.
- October 10, 2017** Application PL20170160 was submitted: To redesignate a portion of the subject lands from Ranch and Farm District (RF) to Business – Leisure Recreation District (B-LR) to facilitate the development of an Archery Club.

BACKGROUND:

The subject lands are not located within the boundaries of any area structure plan or conceptual scheme, and therefore, the development of the archery club is governed by the policies of the County Plan. The lands are surrounded by predominately agricultural lands, with small pockets of country residential development immediately to the south. The lands are currently undeveloped and are used for agriculture. The Applicant has been granted a lease agreement by Alberta Environment and Parks to operate the archery club on 20 acres of land split between the two quarter sections. Another lease holder has been granted approval from Alberta Environment and Parks to undertake agricultural pursuits on the balance of the quarter sections, which are being used to raise livestock. The club is seeking a new location as the lease on their previous location could not be renewed.

The Applicant is proposing to construct a club house, which would be a modular building with no permanent foundation. Water and wastewater servicing would be limited and would be trucked in and out. No other buildings are proposed to be constructed at this time. Further, as the Applicant is not proposing to subdivide the subject lands, conditions with respect to infrastructure would be applied at the subsequent Development Permit stage. Given that access is currently provided through an undeveloped road allowance, Range Road 52 would need to be upgraded to a Regional Low Volume Gravel Standard Road ending in a cul-de-sac. No other significant infrastructure upgrades have been identified at this time.

POLICY ANALYSIS:

The application was evaluated in accordance with the policies contained within the *Municipal Government Act*, the County Plan, and the Land Use Bylaw.

Municipal Government Act

The subject lands are Crown land, but are not included in the designated Provincial Regulations for Crown land. Therefore, the lands are subject to municipal land use approvals.

County Plan (Bylaw C-7280-2013)

The Applicant is proposing to redesignate ± 8.10 hectares (± 20.00 acres) of the subject lands to the Public Services district, which allows for institutional, educational, and recreational uses. Given the nature of the uses available in this district, the analysis was undertaken with the policies contained in Section 11 – Institutional and Community Land Use.

Section 11 *Institutional and Community Land Use***11.3** *Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:*

- a. justification of the proposed location;*
 - The proposed location contains natural features (natural landscaping, vegetation, topography etc.) that suits the proposed activity of an archery club. The Applicant indicated that their goal is to become an Olympic and World Archery training facility, and that the subject lands provide sufficient space to ensure that all competitors, judges, field marshals, and spectators are safe at all times during both special events and regular training activities.
- b. demonstration of the benefit to the broader public;*
 - The Applicant provided details on how the range would be shaped to continue to be used as a natural area that acts as a refuge for wildlife and vegetation, contributing to the overall environmental stewardship goals of the archery club to ensure minimal impacts to the local ecology of the area. The club offers free archery lessons to any not-for-profit organizations such as the Boy Scouts and Girl Guides, to organizations assisting individuals with disabilities, and to school groups. The club includes coaches that are certified by the National Coaching Certification System of Canada at various levels. Also, the club has been running a junior education program for more than 30 years and teaches approximately 120 athletes each year.
- c. compatibility and integration with existing land uses or nearby communities;*
 - While a portion of the property needs to be cleared for a target range, the rest of the lands would be relatively undisturbed to ensure minimal impact on adjacent residential and agricultural lands. Controlled target placement would ensure that arrows do not leave the property, which would minimize dangers to adjacent residents. The surrounding lands have experienced relatively minimal development. The intent of the archery club is to minimize the overall footprint and to not construct any significant infrastructure to ensure compatibility with existing land uses.
- d. infrastructure with the capacity to service the proposed development; and*
 - The intent of the archery club is to maintain a primitive-use facility with no electricity, plumbing, or other utilities. The only proposed infrastructure would be a

parking area, and a non-permanent surface structure to serve as a club house. At the subsequent development permit stage, the only infrastructure upgrade identified at this time would be an upgrade to Range Road 52 to a Regional Low Volume Gravel standard road. Given the proposed scale of development, no servicing infrastructure would be required at this time.

e. *the development review criteria identified in section 29.*

- Section 29 provides details for additional information and technical studies to support development applications. No further information is required at this time.

11.5 *Redesignation and subdivision applications for institutional and community land uses should provide:*

a. *an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and*

- The proposed archery club is intended to be gated and locked to ensure safety and security. Shooting is only permitted during daylight hours for safety reasons. The Applicant indicated that there would be strictly controlled camping if club members wish to avoid commuting and stay overnight. There would not be more than four individuals camping at any given time. This could be permitted through conditions of the subsequent development permit.

Historically, the club has seen a maximum of 350 members and estimated that approximately 1 – 10 members use the range per day. An average special event would see approximately 40 people attend during daylight hours. The club hosts approximately two special events during the warmer months when the weather permits outdoor shooting. Tournaments generally would run from 10:00 a.m. to 2:00 p.m. Occasionally, the range would host a large tournament that would include between 70 and 100 participants. On average, the club may host one or two of these events annually; however, there are some years where no major events are held. The club does not have any staff and is run by volunteers that are elected to a Board of Directors. The site plan submitted identifies a designated parking area for club members that is 20 m X 150 m. With respect to the major events that the club hosts, the Applicant indicated that they would provide a shuttle service to minimize traffic impacts.

b. *a master site development plan, as per section 29. The master site development plan shall address servicing and transportation requirements and ensure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.*

- A Master Site Development Plan (MSDP) is a detailed document that sets guidelines for long-term development of a site over a specified period of time. They will generally apply to development over a quarter section that does not intend to pursue subdivision. It covers elements such as site design, phasing, servicing etc. While the Applicant has not provided a formal MSDP, they have provided a site plan along with corresponding details about servicing, transportation, and development activities that ultimately achieve the objectives of an MSDP. Given that the Applicant is not proposing to develop extensive infrastructure, in conjunction with the limited scope of the development proposal, an MSDP is not necessary and would not provide any benefit to ensuring the orderly development of the proposed Archery Club.

Section 18 *Rural Service and Partnerships*

- Section 18 of the County Plan encourages partnerships between the County and other levels of government, adjacent municipalities, local communities, and organizations. Policy 18.6 of the County Plan encourages volunteerism, social networks, and community-based initiatives to build connections between individuals, and maintain and manage community amenities, programs, and services. The operation of the Archery Club helps meet the goals identified in Section 18 of the County Plan through the partnerships they have established with community groups, schools, and other organizations.

Land Use Bylaw (Bylaw C-4841-97)

The Applicant is proposing to redesignate a portion of the subject lands to the Public Services district, which includes a mix of institutional-style uses. The purpose of this district is to provide for the development of institutional, educational, and recreational uses. The development of an Archery Club conforms to this purpose and intent.

The vast majority of uses (excluding accessory buildings and government services) are considered discretionary in this district. Some of these discretionary uses may require more significant infrastructure to be developed to facilitate the activity, given the remote location of the subject lands that are currently un-serviced. However, given that a Development Permit would be required to facilitate these activities, this could be further evaluated at the time of application. Further, as the subject lands are Crown land under the management of Alberta Environment and Parks, a new lease from the Province that allows for further development would be required. Given that subsequent approvals would be required for more invasive development forms, the scale and scope of development on the subject lands that could be applied for under the Public Services district can be managed appropriately.

CONCLUSION:

The proposal to redesignate a portion of the subject lands from Ranch and Farm District to Public Services district in order to allow for the development of an archery club was evaluated in accordance with the County Plan and the Land Use Bylaw. The proposal complies with the policies of the County Plan and the Land Use Bylaw, and all technical concerns can be addressed at the time of subdivision.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7794-2018 be given first reading.
 Motion #2 THAT Bylaw C-7794-2018 be given second reading.
 Motion #3 THAT Bylaw C-7794-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7794-2018 be given third and final reading.
- Option #2: THAT prior to consideration of first reading of Bylaw C-7794-2018, a Master Site Development Plan be provided.
- Option #3: THAT application PL20170160 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

PS/rp

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7794-2018 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Culture and Tourism	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Environment and Parks	Alberta Environment and Parks has no issues or concerns with the re-designation of land associated with the Calgary Archers Club disposition (DML 160065). For your reference, I have attached the departmental authorization for DML 160065.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Recreation District Board (all)	The Ranch Lands District Board has no comments on this circulation.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Agricultural and Environment Services	The proposed use of the parcel, i.e. the archery club, may conflict with the surrounding agricultural land use. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be crucial in buffering the Public Services District from the agricultural land uses surrounding the parcel.
Recreation, Parks and Community Support	The Municipal Lands Office has no concerns at this time; however, 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	No comments to this circulation.
Municipal Enforcement	No concerns with this application.
Planning, Development, & Bylaw Services	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • The application is to redesignate a portion of the subject lands to Public Services District (PS). Total area of redesignation is 20.00 acres however, the applicant indicated that the area impacted by the development is approximately four (4) acres. There are no permanent structures or residences proposed as the plans for a club house to be located within a modular building with no permanent foundation; <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • A TIA is not warranted for this development given the projected low volumes to be generated by the proposed development (maximum of 20 vehicle trips per day – normal operations). As such, the development is not expected to have any significant impact to the existing road network. Engineering does not have any further concerns at this time;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> The subject lands do not have access to a developed municipal road. The subject lands front an undeveloped road allowance (Range Road 52, north of Grand Valley Road): <ul style="list-style-type: none"> In accordance with Policy 425, Section 2c. Non-Standard Roads, subsection ii – “The development authority shall hold the right to withhold development permits on roads which fall within this category unless the applicant makes improvements to the roadway as per County Servicing Standards.” As a condition of future development permit approval, the applicant shall enter into a Development Agreement for construction of a gravel approach and Regional Low Volume Standard Road (400.9) from the end of the existing Range Road 52, north to the proposed access of the parcel, ending in a cul-de-sac, all in accordance with the County Servicing Standards. <ul style="list-style-type: none"> Some of the construction costs may be recovered through the County’s Infrastructure Cost Recovery Policy; The applicant shall provide an easement agreement for the portion of the cul-de-sac encroaching on private lands. As a condition of future development permit approval, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of development permit approval for the total gross acreage of the lands associated with the proposed development. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> The applicant has indicated that the development will have onsite portable toilets, and wastewater will be removed from site by truck. Engineering does not have any further concerns at this time. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> The applicant indicated that water will be trucked in and stored in an above grade cistern. Engineering does not have any further concerns at this time. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> The applicant has indicated that there will be some tree removal, but the land will remain relatively unchanged. The development is not proposed to have a significant amount of hard/impervious surfaces. Engineering does not have any further concerns at this time;

AGENCY	COMMENTS
Transportation Services - Maintenance	<p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner; <p>At development permit stage applicant will be required to upgrade RR 52 including dedicating land for bulb.</p> <p><i>Note: Confirmed. To be addressed at the Development Permit stage</i></p>
Capital Project Management	No concerns.
Transportation Services	<p>Current access is via undeveloped road allowance only and Applicant will be required to construct road at his cost to satisfy County Servicing Standards.</p> <p><i>Note: Confirmed. To be addressed at the Development Permit stage</i></p>
Utility Services	No concerns.
Circulation Period: October 17 – November 7, 2017 (re-circulated December 21, 2018 – January 18, 2019)	



BYLAW C-7794-2018

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-7794-2018.

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. 89 be amended by redesignating a portion of NE-10-28-05-W05M and a portion of NW-11-28-05-W05M from Ranch and Farm District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-10-28-05-W05M and a portion of NW-11-28-05-W05M are hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7794-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9

File: 08911004 / 08910004/ PL20170160

<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-7794-2018



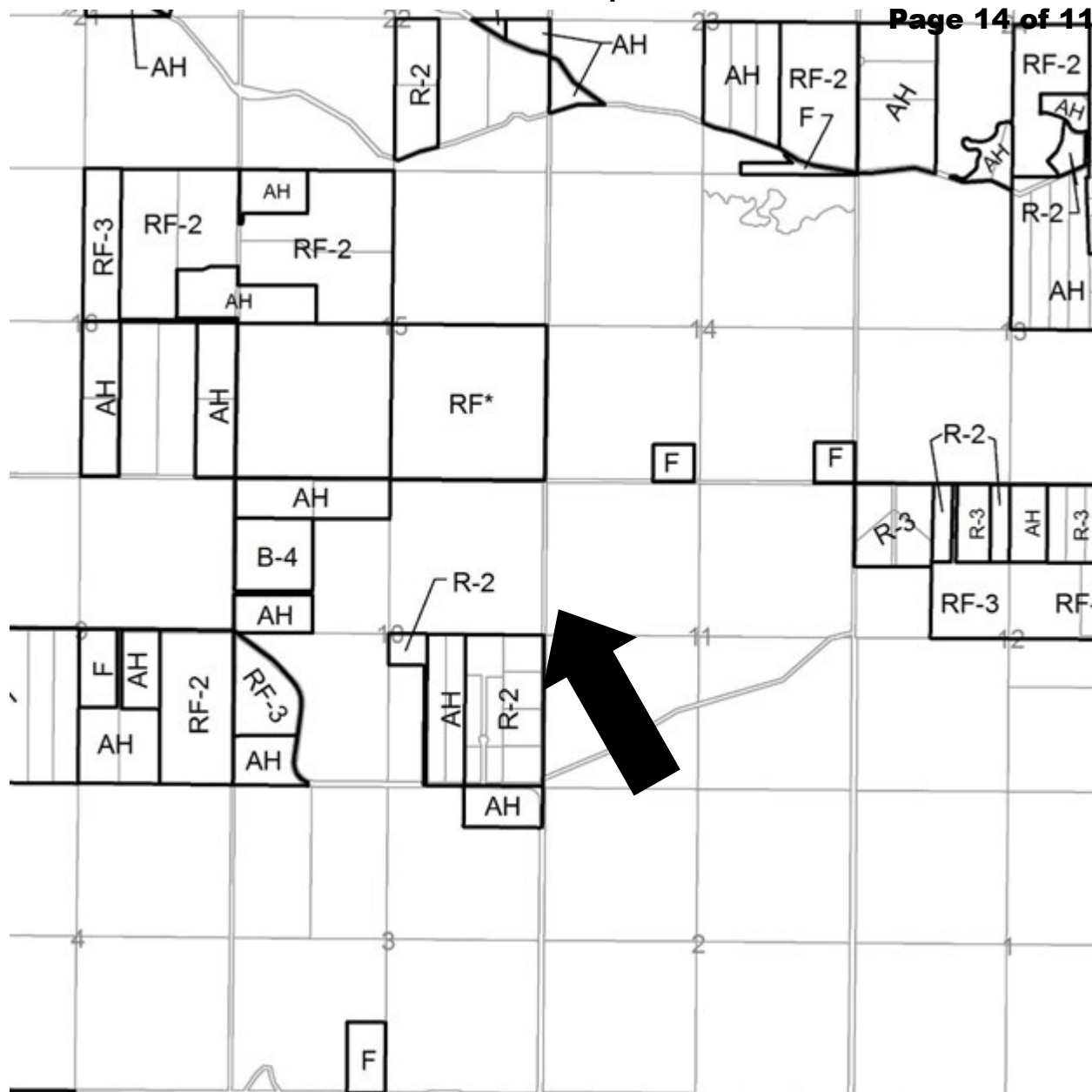
AMENDMENT

FROM Ranch and Farm District TO Public Services
District

Subject Land _____

LEGAL DESCRIPTION: A portion of NE-10-28-05-W05M and a
portion of NW-11-28-05-W05M



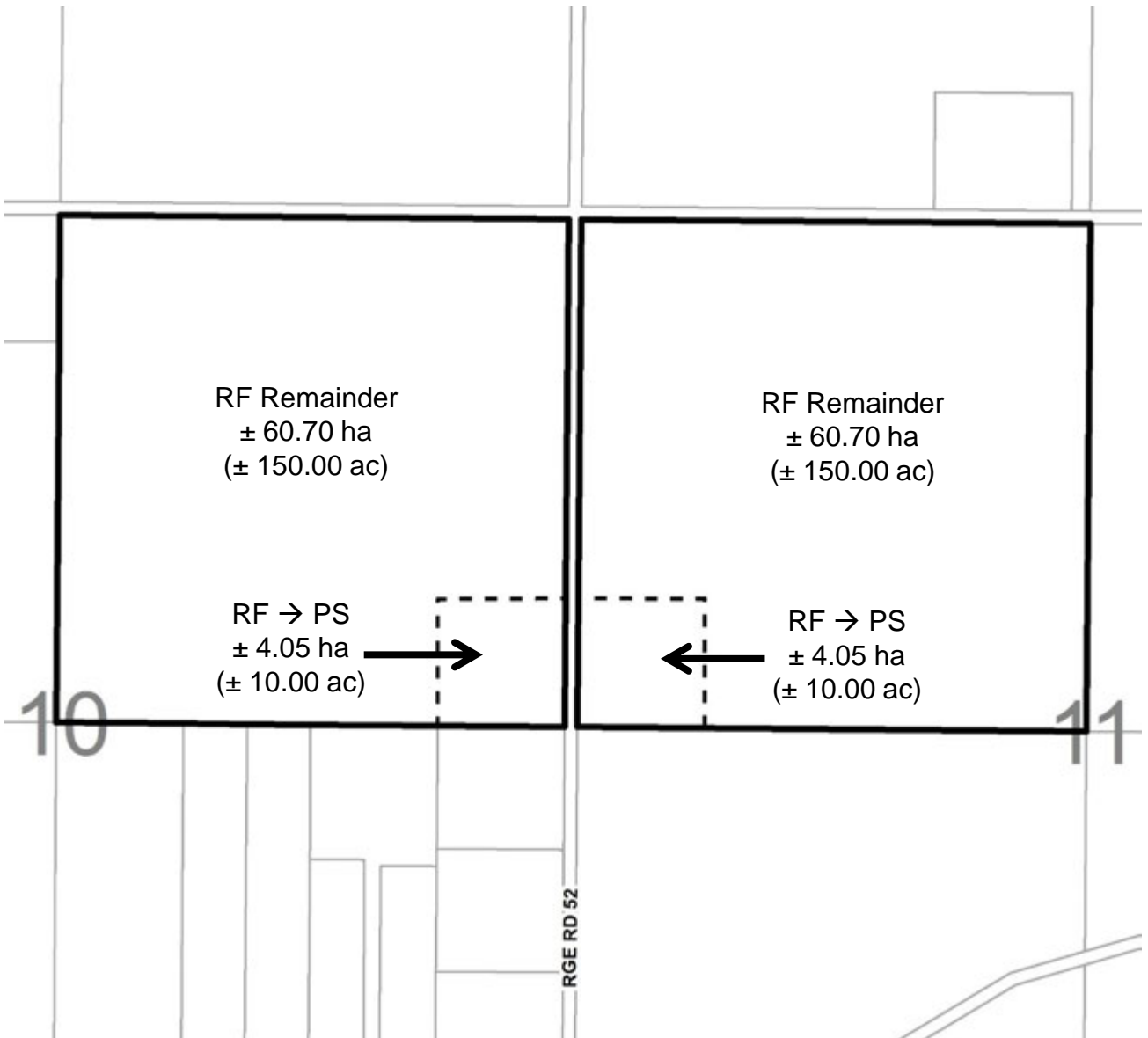


Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial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

LAND USE MAP

NE-10-28-05-W05M / NW-11-28-05-W05M

Development Proposal: To redesignate a portion of the subject lands from Ranch and Farm District (RF) to Public Service District (PS) in order to allow for the development of an archery club.



DEVELOPMENT PROPOSAL

NE-10-28-05-W05M / NW-11-28-05-W05M

Date: June 13, 2018

Division # 9

File: 08910004 / 08911004

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

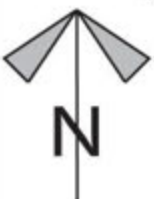
NE-10-28-05-W05M / NW-11-28-05-W05M

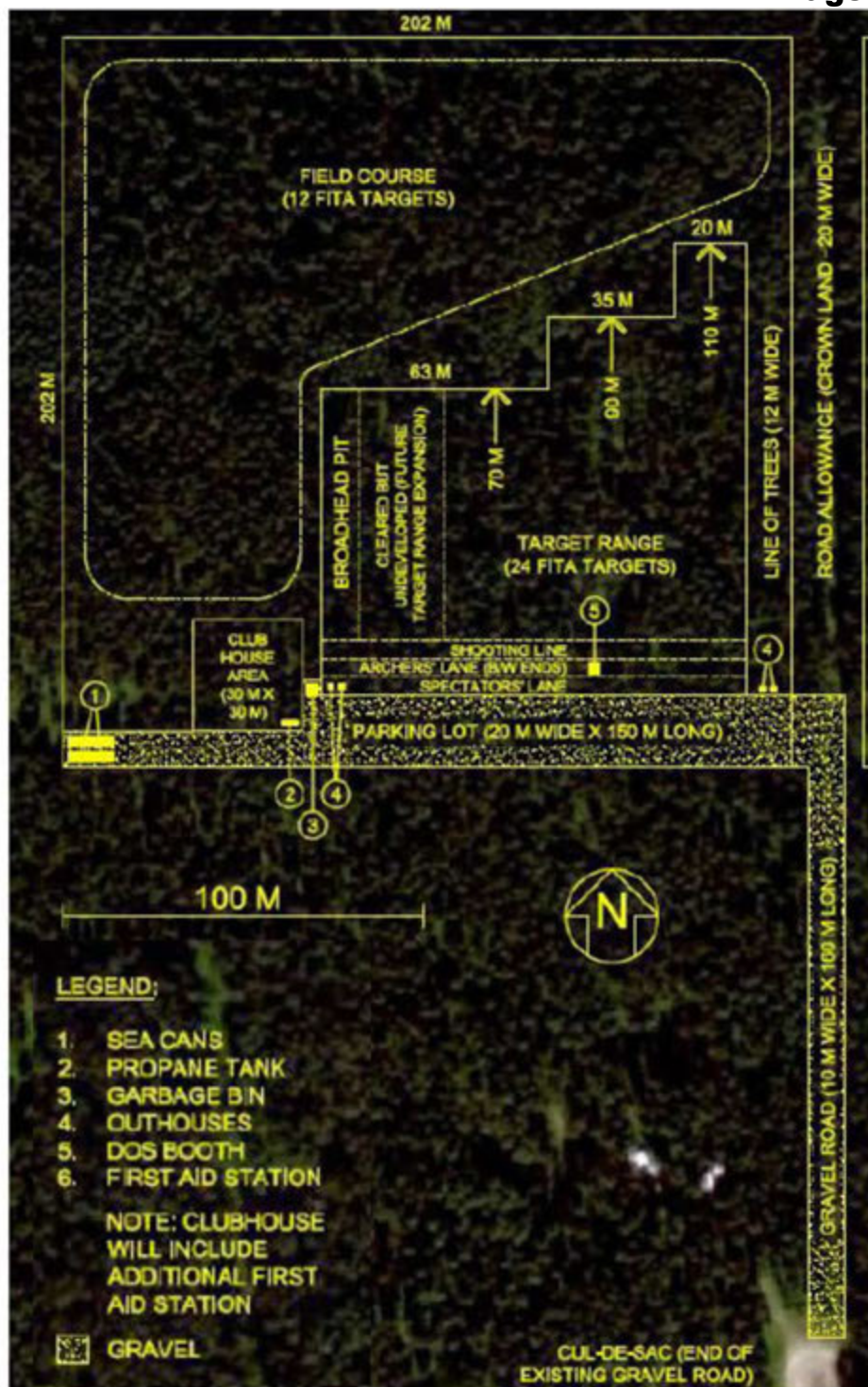
Date: June 13, 2018

Division # 9

File: 08910004 / 08911004 **AGENDA**

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SITE LAYOUT (PORTION OF NE Q)

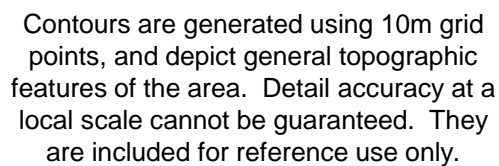
NE-10-28-05-W05M / NW-11-28-05-W05M



SITE LAYOUT (PORTION OF NW Q)

NE-10-28-05-W05M / NW-11-28-05-W05M

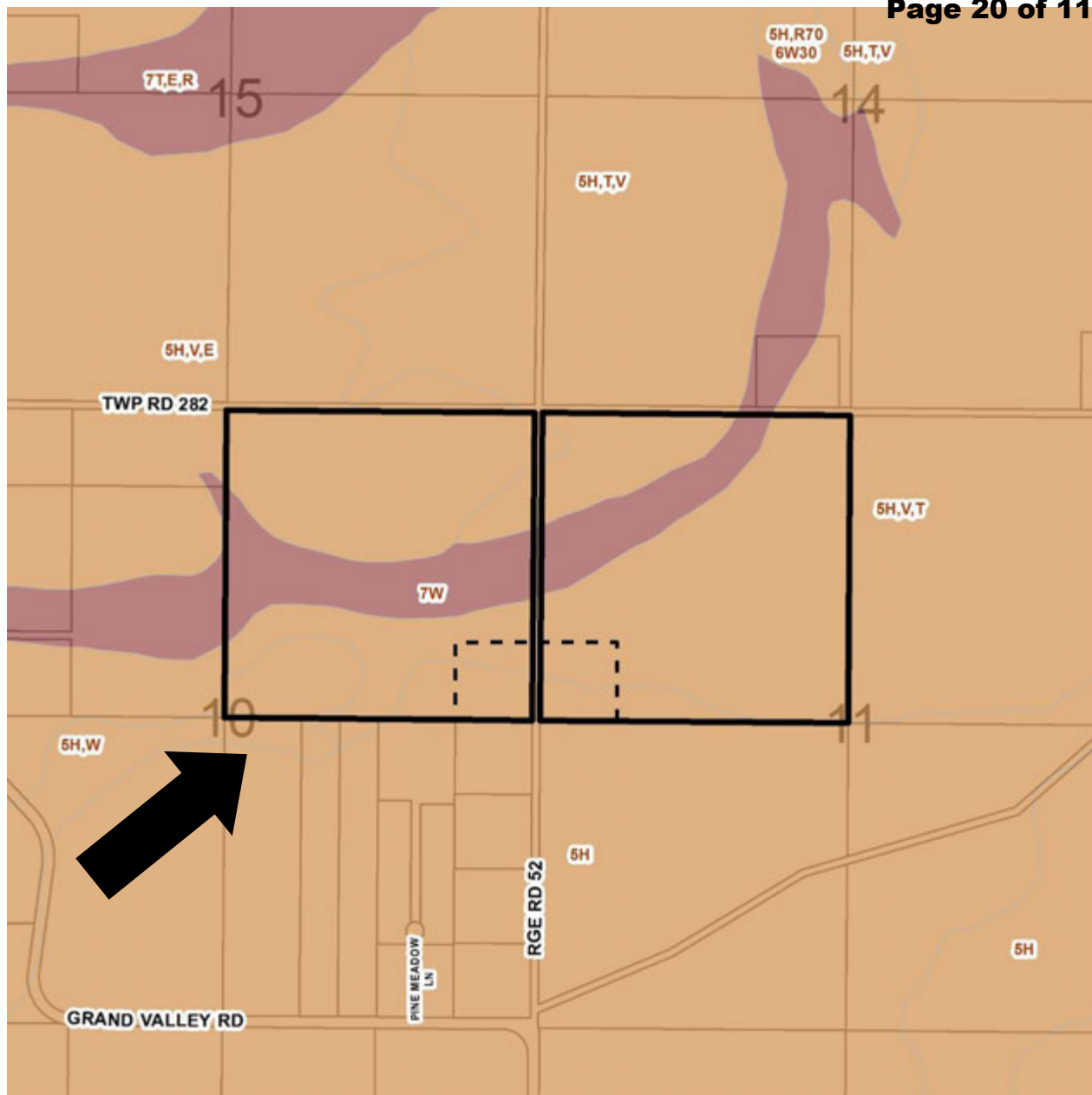




Contour Interval 2 M



NE-10-28-05-W05M / NW-11-28-05-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

NE-10-28-05-W05M / NW-11-28-05-W05M

**Legend – Plan numbers**

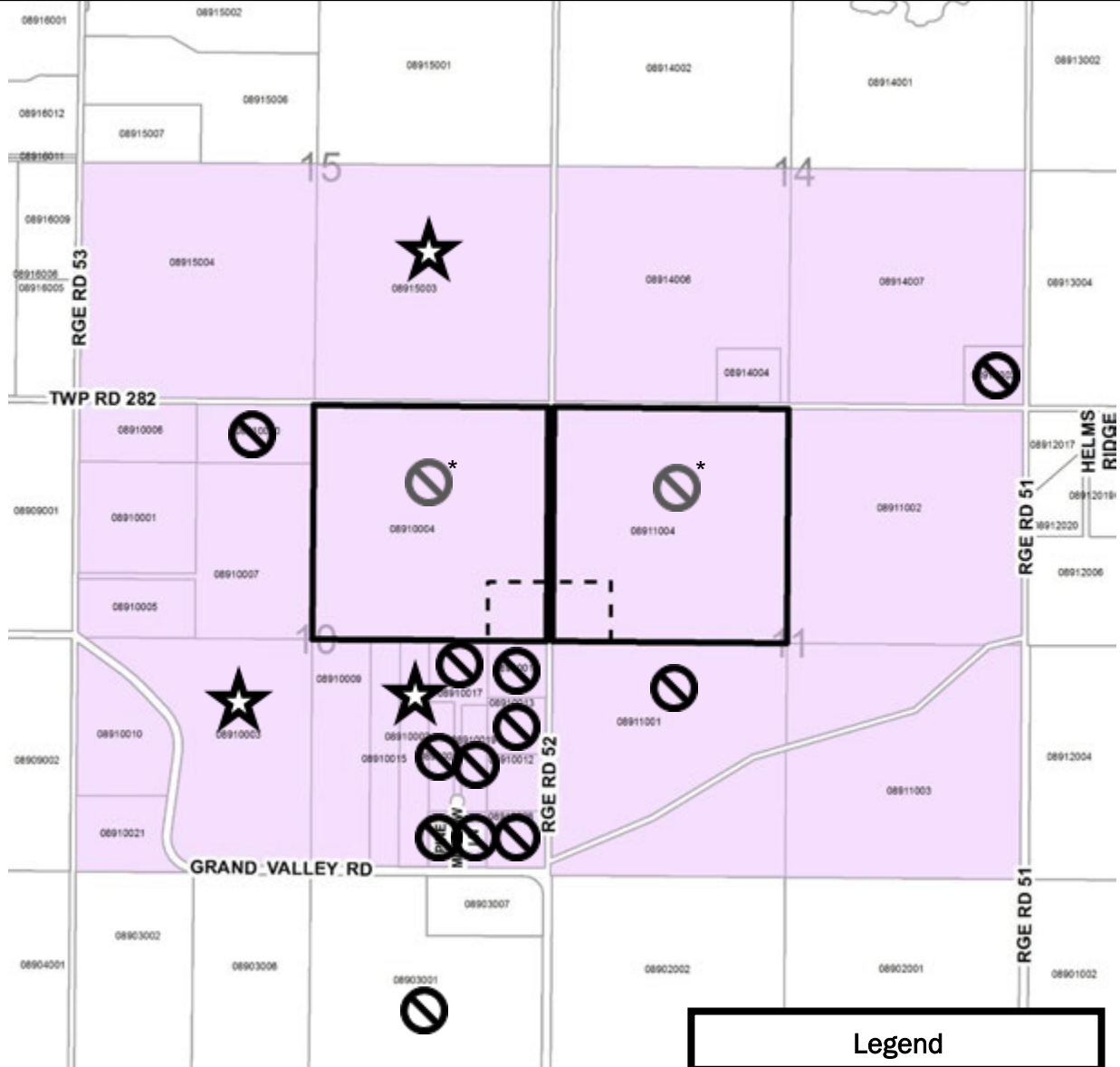
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year



HISTORIC SUBDIVISION MAP**NE-10-28-05-W05M / NW-11-28-05-W05M**Date: June 13, 2018



Division # 9

File: 08910004 / 08911004 **AGENDA****Page 36 of 297**

***Note:** The subject lands contain two separate lease holders; the Applicant (± 20.00 acres) and individuals who farm the remainder (± 300.00 acres). A letter in opposition was submitted by the adjoining lease holders on the subject lands.



 Letters in Opposition
 Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



NE-10-28-05-W05M / NW-11-28-05-W05M

Paul Simon

From: Suzi Martin [REDACTED]
Sent: Friday, November 03, 2017 10:52 PM
To: Paul Simon
Subject: File 08910004/1004; Application Number PL20170160; Division 9
Attachments: Archery Club Letter to County.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Simon,

I received a letter dated October 17/17 regarding an application received by the County.

Please find the attached letter commenting on the above File and Application.

Should you have any questions or concerns, please feel free to contact me.

Regards,

Suzanne Martin

November 3, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Dear Mr. Simon,

I wish to record my general support of The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an Archery Club, but would also like to raise some concerns that I have that I would like the County to consider and factor into any approvals given, if applicable. It is my understanding that the current executive of the Archery Club have considered many of the items below; however, I would like to ensure that potential concerns of the community are considered by both the County and the Archery Club in the long-term.

The following are concerns that I have, along with reasoning and suggestions for addressing the concerns.

- 1) Increased Traffic – I urge the County to consider the effects on additional traffic in this area (on road quality, safety of other users and wildlife, maintenance of roads, etc...) and to factor that into the final decision made regarding the approval of this application.
- 2) Environment – this land sits near natural wetlands and is upgradient from a seasonal stream. I would like to ensure that any practices they use on-site consider preservation of the natural water systems in the area, as well as wildlife corridors and habitat. I feel that members of the Archery Club should be aware of acceptable land use and environmental management and should factor that into their operations. If the County has any way of ensuring this, I request that the County incorporate it into the permits/approvals.
- 3) Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and use this corridor for commuting by foot/horseback/skis/etc... to neighbouring properties. I understand that the Archery Club has plans to gate the access to their lease. I would request (if possible for the County to govern this), that any gates erected would allow for the maintenance of a corridor along the road allowance for local landowners to continue using.
- 4) Water Supply and Waste Water Management – As there are a number of nearby residences that use groundwater as a drinking water source, protection of water is incredibly important to me (as a local resident) and to the community in general (contamination or depletion of this resource would affect land values in this area and quality of life, not to mention the environment in general). I would ask that the County require specific details

of the Archery Club's proposed Water Supply and Waste Water Management plan, and ensure that their proposal is scrutinized with prudence to ensure no unintended ill-effects may arise as a result of the Archery Club's practices/operations.

- 5) Precedence – Lastly, while I am generally in support of the development of the Archery Club as currently proposed, it is largely due to the nature of the activities that will be performed there (quiet, intermittent), as well as communication I've personally received from the Archery Club. For example, if the application was for a (gun) shooting club at the same location, I would be in opposition due to the additional noise that would arise from such activities. Therefore, I urge the County to review the applications for any future similar developments on a case-by-case basis, and not to allow the acceptance of this venture (should the County grant the application) to set an automatic precedent for general development in this area.

Should you have any questions about my letter, please feel free to contact me.

With kind regards,

Suzanne Martin



Paul Simon

From: roy flowers [REDACTED]
Sent: Wednesday, October 25, 2017 12:45 PM
To: Paul Simon
Subject: Re: Calgary Archers Club application

Follow Up Flag: Follow up
Flag Status: Completed

Thanks for the email. My legal adress is [REDACTED]
I am in favor of the archery club

[Sent from Yahoo Mail on Android](#)

Paul Simon

From: Richard Harding [REDACTED]
Sent: Friday, November 03, 2017 3:40 PM
To: Paul Simon
Subject: Calgary Archers Club land Redesignation application
Attachments: 171103 let to RV re archery application.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please find attached my letter of support for the Subject redesignation application.

Richard M. Harding
Barrister & Solicitor.

[REDACTED]

CONFIDENTIALITY WARNING

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November 3, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

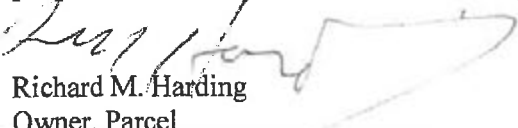
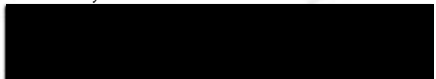
I wish to record my support of The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business-Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

While it is unfortunate that there has been little communication with the adjacent landowners, the impact of this type of use on them would be minimal. I do not see how this use and designation will have any significant impact on the peace and tranquility of the neighborhood. It is a quiet activity, and has minimal impact on views and privacy. Any increase in vehicular traffic would be modest and occur only in daytime, archery being a daytime activity. The archery site would be an additional recreation resource to the local residents, and I believe it is an error to assume that the archers would have no interest in the area, having committed to a rural location to practice their recreation.

As this is publicly held lease land, it is important that it be available for use by the public. I am though, concerned that the blocking of the road allowance would prevent access to the balance of the adjacent public lands, and would want there to be assurances of the ability to maintain public access to the balance of the public lands from the existing road to the south.

I presume that the MD's approval process will cover any ecological, storm and waste water management concerns of any development on the site to comply with the County Plan, be well-designed, and maintain or improve the quality of the environment.

At this time I urge the Rocky View Council to accept the application subject to ensuring access rights to the balance of the affected quarter sections from the South, and to ensure proper environmental protections are in place.


Richard M. Harding
Owner, Parcel




2255 St. Laurent Blvd., Suite 108, Ottawa, ON, K1G 4K3
information@archerycanada.ca | 613.260.2113 fax 260-2114
archerycanada.ca

October 6, 2016

Mr. Mark Nasi,
Vice President
The Calgary Archers Club
51 Panorama Hills Square N.W.
Calgary, AB
T3K 5K7

RE: Letter of support for the Calgary Archers Club

Dear Mark:

Thank you for sharing with me the exciting news about the potential new site for your Club. As the Executive Director of Archery Canada I have been following with genuine interest and support, your efforts to secure a new site for the Calgary Archers Club. Archery Canada commends you and your team on its efforts to secure the land and subsequently build the archery training and competition facilities that are so critical to the continued development of archery in the Calgary region.

As you are aware, archery is an important sport in Alberta. Many archers participate in the multitude of tournaments held each year in Alberta (outdoor and indoor). Throughout Alberta, archery clubs provide an array of programs for females and males of all ages and abilities. I can certainly attest to the fact that the Calgary Archers Club is one such example. Your Club has a long and respected history of delivering high quality archery programs and services for archery enthusiasts and recreational and high performance athletes.

Over the years, volunteers from your Club and from across Alberta, have been active in promoting archery province-wide, nationally and internationally. Furthermore, clubs in Alberta communities such as Calgary have a strong nucleus of enthusiastic, knowledgeable and experienced volunteers. These club volunteers have led or assisted in the hosting and delivery of numerous Club and Provincial programs, Calgary-based competitions, and Provincial and Canadian Championships. Many of these volunteers, some of whom may be from your Club, will play a key role in the hosting of archery at the 2019 Canada Winter Games in Red Deer. Similarly, the Calgary Archers Club and the many other archery clubs in Alberta will play a critical role in the training and development of young athletes that will compete and represent Alberta at the 2019 Canada Winter Games. To ensure that the Calgary Archers Club continues to deliver as noted above, it is essential that it find a new home. Let me assure you that Archery Canada wholeheartedly supports your Club in this regard.



2255 St. Laurent Blvd., Suite 108, Ottawa, ON, K1G 4K3
information@archerycanada.ca | 613.260.2113 fax 260-2114
archerycanada.ca

Over the past 10 years, Alberta archers have won close to 300 gold medals at Canadian Championships. Alberta archers also hold 88 Canadian records. Furthermore, Alberta has produced an abundance of national team archery athletes. All of this is clear evidence that archers from Alberta are amongst the best in Canada. In addition, six Alberta archers have been inducted into various sports hall of fame. For example, Dorothy Lidstone of Wetaskewin is a member of the Canadian Sports Hall of Fame and was the first Canadian male or female archery athlete to win a World Championship. The success highlighted above is worthy of mention because without the training offered through archery programs in clubs such as the Calgary Archers Club, these Alberta archery athletes would not have realized their success. In order for this success to be sustainable for the Calgary Archers Club (and ultimately for Archery Alberta and Archery Canada), a first-class archery venue is absolutely critical. The first step to realizing your Club's vision is to secure the necessary land that it so desperately needs. Again, let me assure you that Archery Canada wholeheartedly supports your efforts and decision.

On behalf of Archery Canada, I am pleased to write this letter in support of the Calgary Archers Club. I wish you all the best with this important initiative. Mark, if there is anything further that Archery Canada can do to support your efforts, please do not hesitate to contact me.

Sincerely,

Scott Ogilvie
Executive Director
Archery Canada

c.c. Allan Wills, President, Archery Canada
Rene Schaub, President, Archery Alberta

Paul Simon

From: Nathan Cameron [REDACTED]
Sent: Sunday, December 30, 2018 6:14 PM
To: Paul Simon
Subject: PL20170160 - Support of Re-designation for the Calgary Archery Club

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Simon,

I am writing to you today to show my support for the re-designation of land in Rocky View County to be used by the Calgary Archery Club for a world class archery outdoor training facility.

The Calgary Archery Club is one of the most supportive and hard-working clubs that I have ever been a part of. I know if given the opportunity they will come together to form a wonderful and lasting relationship with the community. I am excited at the opportunity Rocky View County has been presented with to become the new home for the Calgary Archery Club and I am looking forward to the chance to visit Rocky View not only for a chance to use the new facility, but also to stay at the local campsites and support local businesses.

From 2004 until 2012 I was a member of the Canadian archery team while living near Edmonton. I would routinely travel to Calgary in the summer to use the old outdoor training facility. I fondly remember the summer of 2006 when I spent almost every other weekend from June until September in Calgary either at a tournament or a seminar put on by the Calgary Archery Club. Without the old facility I would not have had the experience to become a member of Team Canada and go on to travel to international events such as the Commonwealth Games.

During this same time period Alberta saw a high number of athletes achieve amazing results both at the national and international level. All of these athletes benefited from the outdoor training facility in Calgary. The Canadian archery team used to plan training events at the outdoor facility knowing that it was one of the best in the country. Many formative experiences in my life are directly related to this facility, and I believe we have a chance here to continue that legacy.

Since the loss of the property space that the Calgary Archery Club used there are no outdoor training facilities in Southern Alberta which provide the necessary attributes to train for three (3) different disciplines of archery (FITA, field and 3D). Each discipline requires a very specific plot of land, type of target and maintenance. The Calgary Archery Club is one of the only clubs in the Calgary area (if not all of Southern Alberta) able to properly develop and maintain a large training facility that can operate all three (3) disciplines of archery.

We are currently losing a generation of athletes that are unable to practice and train like so many high level athletes once were able to. The sport of archery in Alberta simply cannot progress without this type of outdoor training facility.

Please support the re-designation of the land in Rocky View County. It is not just for the local archery club but for athletes throughout Alberta, and even Canada, to use. Together we can create a legacy where the best archers in the country must come to Rocky View to use this world class facility. Help to shape the future of the sport of archery and help to build a strong and last relationship between the club members and the residents of Rocky View County.

Thank you in advance for your support,

Nathan Cameron

Former m Canada Member, 2004-2012



Paul Simon

From: Caitlyn Cameron [REDACTED]
Sent: Sunday, December 30, 2018 9:26 PM
To: Paul Simon
Subject: PL20170160 - Support for Land Re-Designation for the Calgary Archers Club

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Simon,

Re: Application #PL20170160

I am writing this letter in support of the re-designation of land in Rocky View County for the Calgary Archers Club.

I grew up shooting archery at the Calgary Archers outdoor club, and participating in the associated junior program. With the help of the clubs many great coaches and volunteers I was able to develop my skills as an athlete and compete on both national and international levels. A large part of my success came from having a strong home club with the Calgary Archers. The strength of the Calgary Archers stems from its dedicated volunteers and the excellent facilities that we are known for.

Losing our previous range had a large negative impact on archery in Alberta and western Canada. With the loss of our Calgary location, local archers lost the ability to train for outdoor competitions, and archers throughout western Canada lost a high level competition facility.

Given the opportunity provided by this land re-designation, the Calgary Archers Club will be able to return to full operation, providing an excellent facility for archers of all ages, backgrounds, and abilities to learn, train, compete, and come together. The Calgary Archers will make the most of this opportunity and develop this land into an important space for sport and recreation in the Rocky View County community.

Thank you for your time and consideration.

Sincerely,

Dr. Caitlyn Cameron D.C.
[REDACTED]

Paul Simon

From: Mark Nasi [REDACTED]
Sent: Tuesday, December 11, 2018 1:32 PM
To: Paul Simon
Subject: Re-designation - Application # PL20170160

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Mr. Simon,

My name is Mark Nasi and I am writing in response to re-designation application # PL20170160.

I have been a member of the club since 2012 and previously sat on the Board of Directors for Calgary Archers Club. During this brief period, it has afforded some incredible opportunities for both myself and my family. There is an incredible history of mentorship for youth, volunteerism for all members and a history of giving

back to the community.

At its peak, almost half of our members were Junior Athletes. Many of these kids are kids that couldn't participate in "traditional" sports due to physical or financial limitations.

There are a select few junior athletes who are enrolled in our High Performance program, which is specifically designed to develop those who wish to compete at a high level. Validation of our High Performance program came in December 2015 when 11 of 13 athletes were selected to represent zones 2 and 3 at the Alberta Winter Games and several of the athletes placing in the medal standings. Regretfully, I don't believe we achieved the same results in 2017, largely because of the lack of training facilities.

- Many of our athletes compete at the National and International level in Target, Field and 3D archery.
- We have certified coaches at the club as well as many experienced archers who volunteer as coaches.
- Our club supports many community events such as All Sports Day, many special needs communities who seek an activity for their kids, Scout and Girl Guides events as well as fundraiser tournaments for several causes.

On a more personal note, the Club has allowed me (and several other athletes) to compete at a World events. Opportunities like this are limited by the lack of training facilities like the Calgary Archers Club.

As you know from our past location, we have been and will continue to be model “tenants”. Over the past 30 years we have maintained and respected the sensitive land we called home (along the Sheep River). We have a very small footprint on the land as our goal is to be the least invasive as possible.

The proposed facility, would rival any other in the world. More importantly, this would be only the second facility in Alberta that would lend itself to host Provincial and National tournaments. As a club, we have hosted Provincial and National tournaments drawing archers and spectators from across the country generating tourism dollars that may benefit the MD of Rockyview.

We have been a very diligent not for profit club and maintained a solvent club for many years, but the fiscal reality is that we are just that...a not for profit club with no other options. With the land now secured through Alberta Government, I ask that the MD please take into consideration all of the above mentioned.

I thank you in advance for your consideration and look forward to hearing from you.

Mark Nasi



Paul Simon

From: Janice Letwin [REDACTED]
Sent: Monday, November 06, 2017 10:13 PM
To: Paul Simon
Subject: Application Number PL20170160, File Number 08910004/1004
Attachments: Archery Opposition Letter (Janice).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please see attached in reference to Application Number PL20170160, File Number 08910004/1004

Regards,
Janice Letwin

November 1, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

Hi there and thank you for allowing me the opportunity to voice my concerns.


I have lived in this area for 11 years and am raising a family here. I have put down roots. I have paid my taxes and made sure to be informed come voting time. I observe County fire restrictions and bear proof my garbage. I own a dog that will let me know if any wildlife is present, so I can act accordingly. I believe I am acting as a responsible citizen.

And then one day I learn about a Club that is clear cutting the forest, attempting to drain wetlands into a neighbor's field, planning an 8 foot security fence and limiting public access to Crown Land. This Club is operating on public land and I have NO information regarding their intentions. I talk to my neighbors, who hold private landholdings adjacent to the public land, and THEY have no information regarding the activities of this Club. The Club is developing public land, and I have had no say in the matter. It would be different if the grazing lease changed hands, but this is not what is happening.

What happens if the Club reaches its former glory of 400+ members? I live in a fairly secluded, undeveloped area of Rocky View County. Only recently did the road get a good paving job (and I thank you all tremendously for that!). But if the Club grows to its former size, this area is not equipped to deal with that amount of traffic and 'foreign' interest. We are a small community, spread over a wide area. And I like it that way. It's why I bought here.

I don't know, but is this the appropriate time to ask HOW this happened? Again, it's public land and I am a member of the public and I had absolutely no warning or information about this. I feel like the Club has been foisted onto a community that I love and have invested in, and I am not thrilled about it.

Perhaps with more information and some open communication between the Club and myself, I wouldn't be so adamant. But that is not what is transpiring. So, at this time, **I urge Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.**

Sincerely,
Janice Letwin


Paul Simon

From: Janice Letwin [REDACTED]
Sent: Monday, November 06, 2017 8:51 PM
To: Paul Simon
Cc: [REDACTED]
Subject: Archery Opposition Letter (GVLA exec)
Attachments: Archery Opposition Letter (GVLA exec).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Paul Simon,

Please accept this letter regarding Application Number PL20170160, File Number 08910004/1004 , The Calgary Archers Club.

Regards,
Janice Letwin
For James F. Chmilar, P.Eng.
Chair, Grand Valley Landowners' Association Office [REDACTED]

November 1, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

This letter is to inform Rocky View County that the Grand Valley Landowners' Association (GVLA) is opposed to the application by The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business-Leisure and Recreation District (B-LR) in order to allow for the development of an archery club. A canvass of the GVLA Executive indicated a majority to submit a letter of opposition and make a presentation at the yet to be scheduled Public Hearing. Thanks to the coordinated efforts of our community and this association, this matter was brought to the attention of Rocky View County.

The following discussions have been deemed to be the most important considerations for opposition, though not exhaustive.

A public archery range is not compatible with the existing land use in the area, which is predominantly agricultural, partially residential. The land surrounding the lease is grazing grounds and ranch land, both for decades, and private landholdings in more recent times. Grazing cattle within range of loosed arrows is imprudent. Suddenly having a public archery range as a neighbor (with uncertain membership figures and 24/7 access) is unexpected, unwelcome and will most likely affect, detrimentally, the monetary value of adjacent private landholdings.

Traffic in the community has increased dramatically over the last 2-3 years. Even with no significant increase in development in the area, this is a fact. What used to be a leisurely dog-walking enterprise has turned into a hair-raising and daunting activity better suited to thrill seekers than rural landowners. Development of the archery range will definitely impact the traffic density, and consequently the peaceful character of the landscape.

There is a fair probability that the introduction of this land use designation into the region will open the doors to similar future endeavors. The Statement of Purpose of the Grand Valley Landowners' Association endeavors to promote and maintain a rural foothills lifestyle. The

incursion of public-based clubs into the vicinity is not in harmony with this resolution. The precedence will be set.

The Grand Valley Landowners' Association is concerned with impact on wildlife, wetlands and watershed, significant parts of the bone structure that makes up our beautiful countryside. The proposed development resides within and will affect these sensitive areas. Roughly 24 acres will be cut off from the wildlife corridor by a planned 8 foot security fence. The access road directly passes through boggy wetlands. The Calgary Archers Club has already affected this sensitive area by the initial development of the archery range (clear cutting +/- 10 acres). The application for redesignation is not required to address any of these highly important issues, but we consider future planning (Master Drainage Plan, Master Servicing Strategies, Transportation Functional Studies, Sub-Catchment Master Drainage Plans, Environmental Impact Assessment, Environmental Site Assessment) crucial to the basis of land use redesignation. This information also needs to be shared with the community, in order to make informed, acceptable decisions. From our point of view, the benefit of an archery club in our community is far less than maintaining the natural biodiversity, wildlife habitat and water quality of the natural surroundings.

At this time we urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Sincerely,

James F. Chmilar, P.Eng.

Chair, Grand Valley Landowners' Association



A Little Background;

The Grand Valley Landowners' Association, since 1995, is a registered not-for-profit association incorporated under and acting within the regulations of the Societies Act of the Province of Alberta to promote and maintain rural foothills lifestyle deemed both desirable and appropriate by the membership.

We believe that we must maintain a predominantly rural atmosphere by ensuring residential uses remain secondary in importance to existing agricultural and rural developments. We believe that we must consider new development only if it will ensure the continuation of low density residential uses, and only if it is compatible with existing land uses.

The Grand Valley Landowners' Association currently represents the interests of members who own or lease land in the Grand Valley Road Area primarily within Townships 27 & 28 in Range 5 W5M (Division 9).

Paul Simon

From: Gary Bryant <[REDACTED]>
Sent: Monday, November 06, 2017 7:54 PM
To: Paul Simon
Subject: Re response to Calgary Archery Club proposed location

Follow Up Flag: Follow up
Flag Status: Flagged

I am totally against the Calgary Archery club proposed location on Grand Valley Road. If they did not try to back door this proposal, I may have had a different response.

Gary Bryant
[REDACTED]



Virus-free. www.avast.com

Paul Simon

From: bestwick [REDACTED]
Sent: Monday, November 06, 2017 6:41 PM
To: Paul Simon
Cc: Division 9, Crystal Kissel
Subject: Application Number PL20170160, File Number 08910004/1004
Attachments: Oppoistion Letter Calgary Archers Club.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Simon,

Attached is my letter of opposition to the Calgary Archers Club application for the re-designation of NE-10-28-05 W05M and NW-11-28-05-W05M from Ranch and Farm District to Business-Leisure and Recreational District in order to allow for the development of an archery club.

Please feel free to contact me if you have any questions.

Regards,

Tom Bestwick
[REDACTED]

November 6, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business-Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

I was extremely disappointed to learn (only by happen-chance at a June Grand Valley community function) that The Calgary Archers Club had proceeded with the clearing of the land area noted about without any communications or consultation with the adjacent land owners or Grand Valley area residents. As I understand it, from discussions with Mr. Bruce Kendall, our Division 9 representative who attended the community event in June, he had not been aware of any activities or negotiations between the Calgary Archers Club, the City of Calgary and Rocky View County leading up to the selection of location and initial construction on the land through due process.

It is my understanding through conversations with Mr. Kendall and other landowners in the area that the formal processes and protocols for permits and approvals required by the Province and Rocky View County were not followed for the legal lease of the land and prior to any construction activities. It appears too many of us that Rocky View, Planning Services Department initiated communications and request for Landowner comments and concerns subsequent to learning of the regulatory and procedural oversights.

Following are a list of technical issues that I need to confirm before I can support the re-designation of this land and the construction of the Archers Club facilities:

Environment:

- Has there been an Environment Impact Assessment/Study completed for the project?
- Has the Calgary Archers Club developed an Environmental Management Plan that addresses;
 - the wildlife activities and habitat in the area? e.g. the bird migration/nesting season usually from April to August (prime activity times for the Club),
 - wildlife corridor following the adjacent stream,
 - preservation/management of wet lands and natural watershed,
 - the requirements for potable water and disposal of waste water (there is the potential of >400 members based on previous membership numbers),
 - disposal of solid waste.
 - Will there be any controlled products used or brought onto the property?

Access:

- Range Road 52 is the only access route in and out of the Arches Club site. Is there a plan to upgrade and continue RR 52 to the Archers Club? Who will pay for the upgrade, construction and maintenance of the RR 52 extension?

- The lease is split into two halves; why? Is there going to remain access for all landowners to pass safely through the site with no conflict with the Archers?
- With the possibility of a large number of vehicles coming to the site on any given day, what plans are in place to manage the parking. Has the impact on the adjacent landowner's if/when the parking backs up onto the RR 52 been assessed?

Communications:

- Communications with the landowners has been poor to date. Is Rocky View, Planning Services Department and the Calgary Archers Club planning to schedule a "town hall" meeting with the landowners to present their plans and answer questions? I would highly recommend this meeting occur sooner than later.

Safety & Security:

- Has the Calgary Archers Club developed a Safety Execution Management Plan that addresses;
 - Hazard and risk assessment,
 - Public safety; how are they going to secure the area during archery activities
 - How will they secure the area during non-operational hours/times. Their operations will increase the exposure to their property and that of adjacent landowners.
 - Will they have an Emergency Response Plan that addresses wild fire, incident response and emergency services access? (re: the parking concerns). Have they considered the difference in response times for Emergency Services from their previous location?

Precedence:

- Without exception, every land owner in the area I have discussed this project with has expressed their concern for setting precedent. We all have witnessed the expansion of cities and towns into agricultural areas to accommodate business and special interest groups, is this only the start for similar initiatives in District 9?

I'm confident that I speak for many of the landowners in the area that would appreciate the Rocky View Planning Services Department to facilitate an informational session on the future plans and potential changes for re-designation of public lands/crown lands for this general area in District 9.

I would appreciate your help and direction on acquiring the Environmental Management Plan, the Safety Execution Plan and the project construction/facilities site plan for the Calgary Archers Club project in Division 9, NE-10-28-05-W05M and NW-11-28-05-W05M to assist in fully understanding the impact and future plans of this project on the area.

Sincerely,



Tom Bestwick

.cc Crystal Kissel, Councilor District 9, Rocky View County

Paul Simon

From: [REDACTED]
Sent: Monday, November 06, 2017 3:11 PM
To: Paul Simon
Cc: Bob Willis
Subject: Application Number PL20170160, File Number 08910004/1004
Attachments: Rocky View Page 1 001.jpg; Rocky View Page 2 001.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached our letter opposing the Calgary Archers Club application for re-designation of NE-10-28-05-W5M and NW-11-28-05-W05M.

Thanks

Joanne Willis

November 1, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

We wish to record our opposition to The Calgary Archers Club application for re-designation of NE-10-28-05-W5M and NW-11-28-05-W05M.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that we chose to purchase property and put down roots here. Here are a few things we love about this community;

- Several large ranching operations in the area
- Peace and tranquility & privacy large due to amount of trees in the area
- Wildlife – deer, moose, owls, foxes, bears, cougars
- Access to crown land
- Great well water
- Strong sense of community

In June of this year, we were surprised to learn about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After investigation, it turns out that The Calgary Archers Club had been granted a lease and were developing an archery range. As landowners and members of this community, we were surprised and shocked at the lack of information we had.

The following are some of the reasons for our opposition;

Traffic & Parking – the added traffic onto the Grand Valley road which is the only road into and out of our area. Our road is already maxed out with the amount of traffic currently using it. The access to the Archery site is right on a blind corner. We don't believe the archery site will allow for enough parking of vehicles during events and people will end up parking on the road. Road is not wide enough to accommodate any parking plus, again, it's on a sharp blind corner.

Setting Precedence – Right now there are no commercial-business in the area, allowing this redesignation will open the door for further development of this type, i.e. paintball etc. Which is not at all compatible with the mainly Ranch and Farm agricultural nature of the area.

Security – increased vehicular traffic may increase exposure of the area to people with no interest in the community of the area.

24/7 access – we are not comfortable with having strangers with access to an archery range in our community 24 hours a day, 7 days a week, 364 days a year. Right now membership is low, but at their peak the Club boasted over 400 members. This is a lot of people, vehicular traffic and heavy footprints in a sensitive area.

Communication – The only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

In the letter sent by the Calgary Archers Club to the Grand Valley Landowner's Assoc. they state under #1. "We will not be putting any permanent structures on the land as it is not permitted by the lease." But then in #3 in reference to below grade sewage they say "when it is deemed we will need more permanent facilities we will pursue permits through the MD" This is a complete contradiction and indicates that they are in fact looking at permanent facilities sometime in the future.

Environment – this land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbor's land, in an effort to dry out the access road! This is not the kind of behavior that bodes well for land stewards. Have they completed Storm Water and Waste Water Management plans? Is there an understanding of proper land use management within the group? The Archery club are planning to erect an 8 foot frost type fence around their property. This fencing will change and stop the travel of animals (deer, moose, & elk) through this area.

Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Parcel Size – it's actually the parcel distribution that concerns me. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management – With current members low, this is probably not going to be a big deal. But when the Club grows again to 400+ members, once they have a new range does the Club have a proposal in place?

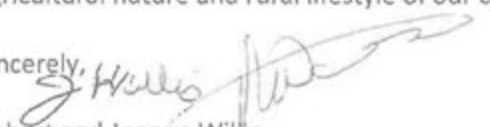
According to the Rocky View County Plan, the County will;

"support the development and retention of well-designed rural communities and, develop and operate in a manner that maintains or improves the quality of the environment."

The rural community of Grand Valley is unique and has firm roots in agriculture. The addition of a public archery range will not enhance the area's already considerable charm and personality.

At this time we urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

Sincerely,


Robert and Joanne Willis

[Redacted]

Paul Simon

From: Smith, Steve (Calgary) [REDACTED]
Sent: Monday, November 06, 2017 1:00 PM
To: Paul Simon
Subject: Redesignation application by the Calgary Archers Club

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Paul: I am sending these comments with respect to the subject application on behalf of:

1. my wife Rona and I who own the 10 acre parcel within the SW ¼-14-28-5W5.
2. my siblings Kathy Clovis, Dan Smith and Rich Smith who along with myself co-own the remainder of the 150 acres within the same SW ¼ described above and
3. my two brothers Dan Smith and Rich Smith who co-own the grazing lease that surrounds the 20 acre disposition that is held by the Calgary Archers club.

A summary of concerns that we have with respect to the redesignation are:

- The application has the wrong parcel sizes described in it (12.30 ac & 11.17 ac). These parcels should each be 10 acres according to the disposition on our grazing lease, so as the application stands now, it includes a portion of our grazing lease. I have also fielded numerous phone calls from neighbors and landowners in the area wondering what we are up to as the letter lists our names as one of the owners of the 320 +/- acres. This application is with respect to the 20 acre disposition only, so there was no need to include our disposition nor our names as part of the application. Very misleading and has put us in a position of having to defend our reputation in the community.
- The road allowance that runs down the middle of the two 10 acre parcels is our only access (for equipment) to the south side of our grazing lease as there is steep coulee and wetland that separates the north portion from the south portion. We must ensure that access is not restricted in any fashion for us.
- When our grazing lease came up for tender in 2014, we were told the 20 acres that was exempted from the ½ section was being kept as open crown land for the purposes of activities such as boy scouts wanting to camp on a weekend. Granting a disposition to an archery club does not seem to align with the original purpose of the 20 acre exemption.
- We don't follow the logic of placing an archery range (for Calgary members) in a rural setting surrounded by agricultural land and subdivisions acreages. Specifically, we have concerns around having any livestock immediately adjacent to an archery range and course. We have been told that a fence will be erected to prevent any arrows from leaving the range, but I don't understand what that might look like or how effective it will be.
- Security is becoming an ever increasing concern in rural areas and this will only attract more people to the region who may decide to "explore" beyond the perimeters of the archery range. With dwellings, livestock, gates, etc., we are concerned with an increased presence of multiple people from outside the area.

If you have any questions or require further information, please feel free to contact me.

Steve Smith

November 6, 2017

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to re-designate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that I chose to purchase property and put down roots here. Here are a few things I love about this community;

- Peace and tranquility, calm mornings on my deck and starry nights around my campfire
- Visual perfection – I can't see any neighbours or houses from my house or yard
- Wildlife – deer, moose, owls, foxes, bears, cougars
- Access to crown land
- Great well water
- Strong sense of community, but with a healthy dose of privacy

In June of this year, we were surprised to learn about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, it turned out that The Calgary Archers Club had been granted a lease and were developing an archery range. As a landowner and member of this community, the lack of information regarding the new neighbour is surprising and shocking.

The following are some of the reasons for my opposition;

Security – increased vehicular traffic may increase exposure of the area to people with no interest in the community of the area.

24/7 access – quiet times in communities are usually observed to keep the peace. 24 hour a day, 7 day a week, 365 day a year access is unnecessary.

Communication – the only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no direct interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be

operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

Property Value – adjacent landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

Numbers – right now membership is low, but at their peak the Club boasted over 400 members. This is a lot of people, vehicular traffic and heavy footprint in a sensitive area.

Environment – this land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbour's land, in an effort to dry out the access road! This is not the kind of behaviour that bodes well for land stewards. Have they completed Storm Water and Waste Water Management plans? Is there an understanding of proper land use management within the group?

Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Parcel Size – it's actually the parcel distribution that concerns me. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management – this comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

Precedence – should the application and development of the archery club proceed, the precedence is set in the area for similar ventures. This does not support our version of the rural community.

According to the Rocky View County Plan, the County will;

"support the development and retention of well-designed rural communities and, develop and operate in a manner that maintains or improves the quality of the environment."

The rural community of Grand Valley is unique and has firm roots in agriculture. The addition of a public archery range will not enhance the area's already considerable charm and personality.

At this time I urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.

Sincerely,



A. M. Mahoney



November 1, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business-Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that I chose to purchase property and put down roots here. Here are a few things I love about this community;

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In June of this year, we were surprised to learn about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, it turned out that The Calgary Archers Club had been granted a lease and were developing an archery range. As a landowner and member of this community, the lack of information regarding the new neighbor is surprising and shocking.

The following are some of the reasons for my opposition;

Security – increased vehicular traffic may increase exposure of the area to people with no interest in the community of the area.

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At this time I urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.

Sincerely,

Jason Hjelsvold and Melodie Edgson

[Redacted]

Signature:



JASON HJELSVOLD

Signature:



MELODIE EDGSON



Charlotte Taylor



October 29, 2017

Rocky View County
911 - 32nd Ave NE
Calgary, AB T2E 6X6

Attention: Planning Services Department
File #: 08910004/1004
Application #: PL20170160



Dear Sir/Madam,

I am writing to express concern and opposition over the proposed development of rural forested land to become an archery club (see file and application # listed above). I have lived near this portion of land for the last fourteen years and was disturbed to discover at the end of the summer that large areas of land on this property had been cleared of trees without notice to surrounding land owners. In my opinion, the proposal to relocate the Calgary Archers Club to this piece of land is unacceptable, given that adjacent land owners were not notified of the proposal before land demolition already began, and also due to the ecological ramifications of habitat destruction, and nuisance of increased traffic and noise that will inevitably result on small rural roads and pathways.

I first learned of the Calgary Archer Club plan, not by written documentation from the County, but by walking down the public path that leads to Crown land this past summer. The path had been destroyed by large machinery, and was severely rutted with several large holes filled with water. There were hoses strewn across the path in what I am assuming was an attempt to pump out water from water logged areas of the land. At the end of the path on the left hand side (Lot 1 from the "Development Proposal" map), a large portion of land that had always been thick coniferous forest was completely cleared of trees. After witnessing this, my family and I contacted a member of the Grand Valley Land Owners Association, and then learned of the proposed plan by the Calgary Archers Club. After discovering the significant changes the Club has planned for this previously untouched piece of land, we grew concerned that such large changes were not disclosed to adjacent property owners, who would be dealing with the consequences of this project day in and day out. It was not until the Rocky View County letter (dated October 17, 2017) was received that adjacent land owners were officially notified of the proposed development, months after destruction of the land had already taken place.

The environmental ramifications of this proposal are also to be considered vitally important. With habitat loss and fragmentation being leaders in causing species declines in North America, I find this project to be particularly careless. With so much already-existing sub-division on neighbouring sections of land, habitat fragmentation is a real concern that is driving out native

species, and encouraging the encroachment of dominant species (such as the parasitic brown-headed cowbird and black-billed magpie) that out-compete resident species. The area of Crown Land of concern is a reservoir for hundreds of native species, and provides natural, relatively untouched habitat for native species to retreat into at different times of the year, one of the most important times being nesting season. I am hoping that the felling of the trees occurred in the off-season so as not to break the laws of the Migratory Birds Convention Act by destroying migratory bird nesting sites during the spring and summer months, such as those belonging to the White-Throated Sparrow, Yellow-Rumped Warbler, and Ruby-Crowned Kinglet, all of which nest in the area. Additionally, this vast area of land is now unavailable as suitable habitat for our native wildlife year round, many of whom use the thick forest as shelter during the cold winter months. Furthermore, creating a clear-cut has further increased the fragmentation of habitat, and has thus changed the ecology of the area, particularly along the fringes of the fragmented landscape, which could potentially lead to the influx of brown-headed cowbirds which parasitize the nests of songbirds, and black-billed magpies, which out-compete other bird species for food, and also prey on eggs and nestlings of other birds. The victimized vulnerable bird species are not behaviourally or physiologically equipped to compete with dominant species such as the cowbird and magpie, due to their evolutionary isolation from one another resultant from them existing in historically different ecosystems and niches. However, as habitats become more fragmented due to human impact, species are being forced unnaturally into contact and competition that they are not evolutionary matched for, and it can take hundreds of thousands of years for species to adjust to the encroachment from unfamiliar species, resulting in species declines in the meantime. The land in question is also home to many important mammalian predatory species, such as the cougar, black bear, and pine marten, and the placement of an archery range that will inevitably come with increased disturbance will drive these species further into the ever-shrinking forest, potentially increasing intra- and inter-specific competition due to resultant limited habitat and food sources remaining.

Aside from the detrimental effects to native wildlife, the development of an archery range in this rural area will also have negative effects on the property owners nearby the proposed site. Traffic and road use of Grand Valley Road has already increased dramatically in the fourteen years my family has been residing here, and I have several neighbours who now refuse to walk along the roadway due to how busy the roads are, something they used to enjoy years ago. With the addition of a city club in a rural area, traffic will inevitably increase not only in the immediate vicinity, but on the entire southerly portion of Grand Valley Road and the easterly portion of Township Road 280, both of which cross important wildlife corridors and pass through farm land where ranchers often use the roads to move cattle. As anyone who lives rurally understands, quiet roads are something to be valued, and increased traffic increases the risk of noise, traffic accidents, and animal strikes. Furthermore, Range Road 52, the road that has been used to directly access the proposed site, is a small gravel road passing nearby residences. Increased traffic on this road is not practical without upgrading the roadway. Noise is another factor to be considered. With increased people in the area, noise is bound to rise, and while I can appreciate people enjoying their sport, I cannot support increased noise in a quiet rural area. During the week and in quiet seasons I am sure every effort to keep noise to the minimum will be made, but competitions and events bring more people together and noise cannot be as easily controlled. This disturbs both nearby residents and wildlife. A further risk is the increased garbage and waste that comes with any gathering of people. Careless waste disposal is already a concern in

the area, and the Grand Valley Landowner's Association has dozens of volunteers every year spending their valuable time keeping the road sides free of garbage, which has both aesthetic benefits, and also ecological ones. The garbage problem will only increase with additional traffic and people in the area.

In turning this area of land into a Business - Leisure and Recreation District, it allows the construction of buildings, such as a club house, that will inevitably draw on water supply. All nearby properties have private wells, and we are very aware of fluctuations in the water table. The presence of a club house will not only increase the demand for fresh water, but will also require a septic waste system, and garbage disposal. There is a nearby creek that could be tainted if the proper waste removal is not implemented. Since no details of the Club's nature has been released, I am not sure what kind of archery will be practiced. If live/action shooting is something they plan on partaking in, how do they plan to protect neighbours and members of the public who choose to use the access path to enter Crown Land?

Please do not interpret this letter as a personal attack on the Calgary Archers Club. I understand that they are very excited for the opportunity to have a new club location, and I can see why they were drawn to this area - we residents love it too. What I don't understand is why a city club (regardless of the nature of the club) with so many members should choose a location ~1 hour north of the city in the middle of quiet rural countryside. Surely, the increased travel time alone is inconvenient to members, and club organizers must have realised that nearby residents would not be supportive of a large group of people increasing disturbance in the beautiful countryside that we are lucky to have nearby and enjoy. After not receiving proper notification of the proposal before development began, and with the additional consequences of the ecological implications and traffic, noise and garbage increases that comes with the nature of the proposal, I would like to express my opposition to this project. Please take mine, and my neighbours' letters, as indications that we do not feel this proposal is suitable for the area. Thank you very much for taking the time to read my concerns, and please don't hesitate to contact me with any questions.

Sincerely,



Charlotte Taylor
BSc., Wildlife Technician

November 6, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that I chose to purchase property and put down roots here. Here are a few things I love about this community;

- Peace and tranquility, calm mornings on my deck and starry nights around my campfire
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- Wildlife
- Access to crown land
- Great well water
- Strong sense of community, but with a healthy dose of privacy

In June of this year, we were surprised to learn about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, it turned out that The Calgary Archers Club had been granted a lease and were developing an archery range. As a landowner and member of this community, the lack of information regarding the new neighbor is surprising and shocking.

The following are some of the reasons for my opposition;

-Security In the past 5 years crime has been on the rise in rural Alberta & increasingly become more violent. I'm not trying to insinuate that the archery club in particular would be involved in such activities that being said with amount of potential members & the added traffic & awareness of the area could attract that type of people. I purchased my home in 2006 for the sole purpose of raising a family in a nice quite rural setting just as I was raised. Unfortunately my job requires me to work away from home 180 days a year so my family has the opportunity to live in a quite rural family orientated community. With this potential increase of activity in my community I would feel very uncomfortable being away from my young family as much as I'm required.

24/7 access – quiet times in communities are usually observed to keep the peace. 24 hour a day, 7 day a week, 365 day a year access is unnecessary.

Communication – the only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no direct interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

Property Value – adjacent landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

Numbers – right now membership is low, but at their peak the Club boasted over 400 members. This is a lot of people, vehicular traffic and heavy footprint in a sensitive area.

Environment – this land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbor's land, in an effort to dry out the access road! This is not the kind of behavior that bodes well for land stewards. Have they completed Storm Water and Waste Water Management plans? Is there an understanding of proper land use management within the group?

Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

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Precedence – should the application and development of the archery club proceed, the precedence is set in the area for similar ventures. This does not support our version of the rural community.

According to the Rocky View County Plan, the County will;

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The rural community of Grand Valley is unique and has firm roots in agriculture. The addition of a public archery range will not enhance the area's already considerable charm and personality.

At this time I urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.

Sincerely,

Len Smook



November 5, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

We wish to record our opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business-Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The Grand Valley area is designated as rural residential. The majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that we and our neighbours chose to purchase property here. Here are a few things we would like to highlight about this community;

- Peace and tranquility - Ours and our neighbours privacy and the peaceful enjoyment of our properties will be diminished by noise and activity associated with increased traffic. We have the right to a respectful distance from our neighbours; this will be compromised; and will set a dangerous precedence if allowed proceed.
- Privacy – We can't see any neighbors or houses from our house or yard; our neighbours who will be bordering this proposed development should be permitted the same rights and respect
- Wildlife – What studies if any have been done as to the impact of the increase in population, activity and traffic

In June of this year, we learned about the clearing of roughly 10 acres of Crown land at the North end of Range Road 52. We subsequently learned that The Calgary Archers Club had been granted a lease and were developing an archery range. As a landowner and member of this community, the lack of information regarding the new neighbour is surprising and shocking. We understand that there are rules in place that must be followed whereby neighbouring properties are to be notified of any substantial property changes/development. The circumvention of these procedures smells of corruption.

The following are some of the reasons for our opposition;

Security – increased vehicular traffic will increase exposure of the area

Communication – the only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no direct interaction between the Club and adjacent landowners. Good neighbours require due diligence and communication. So far, this has been lacking. Being that the Club will be

operating on publicly held lease land, not private land, consideration to established landowners should be a major concern.

Property Value – adjacent landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

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Access – the lands in question sit on the West and East side of a public road allowance that gives access to Crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. This should not be permitted.

Waste Water Management – this comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

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At this time WE urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.

Sincerely,

Roberta and Steve Remmington



Paul Simon

From: Justin Jenkins [REDACTED]
Sent: Sunday, November 05, 2017 7:51 PM
To: Paul Simon
Cc: Sheryl Railton
Subject: Response to Archery Club Development

Follow Up Flag: Follow up
Flag Status: Completed

Hello Paul Simon

My name is Justin Jenkins. I am writing you about the concerns I have in regards to the archery club development (I believe the application number is PL20170160). I was late in getting the information on the development as my significant other, Sheryl Railton, and I moved in to our home in August of this year; that is 51002 Township Road 282. From my understanding this development will be on the kitty-corner, quarter section, next to ours.

To provide a backstory and reason for this voiced concern is related to our move and the exact choice of location. Simply put it was for noise isolation. Sheryl has significant medical issues/needs, the most intrusive for her being the environmentally induced seizures. Loud noises, specific pitch sounds, vibrations, can all trigger seizures; a large truck passing by our home (~350 feet from the road) can cause a seizure. Thus we removed ourselves from Calgary due to her declining health to seek refuge in this quiet rural location. We have been working hard on setting up our home for her accessibility over the last 3 months, which has included a wheelchair ramp among others.

I have three specific concerns; first is the noise that will be brought on by the traffic changes. Our main road is Horse Creek Road and then on to Township road 282, after which is no through traffic. While this is not likely to be the main point of entrance this could easily be turned into such. Given the fact that this archery club is Calgary based I would think that this would be the main source of clientele. Accessing this land through Horse Creek then 282 is a much faster route from Calgary (as opposed the Grand Valley). If this this is developed by the club then our traffic would be greatly increased and in turn, cause a significant increase in the likelihood of vehicles/people passing causing seizures. I realize the club may be listing the access road as being off Grand Valley Road, but that does not deter people from utilizing a faster route.

My second concern is the fact that this club may decide to develop to have a greater revenue. An easy transition, which happens often, is the clubs development to incorporate firearms. This would be a critical negative development to our situation. In this area there is frequent hunting that we have currently been experiencing and within the same section of land as our own. Gunshots cause major seizures and, at a greater distance, a minor seizure from which Sheryl can recover. She does not recover well from multiple successive gunshots, which we have experienced once so far and required the use of the wheelchair to make it into our home. This is not a frequent occurrence with hunting but would be a constant with a gun range. We would have to sell our home and relocate.

The third is general sound disturbance. While an archery range of course is quieter than a firearms range, the impact that high-power bows make striking solid objects, we have recently learned, causes seizures. While a more minor seizure by comparison to what I have seen Sheryl experience, an accumulation of many minor seizures causes a decrease in Sheryl's quality of life and a slow decline in health. At best, she would be required to stay in our home with windows closed or constantly wear noise cancelling headphones (both of which have ill health effects). Other general noise I am not sure what this may entail, but the development of agricultural land into a leisure/recreational business property will bring other noises to the environment.

Sheryl has had a rough medical history and decline in health over the last 12 years and has been showing remarkable improvements living in this wonderful natural area. While change in some cases happens, I would implore you to reconsider this development, or at the least know what the details of the development may entail. We took 18 months to find a home in which Sheryl could actually live and thrive and it would be a unimaginable turn of events to have to move once again, to attempt to find the refuge we have found here.

Thank you for reading this message.
Justin Jenkins

November 5, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6



RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that I chose to purchase property and put down roots here. Here are a few things I love about this community;

- Peace and tranquility, calm mornings on my deck and starry nights around my campfire
- Visual perfection – I can't see any neighbors or houses from my house or yard
- Wildlife – deer, moose, owls, foxes, bears, cougars
- Access to crown land
- Great well water
- Strong sense of community, but with a healthy dose of privacy

In June of this year, we were surprised to learn about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, it turned out that The Calgary Archers Club had been granted a lease and were developing an archery range. As a landowner and member of this community, the lack of information regarding the new neighbor is surprising and shocking.

The following are some of the reasons for my opposition;

Security – increased vehicular traffic may increase exposure of the area to people with no interest in the community of the area.

24/7 access – quiet times in communities are usually observed to keep the peace. 24 hour a day, 7 day a week, 365 day a year access is unnecessary.

Communication – the only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no direct interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

Property Value – adjacent landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

Numbers – right now membership is low, but at their peak the Club boasted over 400 members. This is a lot of people, vehicular traffic and heavy footprint in a sensitive area.

Environment – this land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbor's land, in an effort to dry out the access road! This is not the kind of behavior that bodes well for land stewards. Have they completed Storm Water and Waste Water Management plans? Is there an understanding of proper land use management within the group?

Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Parcel Size – it's actually the parcel distribution that concerns me. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management – this comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

Precedence – should the application and development of the archery club proceed, the precedence is set in the area for similar ventures. This does not support our version of the rural community.

According to the Rocky View County Plan, the County will;

"support the development and retention of well-designed rural communities and, develop and operate in a manner that maintains or improves the quality of the environment."

The rural community of Grand Valley is unique and has firm roots in agriculture. The addition of a public archery range will not enhance the area's already considerable charm and personality.

At this time I urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.

Sincerely,

Kerry & Chris BROOKER



Paul Simon

From: Diane Longden [REDACTED]
Sent: Sunday, November 05, 2017 4:22 PM
To: Paul Simon
Subject: Calgary Archers Club Application PL20170160, File 08910004/1004

Follow Up Flag: Follow up
Flag Status: Flagged

> We wish to record our opposition to the Calgary Archers Club application to redesignate a portion of NE10, 28, 5, W5 & NW11, 28, 5, W5 from Ranch & Farm District (RF) to Business - Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

>

> We have been residents in this area for 50 years and our property borders on one of the above mentioned lease quarters. We do not agree with crown lease land being used for commercial purposes. The area surrounding the proposed development is farm & ranch land & larger acreages with cattle, horses & other livestock. These two quarter sections have been used historically for pasture for ranchers in the area. What precedence will this set for the development of other lease parcels in the area?

>

> The following points address our concerns with this proposed development:

> -Traffic & Numbers - increased vehicle traffic on a private road allowance with 24/7 access. How many members will be accessing the land & will they be confined to the proposed 21 acre development? How will this affect current landowners who reside along the road allowance?

>

> - Access - the land in question sits on the west & east side of a public road allowance that gives access to the crown land. Why is the proposed club land split down the middle of a road allowance? The archery club have plans to gate the access to the lease land. How will this impact access to the lease land for the lease holder & area residents who have the permission of the lease holder to access the lease parcels for recreation or hunting?

>

> -Environment - We were advised that the archery club have attempted to drain the existing wetlands on the road allowance onto an adjoining neighbours land. This does not demonstrate respect for adjoining landowners. What is their plan for land stewardship, waste water & garbage management?

>

> We urge the current Rocky View council to reject this application to preserve the farm and ranch integrity of the area.

>

> Yours truly,

> Bruce & Diane Longden

> [REDACTED]

>

>

>

>

>

>

Rocky View County
Planning Services
11-32 Ave NE Calgary

November 5th 2017

Ref: file number 08910004/1004

Application number: PL20170160

Division 9

Application from The Calgary Archers Club to redesignate Ranch and Farm land to Business, leisure and recreation to allow for the development of an archery club.

Dear Sir,

I strongly object to the subdivision and re-designation of land located approximately 1.0 km north of Grand Valley Road and 1.6km west of RR 51, to enable development of an archery club.

Our family has lived in this area since 2003. We chose this area to live in as it is relatively untouched, with natural forest and woodland which provides natural habitat for indigenous flora and fauna. As a young family, we wanted our children to grow up learning how to be respectful and appreciative of the beautiful, quiet land around them. As a family we have nurtured our small acreage and revel in the peace and quiet that this area of the Grand Valley offers. Weekends are our favourite time, as we enjoy walking the area around our home. Consequently, when we noticed the damage to the area, as marked on the development plan, in August, we were collectively very upset to see not only the land marked as lot 1 on the Development Proposal map had been clear cut, very badly, with water hoses strewn across the lane, presumably to drain surface water, but also the lane at the end of RR51 had been churned up by heavy vehicles making it a dangerous liability for anyone wishing to access the crown land; this lane is used by local people walking, riding their horses or cross country skiing.

On talking with a member of the Grand Valley Land Owners Association about the state of the lane, the hoses, the clear cut land and PILES OF GARBAGE – fuel jerry can, pop cans, chip packets to name a few - I was very concerned when I learned that planning notification forms had not been sent to any of our neighbours who live closest to the land in question, prior to the destruction of the forested areas and lane. In fact, we only received notification from RVC 2 weeks ago. Because of this miscommunication, there has been a lot of hearsay, misunderstandings and anger. This begs the question, why didn't the lease holder of the crown land nor the owners of the Archery Club contact RVD to submit their subdivision, redesignation and new business plans BEFORE clear cutting the land and destroying the lane? Surely, permission is required at local level prior to construction start-up and local residents must be notified?

Rocky View County
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11-32 Ave NE Calgary

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TRAFFIC INCREASE: The access road, RR51, to this site from GVR is a gravel road that is used by the occupants of 3 properties. It is NOT suitable for heavy traffic, as proven by the ruts in the lane, which would surely be the case as club members use the road for access and egress. I wonder what the traffic flow would be when there is a competition and there are visiting competitors? The road is hardly wide enough now for 2 cars to pass safely. During our wet season in the summer, the increased vehicular traffic will rip up the road surface even more, leaving ruts and ridges that will surely damage vehicles of the property owners who live there.

VEHICULAR NOISE: There will be increased traffic noise as more vehicles use that road. We can already hear the light traffic that uses it, and on a beautiful day when we are enjoying the quietness of our property, we can clearly hear our neighbours driving along and we DO NOT want to be disturbed by increased traffic noise.

WATER AND SEWAGE: With a club of any kind, come people, and people want facilities like running water and bathrooms. I don't know how many club members there are, but the likelihood of a draw on our water source is inevitable. All the properties within the vicinity have private wells and we are very aware of how our water flow can be affected. This also requires disposal, are there plans to incorporate a sewage septic system?

CLUB HOUSE: Archery Club members will want a club house. With a club house comes the chance of members staying later into the evening, and with that comes increased noise. I know only too well how noise can travel on the wind, even through the woods. This concerns me greatly, as I live here for the quietness and solitude. With increased numbers of people also comes the chance that club members or friends of members or visitors to the club for competitions, will want to explore the area. I do not want strangers loitering near my property, for obvious reasons. Does The Archery Club have plans for a clubhouse? If so, how big will it be, where will it be located? But most importantly I must insist that there is a time and noise curfew imposed as a restriction on the club, club members and club visitors. I do not want my evenings outside ruined by noise from parties, official or un-official, and the use of fireworks MUST be prohibited.

CLEAR CUTTING AND WILDLIFE: Let's be quite frank about this; we all know how the wildlife will be impacted. The clear cutting has destroyed natural habitat not only for the native or migratory song birds and all other bird species, but subsequently for the raptors that live off them. The dense bush provided cover for the white tail deer and some protection from the cougar family which resides in the crown land. We've already seen fewer moose here, and I wonder how they are impacted since the Archery Club started draining the surface water - we all know that moose live in a wet and boggy habitat.

What of the Ruby Throated Hummingbird and the numerous species of Woodpecker and Flickers? Natural dead fall not only provides nesting sites but also a food supply. During the breeding season all birds become more territorial, and having already clear cut 12 acres, this puts pressure and stress onto

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11-32 Ave NE Calgary

November 5th 2017

the surrounding areas where birds will compete for the best nesting sites. I do hope that felling of the trees did not occur during the nesting season, as per the Migratory Bird Convention Act. I also wonder if an ecological survey was carried out prior to clear cutting so that nesting sites could be identified and tagged appropriately.

And the black and cinnamon bears and skunk for example...I was truly horrified to see a pile of discarded pop cans, potato chip packets and fuel can tossed in a heap. This is such a dangerous hazard to an animal who would be enticed to lick out or eat the garbage. If garbage is being left in heaps now, if the club members who are clear cutting don't care enough now to discard of their garbage safely, what sort of role model will they be for the rest of the club members, when there will be an increase in garbage? This could also increase the danger of the bears coming closer to our homes in search of other foods not meant for them.

DISREGARD FOR THEIR IMMEDIATE NEIGHBOURS:

I was surprised to learn that the Archery Club owners had not even approached the property owners, to introduce themselves or to explain what is happening. I would have thought that they would have wanted the support of the local property owners BEFORE commencing their clear cutting.

ACCESS TO THE CROWN LAND: I hope that the locals will not be denied access to the crown land as this beautiful piece of land has provided much enjoyment for everyone who lives here.

HUNTING: Whilst I appreciate that archery is an ancient sport, what type of bows will be used here? I know that the modern bow and crossbow is a very powerful, and silent, weapon. What warning signs will be in place to inform local people, walkers and horseback riders that a session is in progress? How will we be protected from a stray arrow? Will club members with hunting licenses be allowed to live hunt on the club grounds? I do understand that live hunting needs specific skills that differ from static target shooting, but no doubt there is a cross-over of skills and hobbies.

DISTANCE FROM CITY AND INCREASED TRAFFIC/WILDLIFE ACCIDENTS: This area is 25 minutes from Cochrane and at least an hour from Calgary city limits. I don't understand why this site was chosen; it's not the most convenient of places to get to. Grand Valley Rd and TWP 280 see many deer, moose and huge herds of elk. There is the increased risk of accidents as people not familiar with the movement of the ungulates in this area could come across them unexpectedly. There is an unofficial "wildlife information hot line" between residents here whereby we warn our neighbours of large animal movement, or sightings of large predators. Club members will not be privy to this sometimes crucial information, putting themselves and others at risk.

INSUFFICIENT INFORMATION: I am concerned about the lack of specific information regarding lot 1 and lot 2 on the plan. I really hope that lot 2 will not be clear cut and decimated like lot 1 has been. Will the area be sown to grass for archery ranges? Short grass may look pleasing to the eye, but provides neither natural cover for wildlife nor natural hunting ground for birds of prey. How many

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Planning Services
11-32 Ave NE Calgary

November 5th 2017

archery shooting lines will there be? How long are they? Which direction will they be in, bearing in mind that local people use the lane? Where will cars be parked? The area is naturally boggy and the land will be churned up especially in our wet season. Will the access lane be gated and locked (denying local access) and will it be upgraded to gravel or tarmac? What will be the hours and will it be a year round operation? How will the club deal with the excess surface water that will be produced when they grade the land for a club house, vehicular access and target ranges? I hope they won't continue to pump the water into the lane!

THERE ARE SO MANY UNANSWERED QUESTIONS THAT THE WHOLE PROJECT LEAVES ME VERY UNCOMFORTABLE, ESPECIALLY AS IT APPEARS THAT WORK WAS STARTED BEFORE THE PROPER LOCAL LEGAL NOTICES AND PERMISSIONS WERE OBTAINED. It would have been beneficial for everyone if the archery club had held an open house prior to starting their work so that these types of questions could have been raised and answered. Surely the club wants to have good relations with their new neighbours?

I believe that The Calgary Archery Club had to leave their former site due to road expansion. I am sorry that they have been put in a situation where they needed to find a site to fulfill their commitment to the club members. However, I feel that the site they have chosen, here on the Grand Valley, is the wrong site, as per my concerns above, and I strongly object to this project going ahead. I sincerely hope that the land can be reinstated and that the concerns of my neighbours', my family, and myself are heard and answered.

Kind Regards,

Jocelyn Taylor and Dominic Taylor.

Paul Simon

From: Hans Stocker [REDACTED]
Sent: Friday, November 03, 2017 11:44 AM
To: Paul Simon
Subject: Emailing: Opposition to Calgary Archers .pdf
Attachments: Opposition to Calgary Archers .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Paul Simon

Re: Application Number PL20170160, File Number 08910004/1004

I wish to record my opposition to the Calgary Archers Club application for re-designation of
NE-10-28-05-WO5M and NW-11-28-05-WO5M

Sincerely

Hans Stocker

The message is ready to be sent with the following file or link attachments:
Opposition to Calgary Archers .pdf

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.

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911 - 32 Ave. NE
Calgary, AB. T2E6X6

Re: Application Number PL20170160, File Number 08910004/1004

Mr Pail Simon

I wish to record my opposition to the Calgary Archers Club application for re-designation of NE-10-28-05-WO5M and NW-11-28-05-WO5M

This part of the Grand Valley is a quiet and mainly rural area with only minimal development. The majority of the land is still rural farming and ranching property and has only little changed during the past 22 years since we bought our acreage here. We like the peace and silence, the abundant wildlife, close access to crown land, good quality water and a strong community with still some sense of privacy.

Our property is adjacent to Grand Valley Road and Range Road 52. I was surprised to hear about the clearing of land by the Calgary Archers Club, at the north end of Range Road 52 and upset about the lack of notification and information about this project.

The following are some reasons for my opposition:

Security - increased traffic on Range Road 52 will also attract people with no interest in the community of this area.

We are not comfortable with having strangers with access to an archery range in my community 24 hours a day, 7 days a week.

Fire hazard : there is usually a lot of dry grass and brush material close to R.R 52 and people discharging cigarette butts or emptying ashtrays could start a wildfire. Our nearest Rocky View Fire station is in Madden and a fire could easily consume several buildings and large stands of mature trees, before the fire trucks arrive.

Property Value: we bought our property knowing the area we were investing in. There was no potentially large public gathering place (with 24/7 access) in this area. This will definitely affect the monetary value of our property.

Environment: this land contains some wet and swampy areas, and the Archers have already pumped some of the water onto a neighbour's land, in an effort to dry out the road access: the land in question sits across a public road allowance that gives access to crown land. We have used this road allowance for the past 22 years for recreation, walking and skiing. The Archers have plans to gate this access. This will interfere with our access to the crown lands!

According to Rocky View County Plan, the County will:

"support the development and retention of well-designed rural communities and develop and operate in a manner that maintains or improves the quality of the environment."

The rural community of Grand Valley is unique and has firm roots in agriculture. the addition of a public archery range will not enhance the area's already considerable charm and personality.

At this time we urge the rocky View Council to reject this application in order to preserve the primary agricultural nature and rural lifestyle of this area.

Sincerely,

Hans Stocker & Martha Stocker

H. Stocker *M. Stocker*





SIMPSON RANCHING LIMITED

#100 5720 4th Street S.E., Calgary, Alberta T2H 1K7

PHONES



November 1, 2017

VIA EMAIL psimon@rockyview.ca

Rocky View County
911 – 32 Avenue N.E.
Calgary, Alberta
T2E 6X6

Attention: Paul Simon

File: 08910004/1004
Application: PL20170160
Applicant: Calgary Archers Club

Dear Mr. Simon:

With respect to the above mentioned application Simpson Ranching Limited is the owner of the land directly South and East of NW 11-28-05-W05M. Simpson Ranching Limited objects to this Land Use Re-designation.

Simpson Ranching has a number of concerns regarding this application;

- 1) The land for which this application is being made is surrounded to the East, South East and North by un-subdivided agricultural or marginally subdivided, Ranch and Farm district or Farm District land. Simpson Ranching is concerned that this land use re-designation will further fragment agricultural land in the area.
- 2) Adjacent nonagricultural uses in the area are R-2 or Agricultural Holding parcels making this location for a Business – Leisure and Recreation District, incompatible due to conflicting uses (residential and agricultural vs. business and active outdoor recreation), traffic, population and access.
- 3) The B- LR land use allows for a number of permitted and discretionary uses that do not fit with the existing land use pattern such as Commercial Communications Facilities, Restaurant and Camp Ground which are incompatible for the area, again, conflicting uses, traffic, population and access.
- 4) The location and access to the site significantly disturbs four R-2 properties, creating a conflict in use, and to our knowledge, a Transportation Impact Study has not been provided to assess whether or not the increased traffic is suitable for the local road infrastructure and adjacent uses.

5. The intended use for this parcel is a private, not for profit club which will bring no additional tax base to improve services or infrastructure in the area.
6. The zoning and planned outdoor recreation for an Archery Club straddles the East and West sides of a public road allowance which, as you know, is open to public foot traffic at all times, creating a public safety concern.
7. Our adjacent land is used for summer grazing of cattle, primarily our herd bulls, the risk of a conflict between a stray arrow and our valuable herd sires is not acceptable.

Simpson Ranching operates a large agricultural operation in the Grand Valley, and intends to do so for many generations to come. We are opposed to further land use re-designation away from Farm and Ranch district in the area as it increases the vehicular traffic and intensifies the number of people interfering with agricultural operations. Trespassing and hunting without permission has become a significant concern and issue in the area and the additional traffic this land use re-designation will create will not lessen the pressure our lands are under.

Respectfully submitted,

SIMPSON RANCHING LIMITED



Luke Simpson
Vice President

Paul Simon

From: Mark Bartlett [REDACTED]
Sent: Friday, November 03, 2017 10:13 AM
To: Paul Simon
Subject: RE: Application Number PL20170160, File Number 08910004/1004
Attachments: Archery Opposition Letter (Bartlett).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Paul,

Please see attached word.doc for my opposition to land redesignation for the Calgary Archers club on Grand Valley.

Cheers,
Mark Bartlett
[REDACTED]

November 3, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The following are some of the reasons for my opposition;

The rural community of Grand Valley is peaceful country residential area with little vehicular traffic. *The addition of a public archery range will be detrimental to the area's considerable charm and personality as it will dramatically increase traffic and road noise in our quiet community.* Currently membership is low, but at their peak the Club boasted over 400 members. This is a lot of people, vehicular traffic and heavy footprint in a sensitive area.

Security – increased vehicular traffic will increase exposure of the area to people with no interest in the community of the area.

24/7 access – quiet times in communities are usually observed to keep the peace. 24 hour a day, 7 day a week, 365 day a year access is unnecessary.

Communication – the only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no direct interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

Property Value – adjacent landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

Environment – this land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbor's land, in an effort to dry out the access road! This is not the kind of behavior that bodes well for land stewards. Is there an understanding of proper land use management within the group?

Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Parcel Size – it's actually the parcel distribution that concerns me. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management – this comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

Precedence – should the application and development of the archery club proceed, the precedence is set in the area for similar ventures. This does not support our version of the rural community.

According to the Rocky View County Plan, the County will;
“support the development and retention of well-designed rural communities and, develop and operate in a manner that maintains or improves the quality of the environment.”

At this time I urge the Rocky View Council to reject this application. The addition of a public archery range will be *detrimental* to the area as it will dramatically increase traffic and road noise in our quiet community.

Sincerely,

Mark Bartlett


Paul Simon

From: nick csak [REDACTED]
Sent: Thursday, November 02, 2017 11:54 AM
To: Paul Simon
Subject: Application Number PL20170160, File Number 08910004/1004

November 2, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
 Rocky View County
 911-32nd Ave. NE
 Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Business–Leisure and Recreation District (B-LR) in order to allow for the development of an archery club.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that I chose to purchase property and put down roots here. Here are a few things I love about this community;

- Peace and tranquility, calm mornings on my deck and starry nights around my campfire
- Visual perfection – I can't see any neighbors or houses from my house or yard
- Wildlife – deer, moose, owls, foxes, bears, cougars
- Access to crown land
- Great well water
- Strong sense of community, but with a healthy dose of privacy
- No commercial development in the area, mostly residential use

In June of this year, we were surprised to learn about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, it turned out that The Calgary Archers Club had been granted a lease and were developing an archery range. As a landowner and member of this community, the lack of information regarding the new neighbor is surprising and shocking.

The following are some of the reasons for my opposition;

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that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

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Access – the lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Road allowances are for public use. They should NOT BE GATED as it intimidates the public to access lands beyond it.

Parcel Size – it's actually the parcel distribution that concerns me. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management – this comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

Precedence – should the application and development of the archery club proceed, the precedence is set in the area for similar ventures. This does not support our version of the rural community.

According to the Rocky View County Plan, the County will;

“support the development and retention of well-designed rural communities and, develop and operate in a manner that maintains or improves the quality of the environment.”

The rural community of Grand Valley is unique and has firm roots in agriculture. The addition of a public archery range will not enhance the area's already considerable charm and personality.

At this time I urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature of our community.

Sincerely,

Anne and Miklos CSAK

Paul Simon

From: Robert Burfoot-Lobo [REDACTED]
Sent: Wednesday, November 01, 2017 10:21 PM
To: Paul Simon
Cc: Lorna Burfoot-Lobo; Robert Burfoot-Lobo
Subject: RE: Application Number PL20170160, File Number 08910004/1004
Attachments: Archery_Objection_Letter.pdf; ATT00001.htm

Hello Mr Simon,

Please find attached our comments on Application Number PL20170160, File Number 08910004/1004. We are also sending this letter by regular mail.

November 1, 2017

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6



RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

We wish to record our opposition to The Calgary Archers Club application for re-designation of NE-10-28-05-W5M and NW-11-28-05-W05M.

Please note this letter is different from other similar (form) letters you may have received; it contains some specific and additional concerns. Thank you for reading the entire letter.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that we chose to purchase property and put down roots here. Here are a few things we love about this community;

- Peace and tranquility, calm mornings on our deck and starry nights around our campfire
- Visual perfection – we can't see any neighbors or houses from our house or yard
- Wildlife – deer, moose, owls, foxes, bears, cougars
- Access to crown land
- Great well water
- Quiet roadways
- Safe community for families
- Strong sense of community, but with a healthy dose of privacy

Earlier in October 2017, we were surprised to learn – by word of mouth – about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, we learned that The Calgary Archers Club had been granted a lease and were developing an archery range.

On October 24th 2017, we received a letter in the mail from the Rocky View Country Planning Services department explaining that an application has been submitted by The Calgary Archers Club to re-designate land usage from Ranch and Farm District to **Business** - Leisure and Recreation District in order for an archery club to be built.

The clearing of the land has already been completed without any notification to the adjacent or immediate vicinity property owners. The letter from Rocky View was the first time we had heard that this development was going on in our backyard. As a landowner and member of this community, we were surprised and shocked at the lack of information we had, and that this

business development was allowed to proceed in our neighborhood without the due diligence of municipal approval, and local residents having an opportunity to voice their concerns.

The following are some of the reasons for our opposition:

Appropriate Use

- **Our community has a strong ranching and farming base. The proposed business use we feel is incompatible with the existing uses in our neighborhood.**
- If a re-designation is approved, this toehold for a **business** use in our **agricultural and residential neighborhood** sets a dangerous precedent; it opens the door for future re-designations and expansion of higher-traffic **commercial** uses in the area; whether by the Archers Club, or other businesses. This is not the long-term direction we envision for our **rural community**.

Security:

- Increased vehicular traffic may increase exposure of the area to people with no interest in the community of the area.
- Recent crime rates in rural areas are on the rise, and although we have no specific concerns with the members of the Archers Club of Calgary, we strongly wish to avoid increased traffic by unfamiliar persons near our homes.

24/7 access

- We are not comfortable with having strangers with access to an archery range in our community 24 hours a day, 7 days a week, 364 days a year. The 24/7 use is clearly stated on their web site at <https://www.calgaryarchers.com/>

Communication

- The Calgary Archers Club website clearly and publicly advertises the new range opening soon (August 1st originally), with virtually no communication to local landowners.
- The only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

Property Value

- Nearby landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

Numbers

- Right now membership is low, but at their peak the Club boasted over 400 members. This is potentially a lot of people, vehicular traffic and heavy footprint in a sensitive area.

Environment

- This land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbor's land, in an effort to dry out the access road! This is not the kind of behavior that bodes well for land stewards.
- Have they completed Storm Water and Waste Water Management plans? Is there an understanding of proper land use management within the group?

Access

- The lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Parcel Size

- The parcel distribution concerns us. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management

- This comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

According to the Rocky View County Plan, the County will:

*“...support the development and retention of well-designed rural communities”
and
“...develop and operate in a manner that maintains or improves the quality of the environment.”*

The rural community of Grand Valley is unique and has firm roots in agriculture. We believe **the addition of a public archery range will be a detriment** to the area's considerable charm and personality.

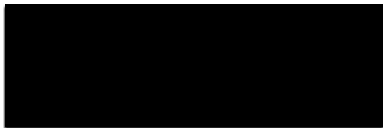
At this time we urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural, residential lifestyle of our community.

Thank you for your time and consideration.

Sincerely,



Robert & Lorna Burfoot-Lobo



Paul Simon

From: Bob & Anne Wahlund [REDACTED]
Sent: Wednesday, November 01, 2017 12:02 PM
To: Paul Simon
Subject: File Number 08910004/1004 - Application Number PL20170160
Attachments: Archery Club at Acreage.docx

Hi Paul,

As discussed with you this morning I am attaching my objection with regard to the application we received recently from the M.D. of Rocky View. If you require any additional information, please let me know.

Thanks

Bob & Anne Wahlund

October 31, 2017

Re: File Number 08910004/1004

Planning Services Department
Rocky View County
911 – 32nd Ave. NE.
Calgary, AB
T2E 6X6

Mr. Paul Simon;

I am replying with reference to the above File Number regarding the establishing of an Archery Club venue at the property as described on the forms provided through the office of MD of Rocky View.

We are owners of the property adjacent to where this site is being built, at the North end, legal description – Meridian 5 Range 5 Twnshp 28 Sec 10. Our objection is as follows:

The gravel road coming off the pavement that will be used as an entrance to the Archery Club site has always been an extremely quiet and rarely used road to the end of the cul-de-sac. It is an area that wildlife frequently uses to cross over through our property as well as the north end. The further extension of the road from the cul-de-sac that will be needed to get into the site is going to interfere with future wildlife from frequenting that area due to the anticipated increased traffic.

In addition, the increased activity with anticipated archery events at the site would cause wildlife to withdraw from the area. Presently, the intended site is very devastated. A tree has been felled on the Northwest part of our property narrowly missing an item we had placed there, not a big issue but it was careless cutting.

Once this site has been set in, it will forever change the present surrounding environment from a peaceful wildlife area. Yes, the wildlife can move, but we will not be able to appreciate them anymore.

If this site is approved, what assurances do the people who are directly affected have of the Archery Club's care to retain the peace that presently exists there, ie: disturbing the neighbours as a result of traffic flow and archery activities?

Sincerely,

Bob & Anne Wahlund

Paul Simon

From: Kim Norris [REDACTED]
Sent: Tuesday, October 31, 2017 4:06 PM
To: Paul Simon
Subject: File #08910004/1004
Attachments: Archery Club Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Paul,
Im just sending you a letter in regards to the above file #. Thank you for your time and if you have any questions please contact me.
Thank you
Jodi Vass

Virus-free. www.avast.com

Dear Paul Simon,

We Darold Norris and Jodi Vass are writing to you today in regards to FILE NUMBER 08910004/1004, Application number PL20170160.

We do not approve of any development or Archery club for business or recreational use being built in the vicinity of our home. We feel that the club having 600 plus members will bring unwanted traffic, noise, pollution, poachers, litter and crime to the area, as well as it disrupts the wildlife that naturally call this area home. In the past year since the club started coming around our home I have spent my days picking up garbage that they leave behind, taking plate numbers and descriptions of the vehicles inhabiting our road as well as chasing trespassers off of our property. We feel with if this development happens that it will only get worse. We purchased our country residential land 20 years ago to get away from the city not to have it come out to us. We purchased here because the city would never come out this far and now it is attempting to. We purchased here for the peace and quiet and the true serenity of the area and with building any business or clubs next to our home all of that is lost.

Our country gravel road is not a paved road. It cannot handle the traffic that a club like that will bring to the area as most of the time it is maintained by surrounding farmers. It is not fair to put all that extra traffic on a small gravel road and have residents of Grand Valley Road fixing it all of the time. And we do not want the stress of having that many people around our quiet peaceful home every day. It takes away our privacy and disrupts our everyday life.

We as quiet country homeowners strongly disapprove of the archery club trying to make home here and we say no thank you to having them here as they would practically be sitting on our doorstep as we are 281087 RR52 right beside where they are wanting to build.

Thank you for your time and if you have any questions please feel free to contact us at 403-932-0051.

Sincerely

Jodi Vass & Darold Norris

January 14, 2019

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

I wish to record my opposition to The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Public Service District (PS) in order to allow for the development of an archery club.

It is my understanding that the formal processes and protocols for permits and approvals required by the Province and Rocky View County were not followed for the legal lease of the land and prior to any construction activities. It appeared that Rocky View, Planning Services Department initiated communications and the request for Landowner comments and concerns subsequent to learning of the regulatory and procedural oversights. Have the appropriate processes and protocols been addressed and corrected with regards to these issues? Is this a systemic issue that we need to be concerned about for future initiatives and ventures in the County?

Following are a list of technical issues that I need to understand before I can support the re-designation of this land and the construction of the Calgary Archers Club proposed facilities:

Environment:

- Has there been an Environment Impact Assessment/Study completed for the project?
- Has the Calgary Archers Club developed an Environmental Management Plan that addresses;
 - the wildlife activities and habitat in the area? e.g. the bird migration/nesting season usually from April to August (prime activity times for the Club),
 - wildlife corridor following the adjacent stream,
 - preservation/management of wet lands and natural watershed,
 - the requirements for potable water and disposal of waste water (there is the potential of >400 members based on previous membership numbers),
 - disposal of solid waste.
 - Will there be any controlled products used or brought onto the property?

Access:

- Range Road 52 is the only access route in and out of the Arches Club site identified on the documentation available. Is there a plan to upgrade and continue RR 52 to the Archers Club? Who will pay for the initial upgrade, construction and continued maintenance of the RR 52 extension? How will this affect the taxes/costs of the current landowners in the area in the short and long term?
- The lease is split into two halves; why? Is there going to remain access for all landowners to pass safely through the site with no conflict with the Archers?
- With the possibility of a large number of vehicles coming to the site on any given day, what plans are in place to manage the parking. Has the impact on the adjacent landowner's if/when the parking backs up onto the RR 52 been assessed?

Communications:

- With the exception of the meeting held at Dartique Community Hall last Fall, communications and consultation with the landowners has been minimal and sporadic to date. Are Rocky View, Planning Services Department and the Calgary Archers Club planning to schedule another "town hall" meeting with the landowners to further address the concerns and objections in written responses and voiced at that last meeting? As we learned over the previous months, communications and transparency were questionable, and continue to be part of the problem. Again, I would highly recommend a follow-up meeting that includes the County, the Calgary Archers Club and concerned residents occur sooner than later.

Safety & Security:

- Has the Calgary Archers Club developed a Safety Execution Management Plan that addresses;
 - Hazard and risk assessment,
 - Public safety; how are they going to secure the area during archery activities
 - How will they secure the area during non-operational hours/times. Their operations will increase the exposure to their property and that of adjacent landowners.
 - Will they have an Emergency Response Plan that addresses wild fire, incident response and emergency services access? (re: the parking concerns). Have they considered the difference in response times for Emergency Services from their previous location?

Precedence:

Without exception, every land owner in the area I have discussed this project with has expressed their concern for setting precedent. Frankly, Section 65.3 of Land Use ByLaw C-4841-97 (rev 2018-2019), *Uses, Discretionary*, is of great concern. By whose "discretion" will decisions for this land use be made in the future? Look at all the options! We all have witnessed the expansion of cities and towns into agricultural areas to accommodate business and special interest groups, is this only the start for similar initiatives in District 9?

At the last meeting with the Calgary Archers Club there was no supporting documentation or records for the activities to date between the Calgary Archers Club, The Municipal District of Rocky View, District 9 or the applicable areas of the Alberta Provincial Government available. Is the Municipal District of Rocky View able to provide or direct the residents to any documentation including the Environmental Management Plan, the Safety Execution Plan and the project construction/facilities site plan (including RR 52) for the Calgary Archers Club project in Division 9, NE-10-28-05-W05M and NW-11-28-05-W05M available to the public?

Thank you for the opportunity to express my concerns.

Sincerely,


Tom Bestwick

.cc Crystal Kissel, Councilor District 9, Rocky View County

January 15, 2019

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

This letter is to inform Rocky View County that I am opposed to the application by The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and NW-11-28-05-W05M from Ranch and Farm District (RF) to Public Service District (PS) in order to allow for the development of an archery club.

The existing land use in our area is primarily residential (AH) parcels and agricultural (RF). A public archery range is not compatible.

As landowners we purchased property on Grand Valley for its peacefulness and tranquility as well as to be a part of the friendly, close knit community. An archery club changes this and would dramatically increase the traffic density 7/24/365 far more than the regular growth of residential (AH) properties we desire. *Further, the majority of this increased traffic would be from City of Calgary archery members that have no ties to our community. With rural crime, trespassing and a unauthorized hunting all on the rise in recent years this is a real concern.*

A public archery range as a neighbor (with uncertain membership figures and 24/7 access) is unexpected, unwelcome and will most likely affect, detrimentally, the monetary value of adjacent private landholdings.

At this time I urge the Rocky View Council to reject this application in order to preserve the rural lifestyle of our community.

Regards,
Mark Bartlett



January 18 2018

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

This letter is to inform Rocky View County that the Grand Valley Landowners' Association (GVLA) is opposed to the application by The Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and also NW-11-28-05-W05M from Ranch and Farm District (RF) to Public Service District (PS) in order to allow for the development of an archery club. A canvass of the GVLA Executive and general membership indicated a majority in favor to submit a letter of opposition and make a presentation at the tentatively scheduled Public Hearing on March 12, 2018.

The following discussions have been deemed to be the most important considerations for opposition, though not exhaustive. A public archery range is not compatible with the existing land use in the area, which is predominantly agricultural, partially residential. The land surrounding the lease is grazing grounds and ranch land, both for decades, and private landholdings in more recent times. Grazing cattle within range of loosed arrows is imprudent. Suddenly having a public archery range as a neighbor (with uncertain membership figures and 24/7 access) is unexpected, unwelcome and will most likely affect, detrimentally, the monetary value of adjacent private landholdings. Within the 10-28-05-W05M quarter there are currently six (6) land holding listed for sale and we have heard more are coming up; there was only one (1) parcel listed for sale in 2017 when the Archers Club made the first application.


Traffic in the community has increased dramatically over the last 2-3 years. Even with no significant increase in development in the area, this is a fact. What used to be a leisurely dog-walking enterprise has turned into a hair-raising and daunting activity better suited to thrill seekers than rural landowners. Development of the archery range will definitely impact the traffic density, and consequently the peaceful character of the landscape. There is a fair probability that the introduction of this land use designation into the region will open the doors to similar future endeavors. The Statement of Purpose of the Grand Valley Landowners' Association endeavors to promote and maintain a rural foothills lifestyle. The incursion of public-based clubs into the vicinity is not in harmony with this resolution. The precedence will be set.

The Grand Valley Landowners' Association is concerned with impact on wildlife, wetlands and watershed, significant parts of the bone structure that makes up our beautiful countryside. The proposed development resides within and will affect these sensitive areas. Roughly 24 acres will be cut off from the wildlife corridor by a planned 8 foot security fence. The access road directly

passes through boggy wetlands. The Calgary Archers Club has already affected this sensitive area by the initial development of the archery range (clear cutting +/- 10 acres).

The application for redesignation is not required to address any of these highly important issues, but we consider future planning (Master Drainage Plan, Master Servicing Strategies, Transportation Functional Studies, Sub-Catchment Master Drainage Plans, Environmental Impact Assessment, Environmental Site Assessment) crucial to the basis of land use redesignation. This information also needs to be shared with the community, in order to make informed, acceptable decisions. From our point of view, the benefit of an archery club in our community is far less than maintaining the natural biodiversity, wildlife habitat and water quality of the natural surroundings.

At this time we urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural lifestyle of our community.

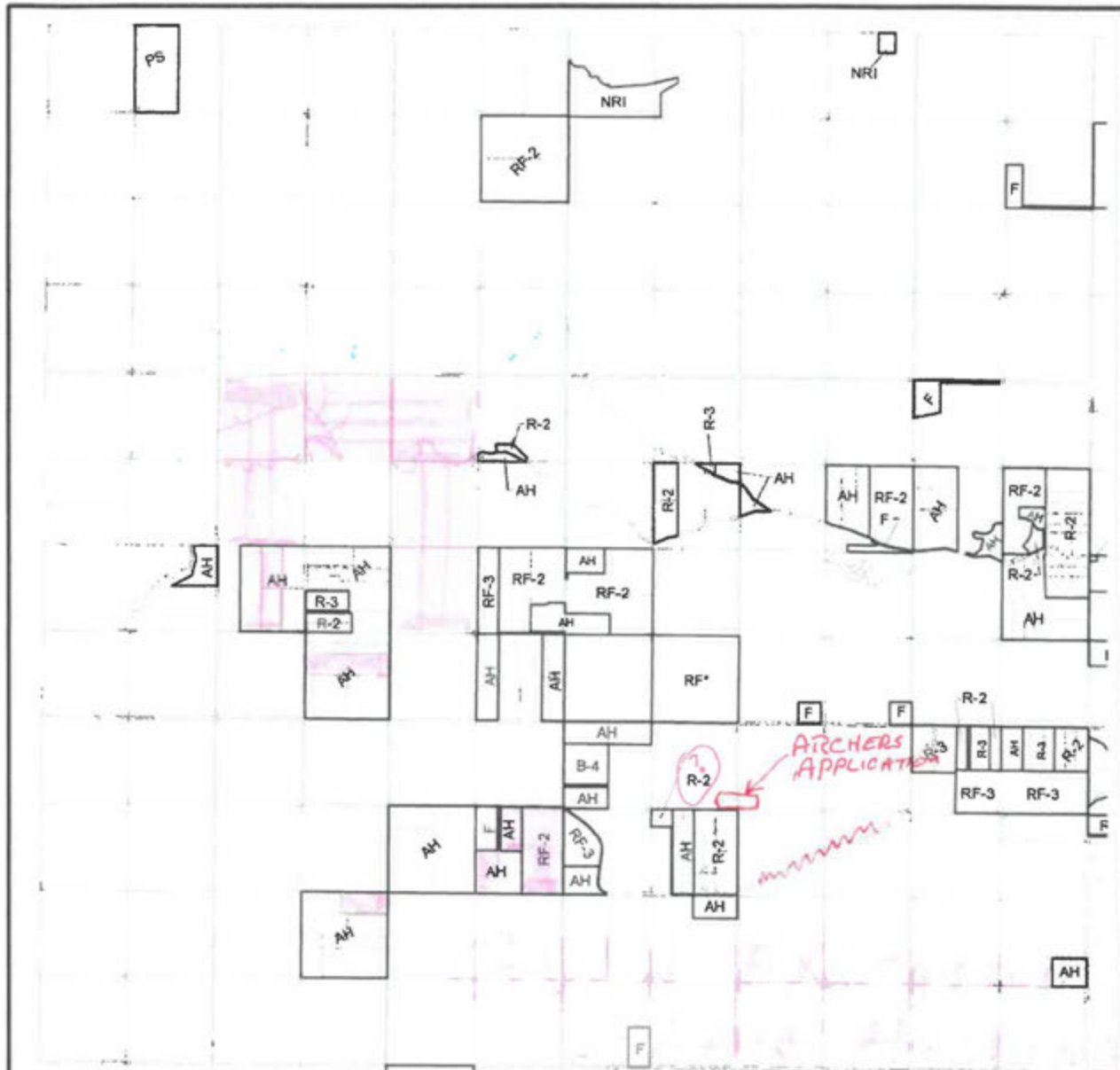
Sincerely,
James F. Chmilar, P.Eng.
Chair, Grand Valley Landowners' Association


A Little Background;

The Grand Valley Landowners' Association, since 1995, is a registered not-for-profit association incorporated under and acting within the regulations of the Societies Act of the Province of Alberta to promote and maintain rural foothills lifestyle deemed both desirable and appropriate by the membership.

We believe that we must maintain a predominantly rural atmosphere by ensuring residential uses remain secondary in importance to existing agricultural and rural developments. We believe that we must consider new development only if it will ensure the continuation of low density residential uses, and only if it is compatible with existing land uses.

The Grand Valley Landowners' Association currently represents the interests of members who own or lease land in the Grand Valley Road Area primarily within Townships 27 & 28 in Range 5 W5M (Division 9).



ALL LANDS ARE DESIGNATED RF UNLESS NOTED OTHERWISE

RANCH AND FARM DISTRICT RF
 SEE EXCEPTIONS LISTED WITH THIS DISTRICT RF-1
 RANCH AND FARM TWO DISTRICT RF-2
 RANCH AND FARM THREE DISTRICT RF-3
 AGRICULTURAL HOLDING DISTRICT AH
 FARMSTEAD DISTRICT F
 RESIDENTIAL ONE DISTRICT R-1
 RESIDENTIAL TWO DISTRICT R-2
 RESIDENTIAL THREE DISTRICT R-3
 HIGHWAY BUSINESS DISTRICT B-1
 GENERAL BUSINESS DISTRICT B-2
 LIMITED BUSINESS DISTRICT B-3
 RECREATION BUSINESS DISTRICT B-4
 AGRICULTURAL BUSINESS DISTRICT B-5
 LOCAL BUSINESS DISTRICT B-6
 HIGHWAY FRONTAGE BUSINESS DISTRICT B-7
 BUSINESS CAMPUS BUSINESS DISTRICT B-8
 INDUSTRIAL CAMPUS BUSINESS DISTRICT B-9

VISUAL REFERENCE
 ONLY
 CONTACT THE
 COUNTY PLANNING
 DEPARTMENT FOR
 OFFICIAL
 CONFIRMATION

RECREATION DESTINATION BUSINESS DISTRICT B-10
 LEISURE AND RECREATION BUSINESS DISTRICT B-11
 AGRICULTURAL SERVICES BUSINESS DISTRICT B-12
 POINT COMMERCIAL DISTRICT C-P1
 VILLAGE CENTRE COMMERCIAL DISTRICT C-VC
 LOCAL COMMERCIAL DISTRICT C-LC
 REGIONAL COMMERCIAL DISTRICT C-RC
 INDUSTRIAL ACTIVITY DISTRICT I-A
 STORAGE AND SALES INDUSTRIAL DISTRICT I-S
 NATURAL RESOURCE INDUSTRIAL DISTRICT I-NR
 HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT HR-1
 HAMLET RESIDENTIAL (2) DISTRICT HR-2
 HAMLET COMMERCIAL DISTRICT HC
 HAMLET INDUSTRIAL DISTRICT HI
 PUBLIC SERVICES DISTRICT PS
 AIRPORT DISTRICT AP
 DIRECT CONTROL DISTRICT DC



ROCKY VIEW COUNTY

TWP. 28-5-W5M

Part FIVE of the BYLAW No. C-4841-97

LAND USE MAP NO. 89

Date: Apr 24, 2017

January 15, 2019

Attn: Paul Simon
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: File Number 08919994/1004 – Calgary Archers

Dear Mr. Simon,

Simpson Ranching remains strongly opposed to the re-designation of the land from Ranch and Farm District to Public Service District in order to allow for the development of an archery club for the following reasons

1. This new land use is not compatible with the surrounding agricultural use designation to the adjacent lands where livestock are held and will bring inherent danger to the livestock
2. Creating a public hub in the middle of private land will increase the amount of poaching that happens when hunters are not granted access to private land.
3. Public security here will become a major concern, this land is located on a very isolated road and increasing traffic to the area will welcome the spread of the already increased thefts and robbery's taking place in rural portions of the province, we at Simpson Ranching have already been the victims of such a Robbery.
4. Public Service Districts have proven not to work, there use to be a public shooting range in Sibbald Flats, this range turned into a dumping ground for the general public and was eventually shut down due to the increased hazard it created and environmental impact.
5. There is a public road allowance that must be kept open for foot traffic year round and the safety of public users on this road would be in jeopardy with shooting happening on either side of the road allowance

Furthermore to this reasons above Simpson Ranching has the following questions regarding the application:

- A) A municipal standard road must be built to the property, as the Calgary Archers are not tax payers in Rocky View County, who will be responsible for the costs of this road and its maintenance? It does not seem fair to me for the tax payers to fund a road to a private club that does not reside in the County.
- B) Private Club and Organizations are a Discretionary use by Rocky View County, how can the Calgary Archers which is private club and contains no members from this region of the County and has received nothing but opposition from the residents and tax payers be deemed a good use for the lands?

- C) It is my belief that the Public Service districts were set up to provide the development of Institutional, Educational and Recreational uses for the residents of the county, not for members of other areas or non-tax paying entities in Rocky View County.
- D) The Calgary Archers have already completed the logging of said lands and created a disaster, who will be responsible for the clean up of these lands to return them to their natural state?

Regards

Luke Simpson

January 18, 2019

Sent via e-mail to: PSimon@rockyview.ca

Planning Services Department
Rocky View County
911-32nd Ave. NE
Calgary, AB T2E 6X6

RE: Application Number PL20170160, File Number 08910004/1004

Mr. Paul Simon

We wish to again record our opposition to The Calgary Archers Club re-submission of an application for re-designation of NE-10-28-05-W5M and NW-11-28-05-W05M.

The Grand Valley area is very unique, being fairly close to Cochrane but maintaining a very rural nature. A majority of the land in the area has remained unchanged in the last few decades. This is one of the reasons that we chose to purchase property and put down roots here. Here are a few things we love about this community;

- Peace and tranquility, calm mornings on our deck and starry nights around our campfire
- Visual perfection – we can't see any neighbors or houses from our house or yard
- Wildlife – deer, moose, owls, foxes, bears, cougars
- Access to crown land
- Great well water
- Quiet roadways
- Safe community for families
- Strong sense of community, but with a healthy dose of privacy

Earlier in October 2017, we were surprised to learn – by word of mouth – about the clearing of roughly 10 acres of crown land at the north end of Range Road 52. After some investigation, we learned that The Calgary Archers Club had been granted a lease and were developing an archery range.

On October 24th 2017, we received a letter in the mail from the Rocky View Country Planning Services department explaining that an application has been submitted by The Calgary Archers Club to re-designate land usage in order for an archery club to be built.

The clearing of the land has already been completed without any notification to the adjacent or immediate vicinity property owners. The letter from Rocky View was the first time we had heard that this development was going on in our backyard. As a landowner and member of this community, we were surprised and shocked at the lack of information we had, and that this development was allowed to proceed in our neighborhood without the due diligence of municipal approval, and local residents having an opportunity to voice their concerns.

The following are some of the reasons for our opposition:

Appropriate Use

- **Our community has a strong ranching and farming base. The proposed archery club use we feel is incompatible with the existing uses in our neighborhood.**
- If a re-designation is approved, this toehold for a **high-traffic use** in our **agricultural and residential neighborhood** sets a dangerous precedent; it opens the door for future re-designations and expansion of **high-traffic** public uses in the area; whether by the Archers Club, or other businesses or organizations. This is not the long-term direction we envision for our **rural community**.

Security:

- Increased vehicular traffic may increase exposure of the area to people with no interest in the community of the area.
- Recent crime rates in rural areas are on the rise, and although we have no specific concerns with the members of the Archers Club of Calgary, we strongly wish to avoid increased traffic by unfamiliar persons near our homes.

24/7 access

- We are not comfortable with having strangers with access to an archery range in our community 24 hours a day, 7 days a week, 364 days a year. The 24/7 use is clearly stated on their web site at <https://www.calgaryarchers.com/>

Communication

- The Calgary Archers Club website clearly and publicly advertises the new range opening soon, with virtually no communication directly to local landowners.
- The only communication the Club has had with the area residents is one letter written to the Grand Valley Landowners' Association. There has been no interaction between the Club and adjacent landowners. Good neighbors require due diligence and communication. So far, this has been lacking. Being that the Club will be operating on publicly held lease land, not private land, consideration to established landowners' should be a major concern.

Property Value

- Nearby landowners bought their land knowing the area and community they were investing in. There was no (potentially) large public gathering place (with 24/7 access) in the area. This will definitely affect the monetary value of the local land.

Numbers

- Right now membership is low, but at their peak the Club boasted 350 members. This is potentially a lot of people, vehicular traffic and heavy footprint in a sensitive area.

Environment

- This land sits between a natural wetland and a watershed. Already the Archers have attempted to pump out the wetlands, onto a neighbor's land, in an effort to dry out the access road! This is not the kind of behavior that bodes well for land stewards.
- Have they completed Storm Water and Waste Water Management plans? Is there an understanding of proper land use management within the group?

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- The lands in question sit on the West and East side of a public road allowance that gives access to crown land. Many people in our community use the lands for recreation and pleasure. The Archers have plans to gate the access. Will this interfere with public access to the Crown Lands?

Parcel Size

- The parcel distribution concerns us. Why is the Club land split down the middle by a road allowance? This echoes the Access concern.

Waste Water Management

- This comes down to numbers. At 85 members, this is probably not going to be a big deal. But if the Club grows again to 400+ members, that is a much larger design issue. Does the Club have a proposal in place?

According to the Rocky View County Plan, the County will:

*“...support the development and retention of well-designed rural communities”
and*

“...develop and operate in a manner that maintains or improves the quality of the environment.”

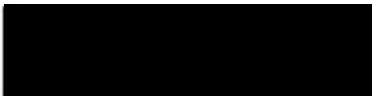
The rural community of Grand Valley is unique and has firm roots in agriculture. We believe **the addition of a public archery range will be a detriment** to the area's considerable charm and personality.

At this time we urge the Rocky View Council to reject this application in order to preserve the primarily agricultural nature and rural, residential lifestyle of our community.

Thank you for your time and consideration.

Sincerely,

Robert & Lorna Burfoot-Lobo



Paul Simon

From: Smith, Steve (Calgary) [REDACTED]
Sent: Friday, January 18, 2019 10:22 AM
To: Paul Simon
Subject: Application Number: PL20170160 (Redesignation application by the Calgary Archers Club)

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Paul: I just wanted to re-send some of the concerns that we had previously submitted back in November, 2017 when the first re-designation notice came out to confirm they are still valid from our perspective.

Hello Paul: I am sending these comments with respect to the subject application on behalf of:

1. my wife Rona and I who own the 10 acre parcel within the SW ¼-14-28-5W5.
2. my siblings Kathy Clovis, Dan Smith and Rich Smith who along with myself co-own the remainder of the 150 acres within the same SW ¼ described above and
3. my two brothers Dan Smith and Rich Smith who along with myself are the leaseholders of the 300 acres that surrounds the 20 acre disposition that is held by the Calgary Archers club.

A summary of concerns that we have with respect to the redesignation are:

1. The road allowance that runs down the middle of the two 10 acre parcels is our only access (for equipment) to the south side of our grazing lease as there is steep coulee and wetland that separates the north portion from the south portion. We must ensure that access is not restricted in any fashion for us.
2. When our grazing lease came up for tender in 2014, we were told the 20 acres that was exempted from the ½ section was being kept as open crown land for the purposes of activities such as boy scouts wanting to camp on a weekend. Granting a disposition to an archery club does not seem to align with the original purpose of the 20 acre exemption.
3. We don't follow the logic of placing an archery range (for Calgary members) in a rural setting surrounded by agricultural land and subdivision acreages. Specifically, we have concerns around having any livestock immediately adjacent to an archery range and course. We have been told that a fence will be erected to prevent any arrows from leaving the range, but I don't understand what that might look like or how effective it will be.

4. Security is becoming an ever increasing concern in rural areas and this will only attract more people to the region who may decide to “explore” beyond the perimeters of the archery range. With dwellings, livestock, gates, etc., we are concerned with an increased presence of multiple people from outside the area.

If you have any questions or require further information, please feel free to contact me.

Steve Smith

Dominic and Jocelyn Taylor



January 17th 2019

Paul Simon,
Rocky View County
File number: 08910004/1004
Application number: PL20170160
Division 9

Re: Proposed redesignation of Crown Land from RF to PS in order to allow for the development of an archery club. Letter dated Friday December 21, 2018

Dear Mr. Simon.

We recently received the revised application informing us of the proposed changes that Calgary Archers Club wish to make to the 20 acres of crown land, situated just north east of us.

Changing this land from RF to PS is NOT compatible AT ALL with existing uses in our neighbourhood.

- We live in a rural community, made up of ranch and farm land, and Crown Land. Everyone here that we know moved here for the peace and tranquility, for the natural beauty and the wildlife, for space to have horses, cattle, sheep or hens. Ranch and farm land, and Crown Land are just what they say they are, with no schools, playgrounds or other community based areas. An archery range is **not compatible** with how the land is used here.
- A change of use to allow an archery club will bring increased flow of traffic, more people, noise and disturbance to an area of outstanding natural beauty. We cannot see how the Calgary Archers club will support our local economic development, nor support the diverse ecosystem that is here. The increased traffic and people is **not compatible** with the quietness that we strive to maintain.
- This area is an important wildlife corridor for cougars, black and grizzly bears, wolves and coyotes, moose and deer. There are raptors such as Great Grey Owls, migratory birds such as the Ruby-throated Hummingbird, and resident song birds such as the Black Capped Chickadee. There are squadrons of dragonflies and bats that thrive on the mosquitoes, as do the Boreal Chorus frog. The water from the marshy areas eventually feeds into the Dog Pound Creek, supporting who knows how many species of flora and fauna on its way. Does the archery club committee or members even care about this area? I highly doubt it, seeing the mess they made of the 10 acre parcel. Their land management skills and knowledge of the area are **not compatible** with existing land owners' uses and knowledge.
- On the Calgary Archers website, they state that their only hold up is "the road going in." This is obviously not true. If they can't be honest with their members, how can we, as local residents, trust them to follow any bylaws and regulations set in place for the club to operate? Again, this application for an archery range

Dominic and Jocelyn Taylor

January 17th 2019

and change of land designation **is not compatible** with the values of life here, where neighbours have to trust each other for many reasons.

- By definition, the terms Crown lands and Public lands are interchangeable. The Crown land in Alberta is managed by the provincial government, and held in trust for Albertans to enjoy. The Alberta Wilderness Association is dedicated to the preservation of Crown and Public land. They rightly suggest that these public lands "should be properly managed to ensure that their ecological, social and natural resource values are maintained for future generations", and that this crown land is "undeveloped and wild, providing a safe haven for wildlife, and ensures secure landscape for headwaters. This crown land must be preserved and kept in the public domain for perpetuity". How can we, as local residents, help to protect this valuable parcel of land, so that it is kept in the public domain for perpetuity, so that our children's grandchildren can enjoy this land as we do? We stand up and use our voices and continue to stress that the proposed use **is not compatible** with any other existing uses in our neighbourhood.
- On The Rocky View planning information web page, # 65.7, it states that a **MINIMUM** of 10% of the land has to be landscaped with shrubs and plants native to the area, with native fescue grasses, 50/50 evergreen and deciduous trees or that 3 shrubs can be used in place of 1 tree. No invasive species, such as Kentucky Bluegrass, are to be used. When you consider that there will be an entrance driveway, car parking, a club house, fenced garbage areas, fire pit and camping area, plus the lengths of the archery ranges themselves, will there be enough space to ensure that this incredibly important condition be upheld? If you take into account the 20 acres, with the more easterly 10 acre parcel being left to a more natural state (as we were told by the Archery committee at the open house) then that means that a MINIMUM of 2 acres from the westerly 10 acre parcel will HAVE to be landscaped as per RVC planning conditions. Have the Archery Club taken this into account, both financially and spatially, and have they spoken with knowledgeable local landscaping companies who can provide them with the correct plants and trees? I gave my email to the archery club committee, as I told them I have a contact name for a local lady who could give them valuable information about the local fescue grasses; I have not received an email to date asking for this contact.
- Is the Calgary Archers Club aware of the grass seeding deadlines? A RVC bylaw states that all re-seeding must be carried out no later than the spring following the previous summer's construction, using rural seed mix containing wheatgrass, wildrye, fescue and ryegrass. The Archers club has not reseeded after they decimated the westerly 10 acres. What action by RVC will be taken on this matter?

Dominic and Jocelyn Taylor

January 17th 2019

- There is still no answer as to whether the archers club had obtained forest product tags/timber permits; blame was firmly placed on the company they hired to fell the trees. What was the outcome of this?
- What are they going to use to screen the storage, garbage and waste areas? These areas must be adequately screened, so that not only are they not an eye sore but also that they are animal proof.
- Public Service District. Unfortunately, I was unable to download the pdf from RVC about this type of land designation. However, I am assuming that this type of designation is for community based public use, such as schools, parks, playgrounds, baseball diamonds and footpaths, where the general public has access to the facilities, ie, washrooms, football nets, climbing apparatus. Is the Calgary Archers Club a private club, where members pay a subscription to use the facilities, and where the access is gated and locked? If it is private, then surely it renders this particular parcel of land, on which the club is situated, closed to the community at large, and does not provide the general public with access to the land in question nor facilities built upon it. Doesn't this seem rather contradictory? It does to us!

We attended the open house held at Dartique Hall on Saturday 22nd September by The Calgary Archers Club.

This meeting raised many questions, and we would like to express our concerns about the following items:

1: 24/7 access and overnight camping, fire pit.

- Please correct us if we're wrong, but there is no mention on the original letter sent out to us on the 17th October 2017 about a camping site. It now appears that there will be provision for 5 or 6 trailers plus a tenting area, both of which will be located in the south west corner of the westerly 10 acre parcel. This is TOTALLY unacceptable, as this is the corner closest to the homes here. The committee members said that the overnight campers would be there to train and get in an early day of practice, but that potentially could include family members or friends, or an excuse to have a weekend getaway under the premise of practicing. There will be increased noise, despite The Calgary Archers Club committee members' protestations, which will carry on the wind to all the residents who live here 365 days a year. Archers and their families will not ever understand why we all chose to live here; for the peace and quiet, natural beauty, flora and fauna. There is in fact a camp site just a few km up the road at Triple

Dominic and Jocelyn Taylor

January 17th 2019

Diamond, or there is RV parking at the gas station on hwy22/Big Hill Springs. Let them camp there!

- Also there is the risk of fire from their camp fires. We are too far away from a fire hall for there to be open fire pits, where carelessness can cause massive destruction for everyone in this area. Our insurance premiums are already high because of the very fact that we live in such a rural area. This is our choice of course, but because we live here we are extra vigilant.
- And let's not forget the garbage that will be generated and potentially left behind, which is not only an eye sore but would attract wildlife. (I brought this up at the meeting and I was assured that the garbage – jerry cans, plastic containers etc- had been cleaned up— No! As of Saturday January 12th, 2019, there is: SAE 30 oil tub, pepsi can, 3 other oil or fuel cans, a large RONA bucket, plus heaped piles of wire meshing. Still there from the site clearing!! I will send the photos separately. How can we believe that the archery club members will clean up their mess if we are told at an open house meeting, by the committee members no less, that the garbage has been cleaned up that was left by the contractor who felled the trees?!
- 24/7 access!! As a neighbourhood we are all already on the alert for strange comings and goings, people taking wrong turns and driving up our lanes to our houses, plus the increased rural crime rates in this area. We do not want people coming and going at all times of the night and day disturbing our peace and quiet. Even on the 12th January 2019, I was questioned by my neighbour who lives closest to this proposed development, as to my reason for walking past her house on the road towards the crown land. I dread to think how she will feel when there are many strangers who want to explore the neighbourhood. I know how I will feel if people get lost looking for the archery range and end up on my property.

2: Poor or lack of communication

- There appeared to be a communication breakdown between The Calgary Archers Club, Alberta Government and Rocky view County, and also with Grand Valley Road Land Owners Association and the residents- who will be impacted the most by this proposed change of use and development.
- How is it that RVC did not know of the proposed development until a local rancher discovered that water was being pumped onto his land?
- How is it that 20 acres of Crown Land can be given to an organization, without due diligence to the local residents who will be impacted by this?
- Surely there must have to be some form of communication sent down from Edmonton to notify local municipalities about redesignation or proposed development on Crown Land within the municipality's jurisdiction? As land owners we hope that RVC will help us, the land owners, to protect this area of outstanding natural beauty.
- During the open house meeting, we were told by the archery club committee that they had approached the local Indigenous peoples about using the crown land,

Dominic and Jocelyn Taylor

January 17th 2019

and that they(the archery club) had been told that the Indigenous people had no issues with the change of use/redesignation. I am so glad that they approached the Indigenous peoples of this area, it's just so sad that they didn't approach the people who actually live here!

3: Redesignation from RF to B-LR and now to PS:

- If The Calgary Archers Club is not able to follow through with their plans, (financial ramifications of upgrading the access for example) but the redesignation goes ahead regardless, this could potentially lead to another "business" applying to operate out of these 20 acres, or set precedent in the future for other parcels of Crown Land. I would ask The Calgary Archers Club and Rocky View Council to make sure that when the application is denied, or if the archery club doesn't proceed with their application, that these 20 acres are left as RF.

4: Road access:

I'm not sure if the archery club truly realized how much it would cost them to upgrade rr 52 ,so that it can accommodate the extra traffic, from Grand Valley Rd to the proposed site. Again, this shows lack of research on their part.

5: Destruction of trees and lane:

The contractors that were hired by the archery club to clear cut the westerly 10 acres made an appalling mess , not only to the land that they clear cut, but also the lane that runs between the two 10 acre parcels. The ruts were atrocious rendering the lane difficult and treacherous to walk; however, we were told at the meeting that the contractors were made to repair the damage that they caused on the lane, but this does not rectify the loss of trees. ***As of January 12th 2019, the ruts are still appalling, making it difficult to traverse.***

- Who will be responsible for repairing the damage to the land and replacing the lost trees if the application is denied or if the club pulls their application?
- There are huge piles of unsightly wood brush and scrub left all over the 10 acre site. I understand that the contractors were forced to stop clear cutting, and rightly so, but these piles need to be cleared away, NOT burned. We have had an extremely dry winter, there is hardly any snow coverage, and the risk of fire spreading is very high.

6: Permit to level the 10 acres and set to grass seed:

We believe that a permit will be required to level the ground and sow grass seed so that there will be a level area for the shooting ranges. On chatting with a member of the archery club committee, I asked her if she knew which grass was local to the area; she did not know-again lack of research. I suggested that she contact a particular local land owner who is interested in grasses that are found in this area, for information.

7: wildlife and fences:

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January 17th 2019

- When asked about the archery club's protocol for wildlife/ predator sightings, it was mentioned that the club posted signs and locked their previous facility down until the animal had passed through. That's all very well, but this area *is* the home for bears, cougars, coyotes and wolves. They do not "pass through"; they live here. Also, posting signs just encourages wildlife photographers to sit and wait, causing traffic issues. We saw this here a few years ago when there was a cinnamon bear feasting on the oats before hibernation, and this past winter when there were many Short-Eared Owls frequenting the Grand Valley.
- My other concern is what type of fence will they use, as per their regulations, to keep intruders out? What we don't want, are fences that could potentially ensnare ungulate, thereby bringing predators closer to our homes. The residents here are very aware of the potential risk and we all do our utmost to live in harmony with the wildlife and give them the chance to move through their wildlife corridors as freely as possible.

As a family, we ask that The Calgary Archers Club communicate with the local residents in a more appropriate, honest and timely manner, and follow through with promises to communicate. I'm sure I'm not the only one who left an email address with them at the open house meeting. In the letter inviting us to attend the open house, the archery club stated that they wanted good relations with their new neighbours; unfortunately, because they didn't inform any of us here of their plans, either by letter or local door-to-door canvassing, a very bitter feeling is felt towards the club. The feeling of animosity towards the club is very palpable in and around the neighbourhood, primarily because of their lack of respect towards us, their lack of research, the sense that they avoided county planning regulations because they went straight to the Provincial gov't, and the total lack of respect and disregard for the beautiful piece of land that they have totally desecrated.

We hope that Rocky View Council hears what the locals have to say and that the proposed redesignation and archery club plans are denied.

As a family, we are opposed to the land redesignation from RF to PS. We are opposed to the Calgary Archers Club clearing the site to make archery ranges. We are opposed to any car park, or building being set up on the 20 acres. We are opposed to a camp site and all that goes with that. We are opposed to increased traffic and strangers that will be generated by the club. In short, we are strongly opposed to the Calgary Archers club setting up their club on the crown land adjacent to our home. What we would like, is for the Calgary Archers club to clear up the wood and brush piles, clear up the garbage, return the 10 acres to a more natural site by replanting trees, and find somewhere else to run their club. They are not wanted here.

The Taylor Family.

Dominic and Jocelyn Taylor

[REDACTED]
[REDACTED]

12th March 2019

Paul Simon,
Rocky View County
File number: 08910004/1004
Application number: PL20170160 (08911004/08910004)
Division 9

**LETTER OF OPPOSITION TO THE REDESIGNATION OF LAND FROM RF TO PS
AND THE DEVELOPMENT OF AN ARCHERY RANGE**

Re: Proposed redesignation of Crown Land from RF to PS in order to allow for the development of an archery club. Letter dated Friday December 21, 2018 , and the Notice of Public Hearing to be held on March 26th 2019.

Dear Mr. Simon.

We are resubmitting our **absolute objections** to the redesignation of Crownland from RF to PS, by the Calgary Archers Club. Please see our amendments to our original objections, typed in green.

Unfortunately, we may not be able to attend the hearing due to work commitments, so please could you ensure that this objection letter is read by the Council of RVC.

We recently received the revised application informing us of the proposed changes that Calgary Archers Club wish to make to the 20 acres of crown land, situated just north east of us.

Changing this land from RF to PS **does not benefit, and** is NOT compatible, AT ALL with existing uses in our neighbourhood.

- We live in a rural community, made up of ranch and farm land, and Crown Land. Everyone here that we know moved here for the peace and tranquility, for the natural beauty and the wildlife, for space to have horses, cattle, sheep or hens. Ranch and farm land, and Crown Land are just what they say they are, with no schools, playgrounds or other community based areas. An archery range **does not benefit the community, and is not compatible** with how the land is used here.
- A change of use to allow an archery club will bring increased flow of traffic, more people, noise and disturbance to an area of outstanding natural beauty. We cannot see how the Calgary Archers club will support our local economic development, nor support the diverse ecosystem that is here. The increased traffic and people **are not compatible** with the quietness that we strive to maintain, **in fact, it will be significantly detrimental.**

This area is an important wildlife corridor for cougars, black and grizzly bears, wolves and coyotes, moose and deer. There are raptors such as Great Grey Owls, migratory birds such as the Ruby-throated Hummingbird, and resident song birds

Dominic and Jocelyn Taylor

[REDACTED]
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12th March 2019

such as the Black Capped Chickadee. There are squadrons of dragonflies and bats that thrive on the mosquitoes, as do the Boreal Chorus frog. The water from the marshy areas eventually feeds into the Dog Pound Creek, supporting who knows how many species of flora and fauna on its way. Does the archery club committee or members even care about this area? I highly doubt it, seeing the mess they made of the 10 acre parcel. Their land management skills and knowledge of the area are **not compatible** with existing land owners' uses and knowledge. In fact, the way in which they went about felling the trees, turning the lane into a trench, pumping water into a neighbouring field, not theirs and without seeking permission to do so, and no communication what so ever with the residents here, shows blatant disregard towards the people who live or work the land here.

- On the Calgary Archers website, they state that their only hold up is “the road going in.” This is obviously not true. If they can't be honest with their members, how can we, as local residents, trust them to follow any bylaws and regulations set in place for the club to operate? Again, this application for an archery range and change of land designation **is not compatible** with the values of life here, where neighbours have to trust each other for many reasons.
- By definition, the terms Crown lands and Public lands are interchangeable. The Crown land in Alberta is managed by the provincial government, and held in trust for Albertans to enjoy. The Alberta Wilderness Association is dedicated to the preservation of Crown and Public land. They rightly suggest that these public lands “should be properly managed to ensure that their ecological, social and natural resource values are maintained for future generations”, and that this crown land is “undeveloped and wild, providing a safe haven for wildlife, and ensures secure landscape for headwaters. This crown land must be preserved and kept in the public domain for perpetuity”. How can we, as local residents, help to protect this valuable parcel of land, so that it is kept in the public domain for perpetuity, so that our children's grandchildren can enjoy this land as we do? We stand up and use our voices and continue to stress that the proposed use **is of no benefit and is not compatible** with any other existing uses in our neighbourhood.

- On The Rocky View planning information web page, # 65.7, it states that a **MINIMUM** of 10% of the land has to be landscaped with shrubs and plants native to the area, with native fescue grasses, 50/50 evergreen and deciduous trees or that 3 shrubs can be used in place of 1 tree. No invasive species, such as Kentucky Bluegrass, are to be used. When you consider that there will be an entrance driveway, car parking, a club house, fenced garbage areas, fire pit and camping area, plus the lengths of the archery ranges themselves, will there be enough space to ensure that this incredibly important condition be upheld? If you take into account the 20 acres, with the more easterly 10 acre parcel being

Dominic and Jocelyn Taylor

[REDACTED]
[REDACTED]

12th March 2019

left to a more natural state (as we were told by the Archery committee at the open house) then that means that a MINIMUM of 2 acres from the westerly 10 acre parcel will HAVE to be landscaped as per RVC planning conditions. Have the Archery Club taken this into account, both financially and spatially, and have they spoken with knowledgeable local landscaping companies who can provide them with the correct plants and trees? I gave my email to the archery club committee, as I told them I have a contact name for a local lady who could give them valuable information about the local fescue grasses; I have not received an email to date asking for this contact.

- Is the Calgary Archers Club aware of the grass seeding deadlines? A RVC bylaw states that all re-seeding must be carried out no later than the spring following the previous summer's construction, using rural seed mix containing wheatgrass, wildrye, fescue and ryegrass. The Archers club has not reseeded after they decimated the westerly 10 acres. What action by RVC will be taken on this matter?
- There is still no answer as to whether the archers club had obtained forest product tags/timber permits; blame was firmly placed on the company they hired to fell the trees. What was the outcome of this?
- What are they going to use to screen the storage, garbage and waste areas? These areas must be adequately screened, so that not only are they not an eye sore but also that they are animal proof.
- Public Service District. Unfortunately, I was unable to download the pdf from RVC about this type of land designation. However, I am assuming that this type of designation is for community based public use, such as schools, parks, playgrounds, baseball diamonds and footpaths, where the general public has access to the facilities, ie, washrooms, football nets, climbing apparatus. Is the Calgary Archers Club a private club, where members pay a subscription to use the facilities, and where the access is gated and locked? If it is private, then surely it renders this particular parcel of land, on which the club is situated, closed to the community at large, and does not provide the general public with access to the land in question nor facilities built upon it. Doesn't this seem rather contradictory? It does to us, as **the club is of no benefit to us at all.**
- We do not want our taxes going towards the upgrading nor the upkeep of a road that we do not use to drive on. We feel it is most unfair that the archery club are trying to go ahead with a redesignation from RF to PS, when **this club is of no benefit to us nor to our community whatsoever.**
- We are also concerned about the devaluation of our property. It is already difficult to sell a rural property, where you are looking for a particular type of person who wants to live in a quiet rural area. Who would want to live in the vicinity of an archery club? Not us.
- The archery club is looking to expand its membership numbers..Potentially, on a weekend competition, there could be hundreds of cars going up and down RR52.
- Just recently there have been reports of increased breaking and entering of properties on the Grand Valley Road. The increase in traffic adjacent to our

Dominic and Jocelyn Taylor

[REDACTED]

[REDACTED]

12th March 2019

home will make it that much harder to monitor and assess for potential danger. We are already on alert and vigilant. This is another reason the archery club is of no benefit whatsoever to our neighbourhood. Increased traffic and people can make snooping so innocuous ; “ I’m looking for the archery club.” When in fact they’re looking to see what can be stolen.

- Water and sewage: will this be trucked in and out? How often? And paid for by whom? Not from our taxes I hope.
- The Calgary Archers website states it will be open 24/7. For what reasons? This proves to us that the archery club has no consideration towards the people who live here at all.
- There was talk that the Calgary Archers Club would erect a locked gate that would stop local people from accessing the Crown land and that we would need to ask for a key if we wanted to walk along the lane, through the Crown land. Indeed, there are abandoned gates and rolls of pig wire strewn about. If true, this is totally ridiculous and surely an infringement on our rights to be able to access the crown land.

We attended the open house held at Dartique Hall on Saturday 22nd September by The Calgary Archers Club.

This meeting raised many questions, and we would like to express our concerns about the following items:

1: 24/7 access and overnight camping, fire pit.

- Please correct us if we’re wrong, but there is no mention on the original letter sent out to us on the 17th October 2017 about a camping site. It now appears that there will be provision for 5 or 6 trailers plus a tenting area, both of which will be located in the south west corner of the westerly 10 acre parcel. This is TOTALLY unacceptable, as this is the corner closest to the homes here. The committee members said that the overnight campers would be there to train and get in an early day of practice, but that potentially could include family members or friends, or an excuse to have a weekend getaway under the premise of practicing. There will be increased noise, despite The Calgary Archers Club committee members’ protestations, which will carry on the wind to all the residents who live here 365 days a year. Archers and their families will not ever understand why we all chose to live here; for the peace and quiet, natural beauty, flora and fauna. There is in fact a camp site just a few km up the road at Triple Diamond, or there is RV parking at the gas station on hwy22/Big Hill Springs. Let them camp there!

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[REDACTED]
[REDACTED]

12th March 2019

- Also there is the risk of fire from their camp fires. We are too far away from a fire hall for there to be open fire pits, where carelessness can cause massive destruction for everyone in this area. Our insurance premiums are already high because of the very fact that we live in such a rural area. This is our choice of course, but because we live here we are extra vigilant.
- And let's not forget the garbage that will be generated and potentially left behind, which is not only an eye sore but would attract wildlife. (I brought this up at the meeting and I was assured that the garbage – jerry cans, plastic containers etc- had been cleaned up— No! As of Saturday January 12th, 2019, there is: SAE 30 oil tub, pepsi can, 3 other oil or fuel cans, a large RONA bucket, plus heaped piles of wire meshing. Still there from the site clearing!! I will send the photos separately. How can we believe that the archery club members will clean up their mess if we are told at an open house meeting, by the committee members no less, that the garbage has been cleaned up that was left by the contractor who felled the trees?!
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2: Poor or lack of communication

- There appeared to be a communication breakdown between The Calgary Archers Club, Alberta Government and Rocky view County, and also with Grand Valley Road Land Owners Association and the residents- who will be impacted the most by this proposed change of use and development.
- How is it that RVC did not know of the proposed development until a local rancher discovered that water was being pumped onto his land?
- How is it that 20 acres of Crown Land can be given to an organization, without due diligence to the local residents who will be impacted by this?
- Surely there must have to be some form of communication sent down from Edmonton to notify local municipalities about redesignation or proposed development on Crown Land within the municipality's jurisdiction? As land owners we hope that RVC will help us, the land owners, to protect this area of outstanding natural beauty.
- During the open house meeting, we were told by the archery club committee that they had approached the local Indigenous peoples about using the crown land, and that they(the archery club) had been told that the Indigenous people had no issues with the change of use/redesignation. I am so glad that they approached

Dominic and Jocelyn Taylor

[REDACTED]
[REDACTED]

12th March 2019

the Indigenous peoples of this area, it's just so sad that they didn't approach the people who actually live here!

3; Redesignation from RF to B-LR and now to PS:

- If The Calgary Archers Club is not able to follow through with their plans, (financial ramifications of upgrading the access for example) but the redesignation goes ahead regardless, this could potentially lead to another "business" applying to operate out of these 20 acres, or set precedent in the future for other parcels of Crown Land. I would ask The Calgary Archers Club and Rocky View Council to make sure that when the application is denied, or if the archery club doesn't proceed with their application, that these 20 acres are left as RF.

4; Road access:

I'm not sure if the archery club truly realized how much it would cost them to upgrade rr 52, so that it can accommodate the extra traffic, from Grand Valley Rd to the proposed site. Again, this shows lack of research on their part.

5; Destruction of trees and lane:

The contractors that were hired by the archery club to clear cut the westerly 10 acres made an appalling mess, not only to the land that they clear cut, but also the lane that runs between the two 10 acre parcels. The ruts were atrocious rendering the lane difficult and treacherous to walk; however, we were told at the meeting that the contractors were made to repair the damage that they caused on the lane, but this does not rectify the loss of trees. ***As of January 12th 2019, the ruts are still appalling, making it difficult to traverse.***

- Who will be responsible for repairing the damage to the land and replacing the lost trees if the application is denied or if the club pulls their application?
- There are huge piles of unsightly wood brush and scrub left all over the 10 acre site. I understand that the contractors were forced to stop clear cutting, and rightly so, but these piles need to be cleared away, NOT burned. We have had an extremely dry winter, there is hardly any snow coverage, and the risk of fire spreading is very high.

6; Permit to level the 10 acres and set to grass seed:

We believe that a permit will be required to level the ground and sow grass seed so that there will be a level area for the shooting ranges. On chatting with a member of the archery club committee, I asked her if she knew which grass was local to the area; she did not know-again lack of research. I suggested that she contact a particular local land owner who is interested in grasses that are found in this area, for information.

7; wildlife and fences:

- When asked about the archery club's protocol for wildlife/ predator sightings, it was mentioned that the club posted signs and locked their previous facility down

Dominic and Jocelyn Taylor

[REDACTED]

[REDACTED]

12th March 2019

until the animal had passed through. That's all very well, but this area *is* the home for bears, cougars, coyotes and wolves. They do not "pass through"; they live here. Also, posting signs just encourages wildlife photographers to sit and wait, causing traffic issues. We saw this here a few years ago when there was a cinnamon bear feasting on the oats before hibernation, and this past winter when there were many Short-Eared Owls frequenting the Grand Valley.

- My other concern is what type of fence will they use, as per their regulations, to keep intruders out? What we don't want, are fences that could potentially ensnare ungulate, thereby bringing predators closer to our homes. The residents here are very aware of the potential risk and we all do our utmost to live in harmony with the wildlife and give them the chance to move through their wildlife corridors as freely as possible.

As a family, we ask that The Calgary Archers Club communicate with the local residents in a more appropriate, honest and timely manner, and follow through with promises to communicate. I'm sure I'm not the only one who left an email address with them at the open house meeting. In the letter inviting us to attend the open house, the archery club stated that they wanted good relations with their new neighbours; unfortunately, because they didn't inform any of us here of their plans, either by letter or local door-to-door canvassing, a very bitter feeling is felt towards the club. The feeling of animosity towards the club is very palpable in and around the neighbourhood, primarily because of their lack of respect towards us, their lack of research, the sense that they avoided county planning regulations because they went straight to the Provincial gov't, and the total lack of respect and disregard for the beautiful piece of land that they have totally desecrated.

We hope that Rocky View Council hears what the locals have to say and that the proposed redesignation and archery club plans are denied.

As a family, we are opposed to the land redesignation from RF to PS. We are opposed to the Calgary Archers Club clearing the site to make archery ranges. We are opposed to any car park, or building being set up on the 20 acres. We are opposed to a camp site and all that goes with that. We are opposed to increased traffic and strangers that will be generated by the club. In short, we are strongly opposed to the Calgary Archers club setting up their club on the crown land adjacent to our home. What we would like, is for the Calgary Archers club to clear up the wood and brush piles, clear up the garbage, return the 10 acres to a more natural site by replanting trees, and find somewhere else to run their club. They are not wanted here.

The Taylor Family.

From: [REDACTED]
To: [PAA LegislativeServices](#)
Subject: Bylaw C-7794-2018
Date: Wednesday, March 13, 2019 3:06:09 PM

ATTENTION: MUNICIPAL CLERK

Good afternoon,

We would like to register our **opposition** to the proposed Bylaw C-7794-2018, submitted by the Calgary Archers Club to redesignate a portion of NE-10-28-05-W05M and a portion of NW-11-28-05-W05M from Ranch and Farm District (RF) to Public Services District (PS) in order to allow for the development of an Archery Club.

As the property holder of SE/10/28/05/05 10/ /9812736, with land directly adjacent to one of the proposed parcels cited in this application for change of designation, we have the following concerns with the proposed development:

- **Safety of persons and livestock** - Although the proposed layout of the targets suggests that the direction of arrows will predominately travel north, away from our property, as anyone who has been inside an archery range will be aware, not all arrows travel in the direction of the targets. Our home is located within fifty meters of the proposed Calgary Archers Club property, between our house and the property line is land we use to graze our horses. The proposed change will affect our ability to use and enjoy our property safely.
- **Increases in rural crime** - With the sharp increases in rural crime numbers in the last couple years, bringing substantial numbers of non-residents into an area designated as Residential and Farm & Ranch, both for everyday use of the Archery Club and for competitions that would also bring in spectators as well as competitors, raises concerns with regards to the possibility of criminal activity. We realize the majority of people associated with the sport of archery are law-abiding; however, opening the area to the public with a PS designation will also bring the neighbourhood to the notice of those who are not. Response time from law enforcement in this area is of course affected by the distance to the closest detachment in Cochrane.
- **Decreased property value** - Allowing a commercial development of this nature to proceed in a residential acreage community will have a detrimental affect on property values in a market already depressed by current conditions. It would be better to locate this type of property use to an area already set up to accommodate it, such as somewhere next to an existing Rifle Club or Paintball Activity.

Road safety and parking - Currently, a large number of our community use Grand Valley Road for dog walking, horseback riding and cycling, with seniors regularly hiking to the intersection at TWP 280. The residential nature of the current designations allows for the safe enjoyment of these activities that make living in this neighbourhood beneficial to residents. The added traffic of competitions and Archery Club use will have a detrimental impact on resident activities. Although the Club proposes to bus in competitors during their large activities, our own personal experience of choosing between driving ourselves or taking a chartered bus, leads us to believe that the majority of non-resident participants and spectators will choose to drive their own vehicles, thus increasing the danger to residents.

- **Crown land use safety** - During the summer months, the Crown Land attached to the properties applying for the redesignation to Public Services District are regularly used by hikers and horse riding enthusiasts. The possibility of stray arrows affects the safety of those using the Crown Land for recreational purposes.
- **Future development due to redesignation** - we are concerned about the possibility of future development, above and beyond the Archery Club, with a change of designation from Ranch and Farm District (RF) to Public Services District (PS). We oppose the development of this Crown Land in this manner. We would support, however, a change to a residential designation.

Thank you for the opportunity to register our **opposition to the proposed Bylaw C-7794-2018**.

Sincerely,

Doug & Sherri Phibbs
[REDACTED]

OFFICE OF THE CAO

TO:	Council	
DATE:	March 26, 2019	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Specialized Municipalities	

¹DIRECTION:

Section 83 of the *Municipal Government Act* (MGA) provides that a specialized municipality may be formed for an area where the Minister is satisfied that a type of municipality does not meet the needs of its residents. To achieve this, an analysis is needed on the merits of Rocky View County changing its municipal status to a specialized municipality.

EXECUTIVE SUMMARY:

Over the next 25 years, Rock View County will become increasingly urbanized as approved and existing hamlets build out. With increased urbanization, there will be differences in service level expectations and provisions across the County. In order to address this governance challenge, Administration has undertaken a preliminary investigation into the merits of becoming a specialized municipality, which may include the ability to define geographic rural and urban service areas.

In order for the Government of Alberta to approve special municipal status, the County must demonstrate that the current status under the MGA does not meet the needs of our residents or businesses. In addition, the County must show that public and external stakeholders have been consulted on the proposed change in municipal status.

BACKGROUND:

Rocky View County is no longer an entirely 'rural' municipality. Over the next 25 years, the County will oversee the growth of five urban hamlets, each of which would have a population sufficient to be classified as a city under the MGA (>10,000 residents). There are also six significant country residential communities, several of which have populations greater than 5,000 residents and continue to grow. Finally, the County contains four rapidly developing and separate regional business centres (Figure 1).

These areas are distinct, each with differing service needs or aspirations. In order to address the challenges of unique situations, the MGA allows for the creation of a specialized municipality. Section 83 of the MGA states:

A specialized municipality may be formed for an area:

(a) in which the Minister is satisfied that a type of municipality referred to in section 77... does not meet the needs of the residents of the proposed municipality.

In Alberta, there are six specialized municipalities: Lac La Biche County, Municipality of Crowsnest Pass, Municipality of Jasper, Mackenzie County, Strathcona County, and the Regional Municipality of Wood Buffalo. These were formed for reasons of governance, grants, and/or taxation.

¹ **Administration Resource**

Richard Barss, Intergovernmental Affairs

A. Governance

The MGA identifies governance as an important consideration in the formation of a specialized municipality. Section 89(3) states:

If a specialized municipality is formed, the order must state the number of councilors that is to comprise its council ... and may (a) establish wards for it and describe their boundaries.

The MGA allows a specialized municipality to determine whether the chief elected official is determined by a vote of the electors, or appointed by council (which is a power granted to all rural municipalities).

The RM of Wood Buffalo has used an Order in Council to establish a governance system that provides disproportionate representation relative to the population of the urban and rural areas. In Wood Buffalo on average, urban councillors in Fort McMurray represent 12,157 residents, while rural councillors represent 1,048 residents.

At this time, disproportionate representation would not be a reason for the County to see specialized status, as the County does not yet have a higher urban to rural population ratio. Further, the Province has indicated it may no longer support disproportionate representation as a governance method.

B. Grants

Historically, provincial grants were structured to recognize rural and urban areas. Specialized municipalities were allowed to take advantage of both urban and rural grant opportunities.

Since 2007, funding through the Municipal Sustainability Initiative (MSI) has been based on municipal populations. Therefore, there appears to be limited value in becoming a specialized municipality for granting purposes. However, the MSI program is under review, and a specialized municipality would be able to take advantage of any federal or provincial grants that differentiate between urban and rural areas.

C. Taxation

Wood Buffalo, Strathcona, and Lac La Biche have defined urban and rural service areas. The service areas have differing tax rates applied to non-residential development, and derive higher taxes from large industrial areas while keeping the tax rate for smaller businesses located in hamlets reasonable.

In all other municipalities, tax rates must be set for each assessment class or sub-class of development and applied universally across the municipality. The key advantage of a specialized municipality is that it may allow tax rates to be established by geographic area for a desired purpose rather than an assessment class. The County may be able to establish different geographical service areas with different tax rates linked to the level of service provided to that area.

D. City Charters

Recently, Calgary and Edmonton have been granted City Charters. The charters provide certain regulatory powers unique to these municipalities; for example, the power to reassess industrial land that is under construction. If there is value to the County, some of these provisions could be allowed under the Order in Council.

E. Recognition

The County confronts the perception of being a rural municipality with the reality of developing multiple urban centres and promoting business development. This provides internal challenges in terms of attracting staff and developing a sustained focus on the challenges and costs of urban development. Externally, it has resulted in challenges to the right of the County to develop urban settlement areas. Special municipality designation may help to change the focus and perception.

DISCUSSION:

Administration has identified the ability to provide and pay for different service levels in defined geographic areas as one potential benefit of a specialized municipality. Differentiating service levels and assessment / tax areas by geography is an intuitively understandable and defensible approach to residents who may observe or desire different levels of service.

In order for the Government of Alberta to approve Special Municipal status, the County must demonstrate that the MGA does not meet the needs of our residents or businesses. In addition, the County must show that public and external stakeholders have been consulted on the proposed change in municipal status. Finally, it must list the number of wards (districts) that County would have (not their boundaries). The province has indicated that a formal submission should occur no later than June 2020, as an Order in Council would not be approved within a municipal election year, which begins on January 1, 2021.

BUDGET IMPLICATIONS:

An economic case on the benefits of a specialized municipality must be presented to the public and the Province. An external assessment to examine an economic case would be the primary initial cost of this project. Administration has not scoped the detailed costs of such a study, but anticipates it has sufficient money allocated for this analysis. Upon assessment and a decision by Council to move forward with requesting specialized status, there would be a need for a budget adjustment to cover the costs of public consultation if that work begins in this budget year.

CONCLUSION:

A change in County status to a specialized municipality provides recognition of the County's evolving urban and rural development pattern and may provide the tools necessary to address the anticipated variety in community service demands. Administration is requesting direction to continue its research and analysis of the benefits of obtaining specialized municipality status. It anticipates reporting back to Council with this information in late 2019 for direction prior to engaging in public consultation.

OPTIONS:

- Option #1 THAT Administration be directed to proceed with an analysis of the benefits of a specialized municipality and report back to Council with its findings.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

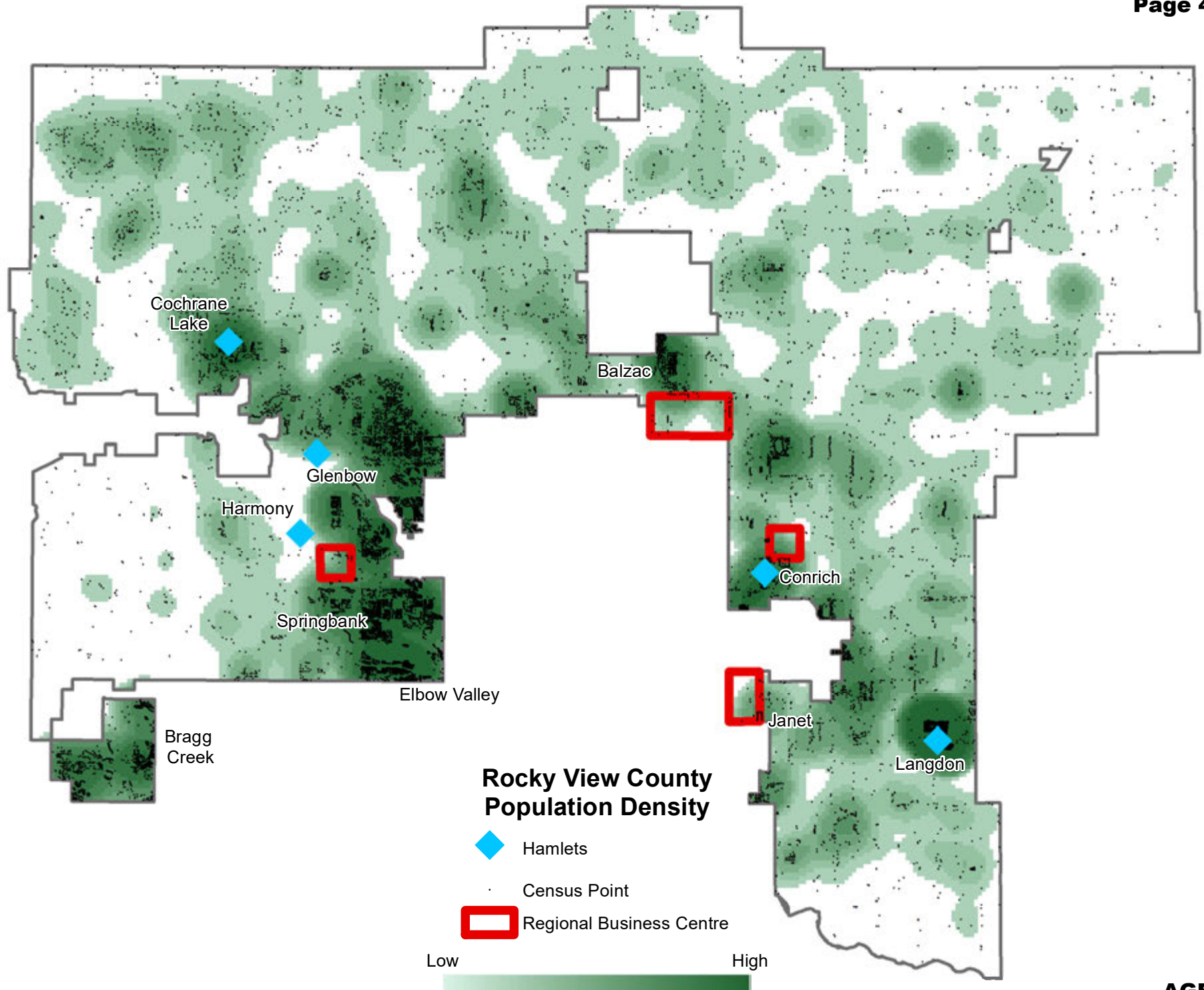
"Al Hoggan"

Chief Administrative Officer

RB/rp

APPENDICES:

APPENDIX 'A': Figure 1 – Regional Business Centers





FIRE SERVICES

TO: Council

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

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

SUBJECT: Donation of the 1991 GMC Fire Truck to the Rotary Club Los Amigos project

¹POLICY DIRECTION:

The donation of the 1991 GMC Fire Truck to the Rotary Club was evaluated in accordance with the Rocky View County Purchasing Procedure PRO 003, and was found to be in compliance.

EXECUTIVE SUMMARY:

Council has been asked to donate a 1991 GMC Fire Truck to the Rotary Club of Airdrie and the Rotary Club of Lethbridge Sunrise in support of the Los Amigos project (See Appendix 'A').

BACKGROUND:

The Rotary Club has been working since 2011 to place decommissioned, but mechanically fit, fire trucks, ambulances, and handi-buses into communities in Mexico that are in dire need of such equipment. The Los Amigos Project is funded through a number of Rotary Clubs in Alberta, as well as government grants, donations, and sponsorships.

In 2017, the Rotary Club of Airdrie purchased an out of service fire truck from Rocky View County and sponsored its donation to the Los Amigos project. The Airdrie Rotary Club is now requesting the donation of a 1991 GMC Fire Truck. This unit was taken out of service in 2017 and is currently in storage at the County's Fleet Yard. The vehicle has no service value as a Fire Truck and will be disposed of in 2019.

BUDGET IMPLICATION(S):

Financial Services have confirmed the Net Book Value to be \$0.00.

OPTIONS:

- Option #1 THAT the donation of the 1991 GMC Fire Truck to the Rotary Club Los Amigos project be approved.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

¹ **Administration Resources**
Randy Smith, Fire Services



APPENDICES:

APPENDIX 'A': Letter of Request for Donation



Rotary Club of Lethbridge Sunrise
P.O. Box 1004 Station Main
Lethbridge, AB T1J 4A2



March 16th, 2019

ROCKY VIEW COUNTY
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Dear Sir:

I am writing to you on behalf of the Los Amigos Project. Los Amigos was founded in 2011 by the Rotary Club of Lethbridge Sunrise, but has since expanded to include several Rotary Clubs throughout Southern Alberta, including the Rotary Club of Airdrie. Over the last 8 years, we have collected and donated over 35 vehicles to communities in Mexico with the assistance of our partner Rotary Club in Mazatlan, Sinaloa, Mexico. Vehicles have included fire trucks, ambulances, handibuses and school buses, all of which are greatly needed in smaller communities throughout Mexico. We are proud to say that every vehicle we have donated to Mexico is still in use today.

The Project has expanded to include a program to provide training to volunteer firefighters in Mexico. We have also been able to provide equipment, turnout gear and uniforms donated to the Project for the use of volunteers in Mexico.

All of our partner Rotary Clubs would be very grateful for your support of our project by the donation of a fire truck/pumper as we strive to continue our work in Mexico.

We would be pleased to answer any questions you may have.

Yours in Rotary
Rotary Club of Lethbridge Sunrise

Karlyne Samuels
Project Coordinator, Los Amigos Project



MUNICIPAL ENFORCEMENT

TO: Council

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

FILE: N/A

SUBJECT: Permit Request for a Kubota UTV – Off Highway Vehicle

¹POLICY DIRECTION:

Council has the ability to govern the use of the use of off highway vehicles in certain circumstances on local roads, pursuant to Sections 120(4)(b) and 120(5) of the *Alberta Traffic Safety Act*.

EXECUTIVE SUMMARY:

The purpose of the report is to request that Council issue a permit to authorize an employee of Rocky View Utility Corporation to operate a Kubota UTV on the local roads within Langdon (excluding any portion of a designated highway) in order to provide water utility maintenance.

BACKGROUND:

Rocky View County Municipal Enforcement has encountered a Kubota UTV, RTV series, owned and operated by Rocky View Utility Corporation travelling on the roadways within the hamlet of Langdon. The UTV is used on a regular basis to provide water utility maintenance within the hamlet, and is registered, insured, and marked with a slow-moving vehicle placard that is compliant in size, colour, and orientation. Section 120(2) of the *Alberta Traffic Safety Act* prohibits this type of vehicle travelling on County roadways; however, Section 120(4) of the *Alberta Traffic Safety Act* does allow Rocky View County Council to pass a motion authorizing the issuance of a permit and setting out the applicable conditions of the permit in accordance with the *Traffic Safety Act*.

In order to allow Rocky View Utility Corporation to continue using their UTV to provide water utility maintenance within the hamlet of Langdon, Administration is requesting that Council pass a motion to authorize the issuance of a permit for it. The permit includes the following conditions:

- a) maximum speed limit; and
- b) the routes to be used.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | <p>THAT Council issue a permit to Rocky View Utility Corporation to allow the operation of the Kubota UTV on the local roads in Langdon with the following conditions:</p> <ul style="list-style-type: none"> 1) OHV Operator must be at least 16 years of age and hold a valid Class 5 Operator's Licence; 2) The OHV must be insured and registered; |
|-----------|--|

¹ **Administration Resources**
Jay Loro, Municipal Enforcement



- 3) OHV must travel on the right hand side of the road, with traffic;
- 4) OHV must meet all equipment requirements under the Alberta Traffic Safety Act in order to be street legal;
- 5) The OHV must have a licence plate that is securely attached and clearly visible;
- 6) The OHV must clearly display slow moving vehicle sign; and
- 7) The maximum speed while operating on local roadways is 40 km/h.

Option #2

THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



PLANNING & DEVELOPMENT

TO: Council
DATE: March 26, 2019 **DIVISION:** 4
FILE: 02336005 **APPLICATION:** 20180111
SUBJECT: Request for Council Direction on Appraisal Value for Road Closure of Range Road 281

¹POLICY DIRECTION:

Policy and Procedure #443, Road Allowance Closure and Disposal, directs Administration to obtain a fair market value appraisal of the undeveloped road allowance, but it does not direct Administration on how to proceed when an Applicant is not in support of the appraisal value but wishes to proceed with the closure and consolidation.

EXECUTIVE SUMMARY:

This report is to consider a request by the Applicants for an adjustment to the appraised value given to a 0.58 hectare (1.43 acre) portion of undeveloped road allowance proposed to be closed by bylaw C-7781-2018. As per Policy and Procedure #443, Road Allowance Closure and Disposal, Administration provided an appraisal, which the Applicants do not agree is a fair evaluation on the value of the lands. Administration has worked with the Applicants and the appraisal company, Altus Group, and provided a revised and reduced appraisal value for the lands. After further review, the Applicants are still not in support of the value and have requested that Council be asked for further assistance. As this is a Council policy, an adjustment to the appraised value of the lands may be considered by Council.

BACKGROUND:

The Applicants, Darrell and Alice Barr, have indicated that the purpose of this application is to close and consolidate the 0.58 hectare (1.43 acre) portion of undeveloped Road Allowance known as Range Road 281 with their parcel, which is located along the east boundary of the portion to be closed. The closure would allow the Applicants to apply for a building permit for a shop to be located in the northwest corner of their property without the requirement for a relaxation of setbacks due to the proximity to the road allowance. Appendix 'D' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo, and Landowner Circulation Area.

HISTORY:

February 1, 2019	Revised appraisal received
January 31, 2019	Meeting to discuss appraisal
September 10, 2018	Appraisal received and sent to applicant for approval
August 14, 2018	Appraisal requested
July 30, 2018	Bylaw received back from Minister of Transportation
May 8, 2018	Public Hearing – Bylaw C-7781-2018

¹ **Administration Resources**

Angela Pare, Engineering Support Technician, Planning & Development



Upon the Applicants' review of the road closure appraisal package, (Report Extract, see Appendix 'A') they felt that the appraisal was not a fair market value for the subject lands, and that a proper method of determining a value for the lands was not used. The Applicants provided comments on the appraisal report, which were sent to the Appraiser. The Appraiser responded that they were confident in their appraisal of the subject lands and did not agree that the value was unfair or improperly determined.

In other road closure files where an applicant has not supported the appraisal package as provided, Administration has requested further review of the appraisal package to have them confirm that they are confident in the validity of their appraisal and, when needed, has used the County's Assessment department for their review and opinion on the proposed value of the lands. Administration does not typically proceed with 2nd and 3rd readings to complete a road closure bylaw until an agreement on the purchase price of the lands is reached.

After the first appraisal package was disputed by the Applicants, Administration requested a review of the appraisal package from the County's Assessment Department. The Assessment department further supported the appraisal package and advised that, in their opinion, the sales data, adjustments, and approach used to value of the subject lands were reasonable (see Appendix 'B'). Administration then scheduled a meeting with the Appraiser, Dwayne Kirk of Altus Group, and the Applicants, Darrell and Alice Barr, where the appraisal was discussed further. The Applicants provided Mr. Kirk with some additional information regarding the land, its past uses, and its topographical constraints. Mr. Kirk then agreed to re-evaluate the appraisal based on the new information received. On February 1, 2019, Altus Group provided a new/revised appraisal package for this closure, which was sent to the Applicants for approval to proceed at the new value given. (Report Extract, See Appendix 'C')

DISCUSSION:

The first appraisal value given to the 0.58 hectare (1.43 acre) portion of undeveloped road allowance was \$25,000.00. The Applicants were provided a summary of all the costs that would be required to be paid as follows:

- \$25,000.00 + \$1,250.00 (GST on Land Sale) + \$1,500.00 (Survey Costs) + \$2,500.00 (Appraisal Fee), for a total cost of \$30,250.00.

The second/revised appraisal value given to the 0.58 hectare (1.43 acre) portion of undeveloped road allowance was \$5,000.00. The Applicants were provided a summary of all the costs that would be required to be paid moving forward as follows:

- \$5,000.00 + \$250.00 (GST on Land Sale) + \$1,500.00 (Survey Costs) + \$2,500.00 (Appraisal Fee), for a total cost of \$9,250.00.

Administration supports the appraisal packages as provided by Altus Group Ltd, which were further reviewed and supported by the County's Assessment Department. Therefore, Administration is requesting Council's assistance in determining the fair market value for which the lands should be sold.

BUDGET IMPLICATION(S):

When a Road Allowance is closed for the purpose of consolidation, the Applicant is required to pay a fair market value price for the subject lands, which is to be determined by a certified appraiser. The money received for the sale of the lands is deposited into the General Reserve.

**OPTIONS:**

- Option #1 THAT the Applicants be required to pay \$_____ for the land sale, plus applicable closing costs if they wish to proceed with the closure and consolidation.
- Option #2 THAT the Applicants be required to pay the originally provided appraisal price of \$25,000.00 for the land sale, plus applicable closing costs if they wish to proceed with the closure and consolidation.
- Option #3 THAT the Applicants be required to pay the revised appraisal price of \$5,000.00 for the land sale, plus applicable closing costs if they wish to proceed with the closure and consolidation.
- Option #4 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

Sherry Baers

Al Hoggan

 Executive Director
 Community Development Services

 Chief Administrative Officer

AP/rp

APPENDICES:

- APPENDIX 'A': Original Appraisal Report Extract – Altus Group – August 31, 2018
- APPENDIX 'B': Assessment Department Review Email
- APPENDIX 'C': Revised Appraisal Report Extract – Altus Group – February 1, 2019
- APPENDIX 'D': Map Set



October 24, 2018

Project No.: 13120.102658.014

Your File No.: PL 20180001

Ms. Angela Pare
Rocky View County
Engineering Services
911 - 32 Avenue NE
Calgary, AB, T2E 6X6

Dear Ms. Pare

RE: Appraisal of an Undeveloped Road Allowance; Ptn. of Range Road 281 to be consolidated with Plan 0511195 Block 1 Lot 1
Highway 22X and Range Road 281, Rocky View County, AB

In accordance with your request by way of a contract dated January 24, 2018 in reference to Application No. PL20180001 and as per the Terms of Reference provided herein, we have provided an opinion of the current market value on an all-cash basis of the fee simple interest in the subject property as at the effective date of August 28, 2018. The intended user of this report is Rocky View County ["Client"]. The intended use is to provide Rocky View County with information to assist with the resolution to close a portion of Road Allowance known as Range Road 281 for consolidation with the adjacent parcel on the east side of the road allowance legally described as Plan 0511195 Block 1 Lot 1 and no other use. No additional intended users are identified or intended by the appraiser.

This Appraisal Report and Appendices must be read as a whole, as sections taken alone may be misleading and lead the reader to an incorrect conclusion. Information provided by the client and collected through market research and analysis is stored in our working file. This assignment has been completed in accordance with the Scope of Work as outlined in Section 1.2. In our opinion, the current market value of the fee simple interest in the subject property, as vacant, subject to the Standard Terms and Limiting Conditions outlined in Appendix A and the Extraordinary Assumptions in Section 1.4 and the Hypothetical Conditions in Section 1.5 of this report, as at August 28, 2018, is:

\$25,000
Twenty Five Thousand Dollars

Based on this estimate of market value, the liquidity of the subject property is considered to be "Modest" as defined at Appendix A. We estimate that an exposure time of 12 to 36 months would have been required prior to the effective date to sell the subject property at its current market value.

Should you have any questions, please contact Dwayne Kirk, M.A. or Fraser Dyer, B.Sc. (Hons), MRICS, AACI P.App at your convenience.

Respectfully submitted,

A stylized, handwritten-style signature in blue ink that reads "Altus Group".

Altus Group Limited

Angela Pare

From: Ted Boyda
Sent: Tuesday, October 30, 2018 9:57 AM
To: Angela Pare
Cc: Sarah Archibald
Subject: RE: Appraisal Report - PL20180001 - SW-36-22-28-W4M

Angela,

Upon review of this report with one of my Assessor's, it appears that the sales data, adjustments and approach used to value the subject are reasonable for the former road portion to be purchased.

You must remember that this parcel separately has limitations; the adjacent property owners might benefit for additional access points to their property once consolidated as one parcel.

The overall appraisal appears reasonable for this narrow strip of land.

Ted Boyda, B.ED, A.M.A.A.
Assessment Services Manager

ROCKY VIEW COUNTY

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

DIR 403.520.1182 |

tboyda@rockyview.ca | www.rockyview.ca



February 1, 2019

Project No.: 13120.102658.014B

Your File No.: PL 20180001

Ms. Angela Pare
Rocky View County
Engineering Services
911 - 32 Avenue NE
Calgary, AB, T2E 6X6

Dear Ms. Pare,

RE: Appraisal of an Undeveloped Road Allowance; Ptn. of Range Road 281 to be consolidated with Plan 0511195 Block 1 Lot 1
Highway 22X and Range Road 281, Rocky View County, AB

In accordance with your request by way of a contract dated January 24, 2018 in reference to Application No. PL20180001 and as per the Terms of Reference provided herein, we have provided an opinion of the current market value on an all-cash basis of the fee simple interest in the subject property as at the effective date of August 28, 2018. The intended user of this report is Rocky View County ["Client"]. The intended use is to provide Rocky View County with information to assist with the resolution to close a portion of Road Allowance known as Range Road 281 for consolidation with the adjacent parcel on the east side of the road allowance legally described as Plan 0511195 Block 1 Lot 1 and no other use. No additional intended users are identified or intended by the appraiser.

This Appraisal Report is an update to File 102658.014 based on information provided with the land owners on January 31, 2019. This Report and Appendices must be read as a whole, as sections taken alone may be misleading and lead the reader to an incorrect conclusion. Information provided by the client and collected through market research and analysis is stored in our working file. This assignment has been completed in accordance with the Scope of Work as outlined in Section 1.2. In our opinion, the current market value of the fee simple interest in the subject property, as vacant, subject to the Standard Terms and Limiting Conditions outlined in Appendix A and the Extraordinary Assumptions in Section 1.4 and the Hypothetical Conditions in Section 1.5 of this report, as at August 28, 2018, is:

\$5,000
Five Thousand Dollars

Based on this estimate of market value, the liquidity of the subject property is considered to be "Modest" as defined at Appendix A. We estimate that an exposure time of 12 to 36 months would have been required prior to the effective date to sell the subject property at its current market value.

Should you have any questions, please contact Dwayne Kirk, M.A., DULE, AACI, P.Appat your convenience.

Respectfully submitted,

A handwritten signature in blue ink that reads "Altus Group".

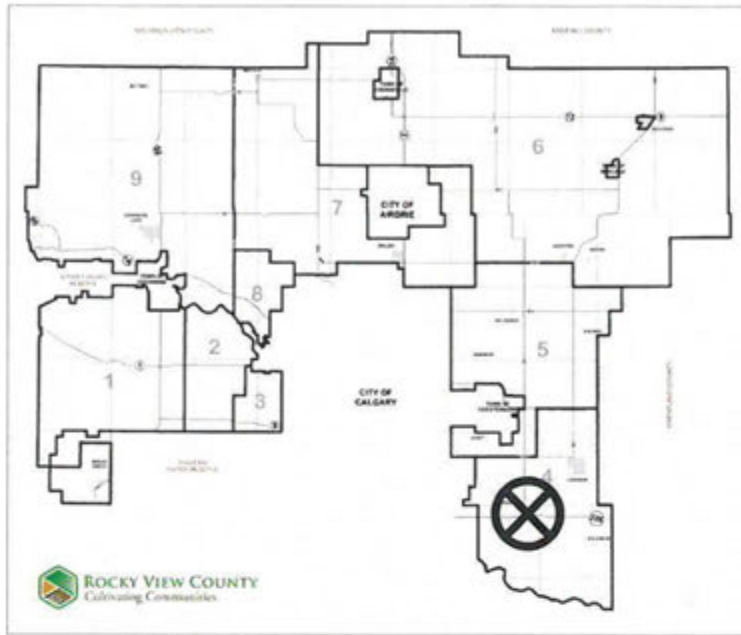
Altus Group Limited

AltusExpertServices

2020 4th Street SW Suite 310, Calgary, AB T2S 1W3
T: 403.508.7770 | E: info@altusgroup.com | altusgroup.ca

AGENDA

Page 143 of 297



LOCATION PLAN

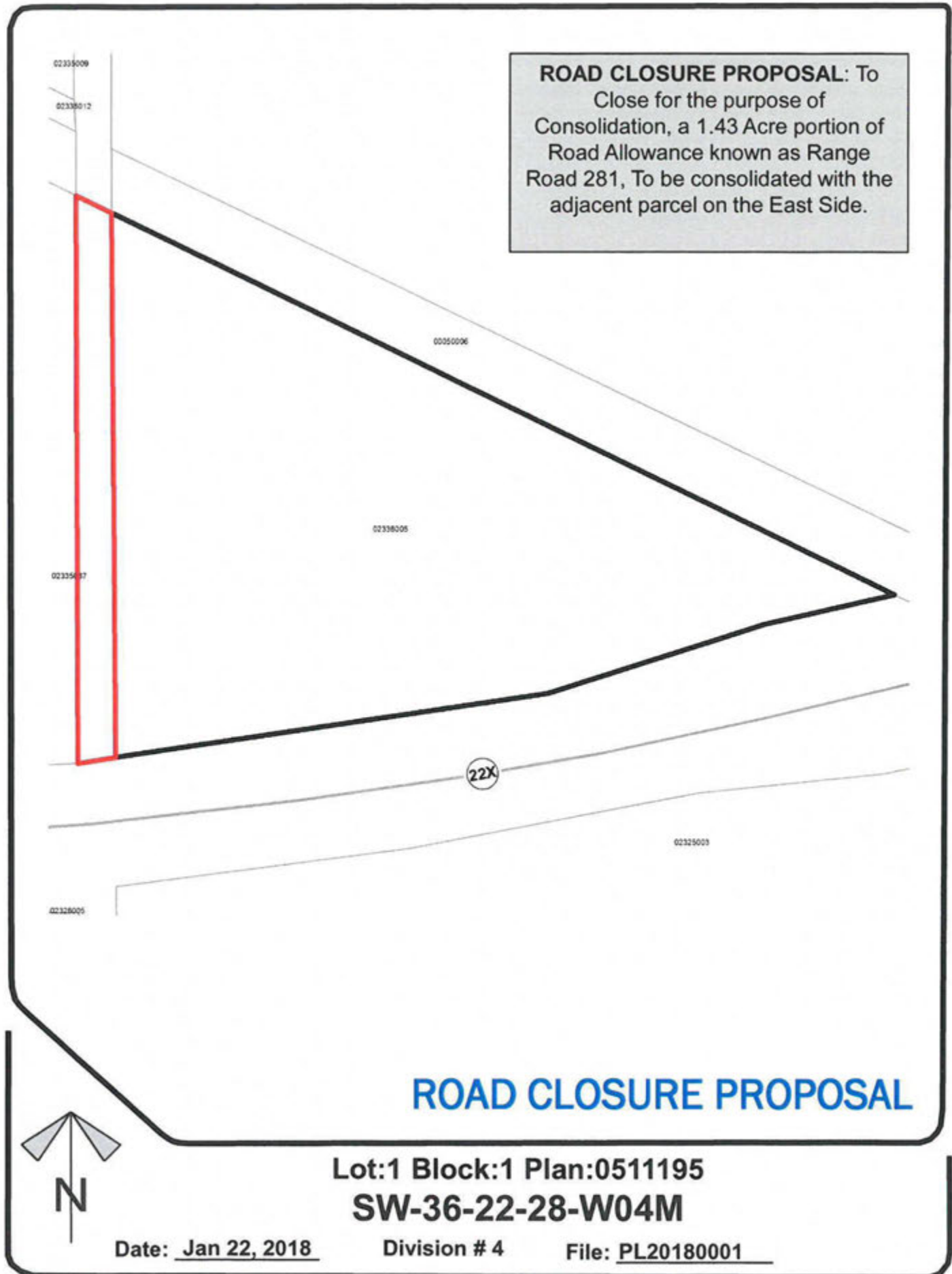


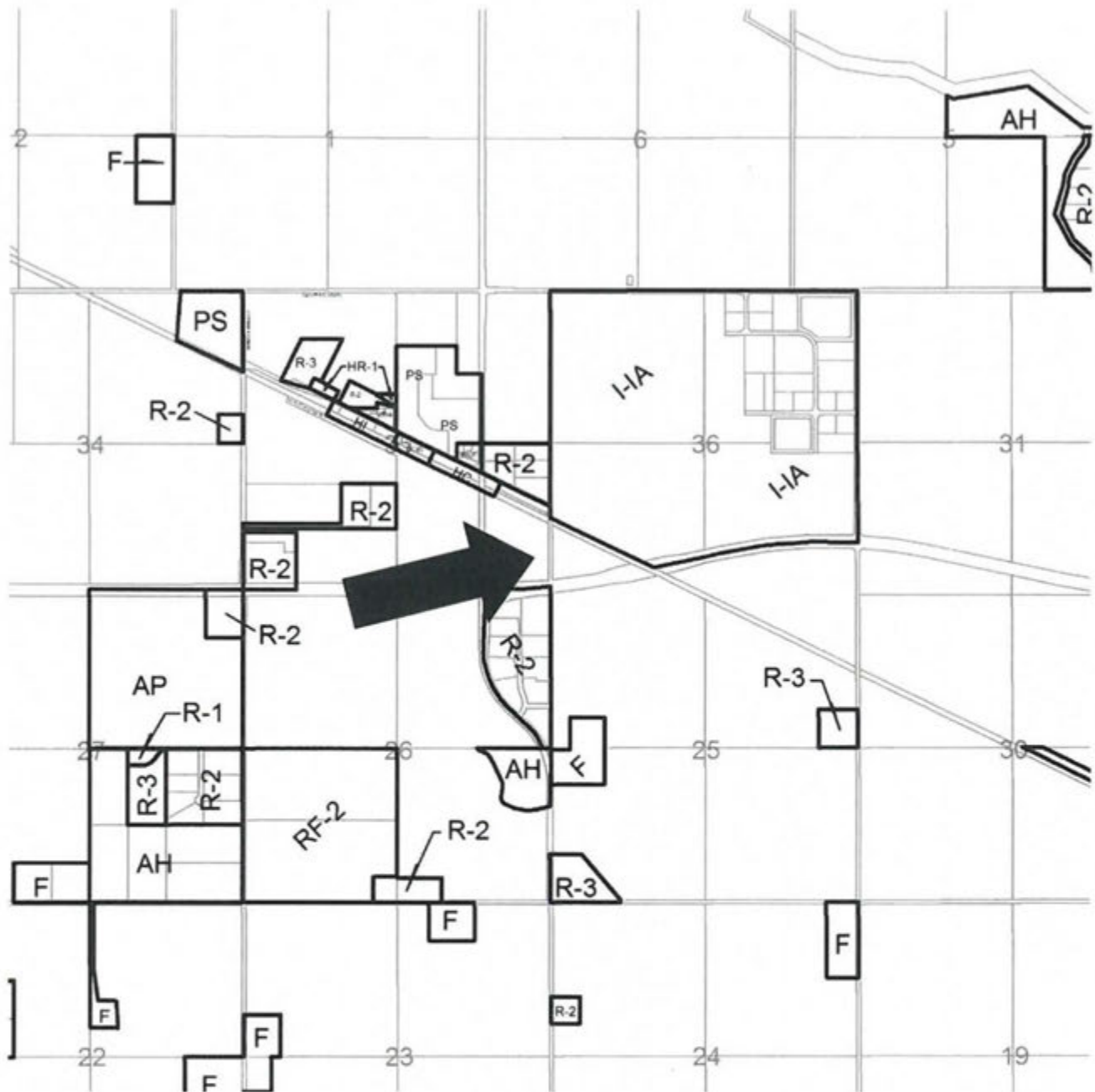
Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001





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

LAND USE MAP

Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



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

AIR PHOTO
Spring 2016



Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

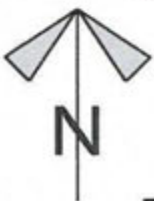
Division # 4

File: PL20180001



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

TOPOGRAPHY
Contour Interval 2 M

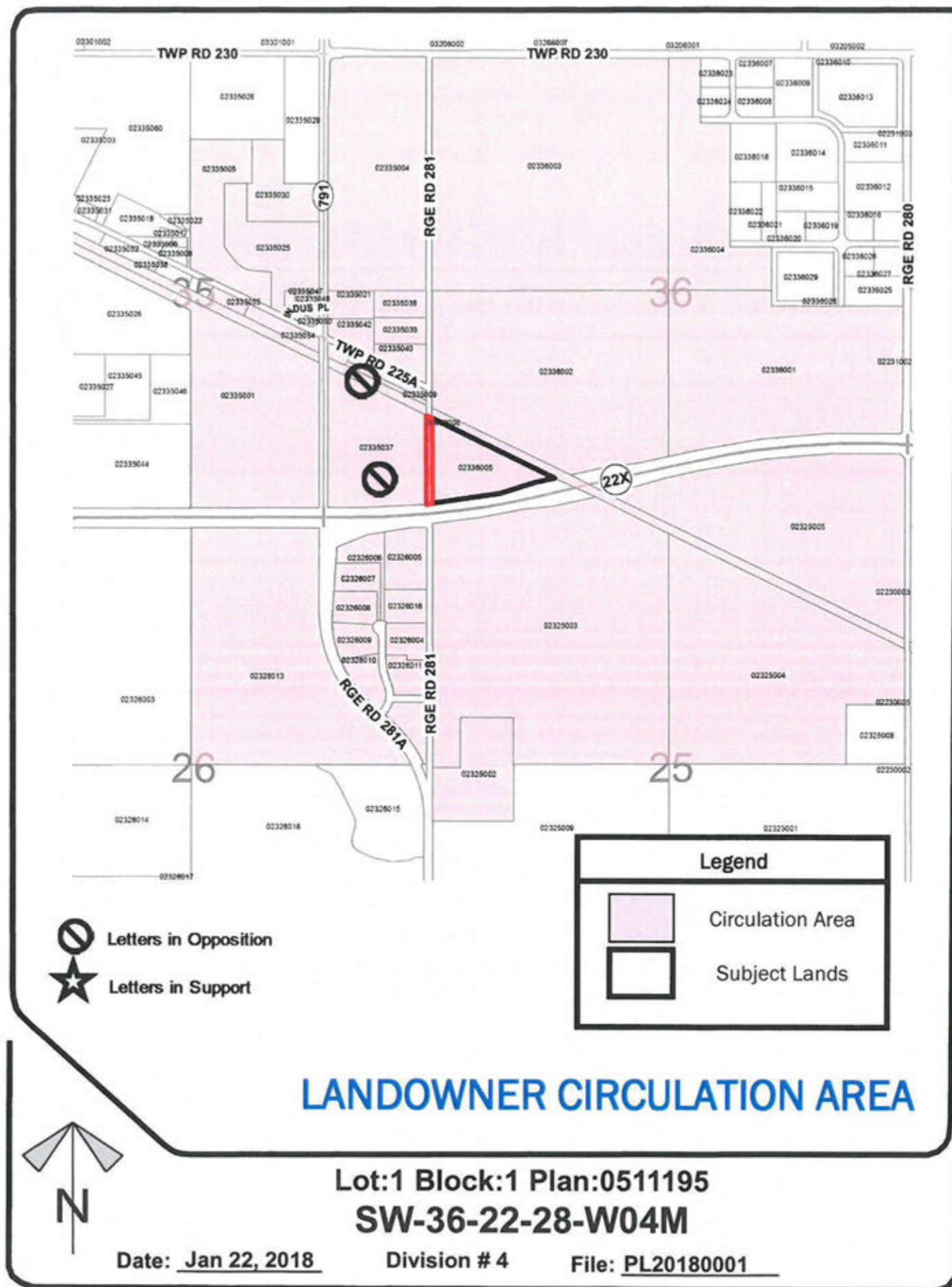


Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



CAPITAL PROJECTS MANAGEMENT

TO: Council

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

FILE: 4060-350

SUBJECT: East Balzac Waste Water Treatment Plant Capacity Upgrade Budget Adjustment

¹POLICY DIRECTION:

Under the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget. The proposed budget adjustment is required in the amount of \$3.8 million to fund capacity upgrades at the East Balzac Waste Water Treatment Plant.

EXECUTIVE SUMMARY:

In January 2015, Administration procured the professional services of Wood Environment & Infrastructure Solutions (formerly AMEC Foster Wheeler) to prepare a plan that would repurpose the existing SBR-3 (Sequence Batch Reactor) unit at the East Balzac Waste Water Treatment Plant. The repurposing of SBR-3 was to achieve an increase in the plant design capacity by 1,000 cubic metres per day. Council approved \$3.0 million to complete the improvements.

In June 2015, an application under the Environmental Protection Enhancement Act (EPEA) was submitted to Alberta Environment and Parks and approval was granted in May 2017. Amendments to the current approval were required to increase the plant design capacity from 4,300 cubic metres per day to 5,300 cubic metres per day. Due to the extensive time delay in the environmental approval process, Administration moved ahead with construction of the dewatering facility and lift station which did not require environmental approvals. These components of the project were to add operational efficiencies to the system.

As part of the project, the wastewater treatment plant would need to shutdown for a minimum of 12 days to complete the necessary improvements. Based on the high degree of risk, Administration conducted a peer review via a third party engineering consultant to review the Wood design and costing. The value engineering analysis of the proposed upgrade was also intended to identify opportunities to reduce construction costs and meet the approved budget.

The value engineering analysis determined an alternate treatment technology called Moving Bed Biofilm Reactor (MBBR) would be more cost effective to construct than continuing the use of SBR at the plant. Also, it recommended converting SBR-1 and SBR-2 (which currently treat 25% of the plant effluent) instead of SBR 3.

The conversion of the smaller basins would further benefit the County by gaining an additional 2,200 cubic metres per day of treatment capacity at the wastewater treatment plant increasing the plant design capacity to 6,500 cubic metres per day. The cost to complete the conversion is estimated at \$3.8 million (+/- 10%).

Administration is respectfully requesting that a budget adjustment of \$3.8 million be provided to increase capacity at the plant by 2,200 cubic metres per day. The increase capacity would gain approximately \$25 million in water levy payments and \$41.5 million in wastewater levy payments for the County.

¹**Administration Resources**
Doug Hafichuk, Capital Projects

BACKGROUND:

In January 2015, Council passed a motion to complete Stage 1A of Langdon Wastewater Treatment Plant upgrade which consisted of:

- (1) repurpose of SBR 3.1 to increase plant treatment by 1000 cubic metres per day;
- (2) construct a lift station and return pipeline from the lagoon system to headworks;
- (3) construct a dewatering facility to reduce sludge hauling off-site;
- (4) install insulated covers over the existing treatment basins;
- (5) conduct H₂S management in the forcemain;
- (6) complete headworks improvements to correct health and safety and equipment corrosion hazards from (periodic) high levels of H₂S accumulating in the headworks.

Council approved a budget adjustment of \$3.0 million for design, construction, and engineering services. In compliance with County Purchasing Policy, Wood Environment & Infrastructure Solutions was awarded the contract for engineering design, construction supervision, and to obtain an environmental approval:

- *June 2015* - EPEA Application submitted to Alberta Environment and Parks
- *November 2015* - Issuance of construction tender
- *January 2016* - Tender awarded to Wildstone Construction and Engineering
- *May 24, 2017* - EPEA Approval issued.

The construction tender bids received to complete the approved project scope ranged from \$3,923,092 to \$4,506,878. The Wood estimate of \$3.0 million was dependent upon favorable bids due to the downturn in the economy and a 12-month environmental approval process. Due to a prolonged environmental approval process (23 months for issuance), Administration deleted tasks (1), (4), (5), and (6) from the tender in order to proceed with construction of the tasks that did not require an environmental approval. The dewatering facility and lift station was completed and operational in March 2017.

Due to the large difference between the construction cost estimate and the bids received, Administration also chose to re-evaluate the deleted tasks and try to meet the budget through design changes and possible construction cost saving measures. Further, a third party review of the Wood design was undertaken, including a value engineering analysis conducted by a neutral third party.

The design review indicated a high probability that the design, as proposed, would not result in the expected 1000 cubic metre per day capacity increase as major plant upgrades would also be required. These requirements were not identified in the Wood design and include upgrades to the electrical system, ultraviolet disinfection system, addition to the size/additional blower, and changes to the aeration system. The cost to upgrade SBR-3 is estimated at \$2,800,000 (+/- 10%).

The value engineering analysis identified other technology options that could maximize treatment capacity at a lower (per cubic metre) construction price. A recommendation was provided to convert SBR-1 and SBR-2 using MBBR technology. The conversion of SBR-1 and SBR-2, which cumulatively treat a third of the plant effluent, would increase the plant capacity by 2,200 cubic metres per day to a design capacity of 6,500 cubic metres per day. The cost to upgrade SBR-1 and SBR-2 to MBBR is estimated at \$3,800,000 (+/- 10%).



SBR-3 could also be converted to the MBBR technology in the future, increasing the plant design capacity by 8,500 cubic metres per day to a total of 15,000 cubic metres per day.

DISCUSSION:

As a result of the value engineering study, MBBR is being recommended to replace the existing plant SBR technology. The following advantages were noted:

- Proposed MBBR upgrade and future expansion of treatment capacity can be achieved using existing infrastructure within the main plant site.
- Additional capacity can be gained at a lower construction cost than upgrading using existing SBR technology; approximately \$1,000 less per cubic metre to construct.
- The lagoon system does not have to be reclaimed for future expansions as would be required if SBR technology is used in future phases.
- The use of the lagoon system can be continued in cases of emergencies, plant upsets, and maintenance.
- Conversion of SBR-1 and SBR-2 does not require an extended shutdown of plant operations. If SBR-3 is upgraded as proposed, a full plant shutdown would be required beyond the 12 day capacity of the lagoon system. Incoming effluent beyond the 12 days would be trucked offsite for treatment at another licensed facility at a significant cost to the County.
- Utilizing the MBBR technology would reduce construction risk from high to very low. Whereas upgrading with SBR would be high risk due to the amount of off-line effluent storage required during the full plant shutdown.

The original plan to upgrade SBR-3, which currently treats 75% of the plant effluent, would gain 1,000 cubic metres per day. Converting the two smaller basins instead, which cumulatively treat 25% of the plant effluent, to MBBR would gain 2,200 cubic metres per day. In addition, a future upgrade of SBR-3 to MBBR add an additional 8,500 cubic metres per day.

The third party review also recommended changes that would improve sludge management at the plant and lift station that discharges treated effluent into Weed Lake. This would improve the efficiency of sludge management and update the ultraviolet disinfection system to meet current guidelines from Alberta Environment and Parks.

Should Council choose to proceed with upgrading the plant using the current SBR technology, Administration has presented Option #2 for Council's consideration and a budget adjustment of \$2.8 million. This upgrade will increase the plant capacity by 1,000 cubic metres per day.

Administration believes that the best funding source to meet project objectives would be the Tax Stabilization Reserve fund and repaid by funds collected through the water and wastewater off-site levy bylaw.

If a budget adjustment is approved by Council, construction is expected to be completed by end of February 2020. Should neither budget adjustment be approved, Administration would require the Development Industry to enter into an agreement with the County to improve the County's East Rocky View Wastewater system.

BUDGET IMPLICATION(S):

A budget allocation of \$3.8 million would be required to finance the conversion of SBR-1 and SBR-2 to MBBR technology and increase treatment capacity by an additional average day flow of 2,200 cubic metres per day and improvements to sludge management process and ultraviolet disinfection system.



Assuming that the 2,200 cubic meters per day extra capacity gained through the above modifications and improvements are evenly split as intended in the water and wastewater off-site levy bylaw (733 m3/day for the Hamlet of Langdon, 733 m3/day for the Conrich service area and 733 m3/day for the East Balzac service area), the following developer contributions through the off-site levy would be achievable:

Hamlet of Langdon

Water Contributions: Nil (Not on County Water Supply)

Wastewater Contributions: 733 m3/day x \$14,385.76 = \$10,544,762

Conrich Service Area

Water Contributions: 733 m3/day x \$18,049.92/m3/day = \$13,230,059

Wastewater Contributions: 733 m3/day x \$21,222.69/m3/day = \$15,556,232

East Balzac Service Area

Water Contributions: 733 m3/day X \$16,009.59/m3/day = \$11,735,029

Wastewater Contributions: 733m3/day x \$21,222.69/m3/day = \$15,556,232

Total Water Levies = \$24,965,088

Total Wastewater Levies = \$41,657,226

COMMUNICATIONS:

Pending Council's approval on the funding request, a media release will be provided to help inform residents.

OPTIONS:

Option #1	Motion #1	THAT Administration proceed with design and construction services of CIMA+ and CDM Mechanical to complete: (1) conversion of Sequencing Batch Reactor 1 and Sequencing Batch Reactor 2 to Moving Bed Batch Reactor (2) improvements to sludge management process, and (3) improvements to ultraviolet disinfection system, at the East Balzac Waste Water Treatment Plant.
	Motion #2	THAT East Balzac Wastewater Treatment Plant budget adjustment of \$3.8 million be approved as per Attachment 'A'.
Option #2	Motion #1	THAT Administration proceed with design and construction services of CIMA+ and CDM Mechanical to complete: (1) Sequencing Batch Reactor 3 Upgrade (2) improvements to sludge management process, and (3) improvements to ultraviolet disinfection system, at the East Balzac Waste Water Treatment Plant.
	Motion #2	THAT East Balzac Wastewater Treatment Plant budget adjustment of \$2.8 million be approved as per Attachment 'B'.
Option #3	THAT Council provide alternative direction.	



Respectfully submitted,

Byron Riemann

Executive Director

Concurrence,

Al Hoggan

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A' - Budget Adjustment Form

ATTACHMENT 'B' - Budget Adjustment Form



PLANNING & DEVELOPMENT

TO:	Council	DIVISION:	01
DATE:	March 26, 2019	APPLICATION:	PRDP20151800
FILE:	04818004		
SUBJECT:	Copithorne Gravel Pit – Development Agreement for Off-Site Improvements – Time Extension Request		

¹POLICY DIRECTION:

The Development Agreement provides Council with the authority to extend the Development Agreement Completion Date.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a request to extend the time period granted in the Development Agreement for off-site improvements associated with the Development Permit issued for the Copithorne Gravel Pit.

HISTORY:

August 3, 2017 Development Permit PRDP20151800 was issued. Date of expiry January 31, 2021 or until Phase One is complete, whichever is the lesser.

August 1, 2017 Development Agreement 4445 was entered into to satisfy prior to issuance condition 5 of Development Permit PRDP20151800.

BACKGROUND:

On August 3, 2017, a Development Permit was issued for a gravel pit in Division 1, located approximately 0.81 km (1/2 mile) west of the junction of Township Road 242 and Range Road 45. A condition of approval required that the Applicant/Owner enter into a Development Agreement to upgrade the intersection of Highway 22 and Township Road 242 to a Type III (b) intersection. The agreement was signed August 1, 2017, and allowed two years for completion of the work (August 1, 2019). Due to the fact that the improvement is proposed within the provincial road right-of-way, a Roadside Development Permit was also issued by Alberta Transportation (DP #2511-1357) with a completion date of July 13, 2019, to align with the County's completion timelines. Alberta Transportation may, at their discretion, grant a time extension to this permit if requested by the Applicant.

Section GC23 of the Development Agreement format approved by Council on February 29, 2000, states that if the Developer requests in writing an extension beyond the Completion Date (August 1, 2019), Council may extend the period for a specified period of time. While the Development Agreement does not specify criteria for the extension of the completion date, the Applicant/Owner submitted a letter on January 18, 2019, requesting that Council consider an extension, and supplying a rationale for the request.

¹ **Administration Resources**

Jessica Anderson and Eric Schuh, Planning & Development



The following reasons were provided by the Applicant:

1. Springbank Off-Stream Reservoir (SR1) Project:

- i. *Timing, extent and impact of the proposed Springbank Off-Stream Reservoir (SR1) project. The proposal currently indicates a realignment of Township Road 242, which would impact the intersection with Highway 22 and potentially render the required improvement to a Type III (b) intersection obsolete.*

- Administration Comments:

- Alberta Transportation is leading the SR1 project and the current timeline indicates land negotiations and acquisitions and engineering work will continue through 2019, with construction expected to begin in Q4. The intersection is shown outside the project boundary and the current SR1 plans show that the intersection of Highway 22 and Township Road 242 would remain as-is. There is a new bridge to be constructed on Township Road 242, but the intersection itself is not being shown as impacted.

2. Bragg Creek Emergency Access project:

- i. *Potential improvements to the intersection required to implement the Bragg Creek Emergency Access project. The type of intersection required if the project proceeds with the current preferred option, which would utilize the existing Rand Road 45 and Township Road 242 alignments to connect to Highway 22. Should this project move forward, the type of intersection that may be required could vary significantly from what has been stipulated in the Applicant/Owner's Development Agreement.*

- Administration Comments:

- On October 10, 2017, Rocky View County Council voted unanimously that Route #2 be identified as the preferred emergency access route for West Bragg Creek, and Administration was directed to continue working with Alberta Transportation and Tsuu T'ina Nation on the project, including finalizing the planning study and developing a funding strategy.
- However, it is important to note that the Bragg Creek Access Study does not recommend an improvement of this intersection. The study examined evacuation or emergency access during emergencies only, not continual operation. The study did not assess capacity of any existing intersections in the study area because intersection design criteria do not consider emergency scenarios. If, however, future negotiations with the TsuuT'ina result in it being a permanently opened access, then the intersection capacity would need to be evaluated at that time.

3. Cost Sharing with Other Users:

- i. *The Applicant/Owner states that, currently there are no fewer than three commercial enterprises, including the gravel pit that utilizes Township Road 242, as well as numerous residential users. Even with this knowledge, the County has burdened the majority of the cost of the intersection upgrade on the gravel pit. They request to review and/or conduct a new Traffic Impact Assessment (TIA) that would more accurately identify users of the road and the respective traffic volumes to more reasonably allocate the cost sharing of this upgrade. As peak operational activity can vary for each enterprise throughout the year, they indicate it is important to better understand the traffic generated by all users, especially for CL Western Town and Backlot (CLWTB). They note that the Development Permit for CLWTB will require renewal in August of 2019, so they would like to reexamine the road use at that time.*



- Administration Comments:
 - Offsite improvements are determined based on an assessment of the proposed development and its impact on the County road system. In this case, the gravel pit application triggered an improvement to the intersection prior to consideration of the CL Ranches Movie Set application [PRDP20171399].
 - By way of background, Administration recommended an improvement to the intersection of Hwy. 22 and Township Road 242 associated with the movie set; however, Council removed this requirement at the time of approval in August 2017.
 - Further, as part of condition 5 of the gravel pit approval [PRDP20151800], the Applicant/Owner entered into a Cost Recovery Agreement for the improvement identifying 27 adjacent lands. Cost Recovery Agreements are the mechanism by which a developer who implements an improvement required to support their development can recover proportionate costs from other benefitting lands at when those lands are developed or subdivided.
 - As per the Cost Recovery Agreement, the CL Ranches Movie Set was excluded from the benefitting lands as the Applicant/Owner indicated that cost recovery had already been paid through a private agreement.
 - In addition, Council has approved a County contribution to the improvement as detailed in Special Condition 16 of the Development Agreement, which stipulates that the County will contribute \$28,800.00 payable to the Applicant/Owner after Construction Completion Certificates have been issued.

4. Cost Recovery:

- i. *As a Class II pit, limited in size to 10 acres [as per the Development Permit approval], the ability to recover the cost of this intersection upgrade is prohibitive. As a result, recouping the cost of this intersection upgrade is not possible before the Development Permit has expired, or our 10 acres has been mined out.*

- Administration Comments:
 - The financial viability of any proposed development is the responsibility of the proponent.

5. Pit Expansion:

- i. *The Applicant/Owner states that, with a limit of 10 acres under active development this impairs their ability to maximize the amount of recoverable gravel while at the same time providing the economic rationale to support a substantial public infrastructure improvement. The Applicant/Owner states that they intend to apply for a new Development Permit that would allow expansion into the NW¼ of Section 18-24-4-W5M. A time extension to the completion date for the intersection improvement would also provide the time required to prepare the new Development Permit application for submission.*

- Administration Comments:
 - The Development Agreement is to accommodate the current Development Permit which approved an extraction area of 10 acres. If an application is received for an expansion to the gravel pit, Administration would assess the proposal and supporting technical materials, including an updated Traffic Impact Assessment, at that time to determine if any additional improvements are required in accordance with the County's Servicing Standards.



In summary, the Applicant/Owner requests an extension of the Completion Date for the intersection improvements until the status of both the SR1 and Bragg Creek Access Study projects are more firmly established, and until a new application for an expanded gravel pit, and renewal of the CL Ranches Development Permits, can be submitted and assessed.

A date was not specified; however, Administration suggests a revised Completion Date of August 1, 2021, should Council wish to grant the request. This revised timeline should provide adequate time for the aforementioned matters to be resolved.

BUDGET IMPLICATIONS

There are no budget implications associated with this request.

OPTIONS:

Option #1: [Applicant's request]

THAT a time extension of the Completion Date be granted for Development Agreement 4445 as presented in Appendix 'C' until the status of both the SR1 and Bragg Creek Access Study projects are more firmly established, and until a new application for an expanded gravel pit, and renewal of the CL Ranches Development Permits, can be submitted and assessed.

Option #2: [Administration's preferred option]

THAT a two-year time extension of the Completion Date be granted for Development Agreement 4445 as presented in Appendix 'C'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/

APPENDICES:

APPENDIX 'A' Time Extension Request Letter dated January 18, 2019

APPENDIX 'B': Development Permit PRDP20151800

APPENDIX 'C': Development Agreement

APPENDIX 'D': Map Set

1/18/2019

Roy & Judy Copithorne
Copithorne Pit
252021 Range Road 50
Calgary, Alberta

Rocky View County
c/o Jessica Anderson
Municipal Planner
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Dear Jessica

We are writing to request deferral of permit condition 6 as required in Development Permit (DP) # PRDP20151800. The condition, as per the approved TIA that was submitted, requires the applicant to upgrade the intersection at Township Road 242 and Highway 22 to a Type IIIB. While we acknowledge that an intersection treatment is essential there are a few concerns that we have with the condition at this time.

- 1) **Future infrastructure:** The location of the intersection is also in the footprint of the proposed Springbank Off-Stream Reservoir (SR1). With the status of this project unknown at this time, it seems premature and potentially economically wasteful to invest capital on an infrastructure upgrade that could become obsolete if Township Road 242 were to be realigned as proposed by the SR1 Project.

There is also talks of an emergency egress route for the community of Bragg Creek. Amongst several proposed routes identified in the 2017 Tetra Tech report, the one with the highest support provides for a new roadway connection that will extend to the northeast through Tsuut'ina Nation lands utilizing the existing Range Road 45 and Township Road 242 alignments to connect to Highway 22. Should this project move forward, the type of intersection that may be required could vary significantly from what has been stipulated in our existing DP.

There is still substantial uncertainty surrounding both of these projects and again brings into question the economic rationale behind investing capital into an intersection upgrade at this time. We propose the deferral of any interchange treatments until the status of both of these projects is more firmly established.

- 2) **Examine appropriate cost sharing:** Currently there are no fewer than three commercial enterprises, including ourselves, that utilize Township Road 242,

as well as numerous residential users. Even with this knowledge, the county has burdened the majority of the cost of the intersection upgrade on the pit. We would like to review and/or conduct a new Traffic Impact Assessment (TIA) that would more accurately identify users of the road and the respective traffic volumes to more reasonably allocate the cost sharing of this upgrade. As peak operational activity can vary for each enterprise throughout the year, we feel it is important to better understand the traffic generated by all users, especially for CL Western Town and Backlot (CLWTB). It is our understanding that the DP for CLWTB will require renewal in August of this year, so we would like to reexamine the road use at that time.

- 3) **Cost Recovery:** As a Class II pit, limited in size to 10 acres, the ability to recover the cost of this intersection upgrade is prohibitive. As a result, recouping the cost of this intersection upgrade is not possible before our DP has expired, or our 10 acres has been mined out. Which leads to our final point.
- 4) **Application for new/amended DP:** With a limit of 10 acres under active development this impairs our ability to maximize the amount of recoverable gravel while at the same time providing the economic rationale to support a substantial public infrastructure improvement. With that being said, we would apply for a new or amended DP that would allow us to phase future extraction in the NW¼ of Section 18-24-4-W5M. It is operationally imperative that the permit provides us with an opportunity to maximize recoverable gravel over a reasonable amount of time to ensure the economic viability of this business. The deferral of the DP condition would also provide the necessary time required to prepare the application for submission, have the application circulated and subsequently decided on by council.

For the reasons outlined above we hope that you will consider our request for a deferral of the condition that requires an intersection upgrade at Township Road 242 and Highway 22.

Roy & Judy Copithorne
Landowner/Operator
Copithorne Pit



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

DEVELOPMENT PERMIT (Page 1 of 3)

Copithorne, Roy Adam
252021 Range Road 50
Calgary, AB T3Z 2L1

Development Permit No.: PRDP20151800

Date of Issue: August 3, 2017

Roll(s) 04818004

Your Application dated May 13, 2015 for a Development Permit in accordance with the provisions of the Land Use Bylaw in respect of:

**Natural Resource Extraction,
including screening and crushing (less than 10.00 acres)**

at SW-18-24-04-W05M; (45030 TWP RD 242)

in accordance with **Board Order 71-15** of the Development Appeal Committee of the Subdivision and Development Appeal Board is approved subject to the following conditions:

Description:

- 1) Natural Resource Extraction/Processing for gravel extraction, processing, crushing, and sales (less than 10.00 acres in area) may commence on the subject site in accordance with the Site Plans submitted with the application.

Prior to Issuance:

- 2) The Applicant/Owner shall provide payment of the \$1,000.00 stripping and grading fee in accordance with the Master Rates Bylaw, as amended.
- 3) The Applicant/Owner shall provide payment of double fees in accordance with the Master Rates Bylaw, as amended.
- 4) The Applicant/Owner shall enter into a Shared Access Agreement with the County and an associated road access Right of Way Plan for the continued access to the site through the adjacent quarter section.
- 5) The Applicant/Owner shall submit a Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards. The TIA must include assessments and recommendations for upgrades that are required to County infrastructure including Twp. Rd. 242 and the impacted intersections. The scope of the TIA must be agreed with the County engineering services department.
- 6) The Applicant/Owner shall enter into a Development Agreement with the County for the recommended improvements from the approved TIA and/or as required by the County Servicing standards.
 - i. The requirements for road upgrades will be based on traffic volumes and vehicle classification.
 - ii. Some of the construction costs may be recovered through the County's Infrastructure Cost Recovery Policy. A Cost Recovery Agreement should be signed at the time of signing the Development Agreement.
- 7) The Applicant/Owner shall provide payment in accordance with the existing Cost Recovery Agreement.
- 8) The Applicant/Owner shall provide payment of the Transportation Offsite Levy in accordance with the Bylaw at time of Development Permit Approval.
- 9) The Applicant/Owner shall submit a Stormwater Management Plan with Erosion and Sediment Controls for each phase of the proposed gravel operation in accordance with the County Servicing Standards, to demonstrate how Stormwater on the site will be managed.
- 10) The Applicant/Owner shall submit a Site Plan which demonstrates that the proposed development will maintain setbacks from Jumping Pound Creek in accordance with County Riparian Policies.
- 11) The Applicant/Owner shall provide an updated Site Plan delineating between the County's existing gravel pit operation and the Applicant/Owner's proposed gravel pit operation.



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

DEVELOPMENT PERMIT (Page 2 of 3) PRDP20151800

Copithorne, Roy Adam

- 12) The Applicant/Owner shall submit a Historical Resources Impact Assessment Report to the County. This report is to be prepared by a qualified professional, and if the report identifies any areas not to be disturbed, then such areas will be fenced until clearance has been obtained to disturb the areas.

Permanent:

- 13) The Applicant/Owner shall not use engine retarder brakes and are responsible to post signage on Township Road 242 and Range Road 45 to this effect.
- 14) The Applicant/Owner is responsible to annually apply Calcium Chloride application in accordance with Rocky View standards on Township Road 242 and Range Road 45 at the expense of the Applicant/Owner.
- 15) As per Policy 449, the County recommends the use of sewage holding tanks for industrial, commercial, and institutional uses.
- 16) As per Policy 449, the County recommends the use of cisterns for industrial, commercial, and institutional uses.
- 17) The Applicant/Owner shall operate the site in accordance with the examined Site Plan.
- 18) The Applicant/Owner shall operate the site in accordance with the approved Erosion and Sedimentation Control Plan in perpetuity.
- 19) The Applicant/Owner shall operate the site in accordance with the approved Stormwater Management Plan in perpetuity.
- 20) The site shall remain free of restricted or noxious weeds.
- 21) The area of the site that is open and not reclaimed shall not exceed 10.00 acres at any time.
- 22) No topsoil shall be removed from the site.
- 23) No water shall be used for the washing of gravel unless and until written approval has been received from Alberta Environment.
- 24) No wash water shall be discharged off of the site or into any water channel.
- 25) There shall not be any storage of any materials or vehicles on the property that are not directly related to the operation of the sand and gravel pit.
- 26) Only on-site extraction material may be processed on site, except on occasion whereby blend materials from off-site are required to bring products to specification.
- 27) All sanitary sewage and water services shall be supplied in accordance with Alberta Safety Codes Act and Alberta Environment.
- 28) The berms, overburden stockpiles, and similar earthworks, shall be seeded and maintained using erosion control measures.
- 29) The 4.8 km long section of Twp. Rd. 242 west off Hwy 22 is to be used as the designated "Haul Route" to and from the proposed gravel pit in accordance with the findings of the TIA and any associated Development Agreements.
- 30) The Applicant/Owner shall submit a yearly report to the County by April 1 annually during the term of this permit. The annual report shall be comprised of an updated Site Plan showing extraction activities and all reclamation activities during the previous year and a Sound Monitoring Report outlining operating and baseline or ambient noise levels for the site.
- 31) Dust control measures shall be utilized for all vehicles during mining and transport of material and dust control measures applied to haul and access roads so that no visible dust is allowed on adjacent lands from the site.
- 32) In the case of any spillage of hazardous materials, Alberta Environment and the County shall be notified immediately, and the appropriate clean-up procedures shall be implemented.



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Phone: 403-230-1401 | Fax: 403-277-5977
www.rockyview.ca

DEVELOPMENT PERMIT (Page 3 of 3) PRDP20151800

Copithorne, Roy Adam

- 33) The hours of operation of the gravel pit including aggregate excavating, hauling, crushing, stock piling, sales, and stripping of overburden, shall be as follows:
 - a. Hauling is permitted only from 7:00 a.m. to 5:00 p.m. on Monday through Saturday, closed Sundays and Statutory Holidays;
 - b. Crushing is permitted only from 7:00 a.m. to 7:00 p.m. on Monday through Saturday, closed Sundays and Statutory Holidays;
 - c. Closed on Sundays and Statutory Holidays.
- 34) The Applicant/Owner shall operate within the requirements of the Code of Practice for pits and obtaining any regulatory approvals that may be necessary to operate the Applicant/Owner's proposed gravel pit.
- 35) The Applicant/Owner shall provide payment of the Community Aggregate Payment Levy in accordance with the levy at the time of Development Permit approval.

Advisory:

- 36) The Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
- 37) Noise control measures that limit noise to 55 dba and 60 dba at the nearest residence, shall be followed including the crusher to be enclosed for noise attenuation.
- 38) The Applicant/Owner is responsible for ensuring the County Noise Bylaw is adhered to.
- 39) It is the responsibility of the Applicant/Owner to notify Road Operations for Rocky View County so that the haul route can be evaluated and a Road Use Agreement obtained if necessary.
- 40) Extraction shall not occur below the groundwater table.
- 41) Should operations negatively impact groundwater on adjacent parcels, groundwater testing may be required.
- 42) A Development Permit shall be required prior to any gravel extraction, processing, and hauling for any additional areas above the 10 acres.
- 43) This approval does not include any blasting, asphalt, or concrete operations.
- 44) Fire suppression and abatement measures shall be followed to the satisfaction of the County.
- 45) Any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- 46) If this Development Permit has not been issued by **MARCH 31, 2016** then this approval is null and void and the Development Permit shall not be issued.
- 47) This Development Permit, if and when issued, shall be valid until **MARCH 31, 2021** or until Phase One is complete, whichever is the lesser.

Note: The Applicant/Owner will be responsible for obtaining all Alberta Environment (AESRD) approvals for the proposed pit and operating in accordance with any requirements outlined in the approval.


per. Charlotte Satink
Deputy Municipal Clerk

NOTE: It is the responsibility OF THE APPLICANT to ensure that all conditions of approval are met.

04818004 | PRDP20151800

ROAD RIGHT OF WAY CONSTRUCTION AGREEMENT

For

The Upgrade of the Intersection of Highway 22 and Township Road 242 to a
Type III (b) Intersection

(Alberta Transportation Roadside DP#2511-1357)

DEVELOPER

Roy Adam Copithorne

Format as Approved by Council on the: 29th day of February, 2000 (1-00B29-37 D-7)

FILE: 04818004 | PRDP20151800

ARTICLES OF AGREEMENTA**A1 MEMORANDUM OF AGREEMENT**

MEMORANDUM OF AGREEMENT made in duplicate this 1 day of August, A.D., 2017.

BETWEEN:

Rocky View County, a Municipal Corporation in the Province of Alberta, (hereinafter called the "County"),

Mailing Address: 911-32nd Avenue NE
Calgary, Alberta T2E 6X6

OF THE FIRST PART

-and-

Roy Adam Copithorne of the City of Calgary, in the Province of Alberta, (hereinafter called the "Developer")

Mailing Address: 252021 Range Road 50
Calgary, Alberta T3Z 2L1

OF THE SECOND PART

- WHEREAS** The Developer has an interest in the upgrade and/or construction of a Road to Municipal Standards within a Road Right of Way(s) that is under the control of the County, as outlined in the Municipal Government Act 2000, Chapter M-26, being the intersection of Highway 22 and Township Road 242 shown outlined in red on the plan, attached hereto and identified as Schedule "A", (hereinafter called the "Development Area");
- AND WHEREAS** The Developer, subject to the approval of the Director of Infrastructure and Operations, proposes to upgrade and/or construct a Road to Municipal Standards in that portion of the Development Area shown outlined in red on the plan attached hereto and identified as Schedule "A", (hereinafter called the "Development Area"), comprising 2.6 hectares (6.33 acres), more or less,
- AND WHEREAS** The Developer has obtained development approval of the Development Area from the Development Appeal Board on the 16 Day of September A.D. 2015 (Board Order No. 71-15), which approval was conditional upon, inter alia, the Developer entering into an Agreement with the County;
- AND WHEREAS** The Developer has submitted detailed drawings, specifications and estimates of gross construction costs to the County and has received written acknowledgment of the estimates for the construction of the Road within and adjacent to the Development Area;

ARTICLES OF AGREEMENT**A**

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:

A2 AGREEMENT DOCUMENTS

The documents forming the agreement between the County and the Developer, referred to herein as the agreement documents are:

- (a) The preamble,
- (b) these Articles of Agreement, marked "A", referred to herein as the Articles of Agreement,
- (c) the document attached hereto, marked "B" and entitled "General Conditions", referred to herein as the General Conditions,
- (d) the document attached hereto, marked "C" and entitled "Special Clauses", referred to herein as the Special Clauses which identify any amendment or variation of the agreement documents,
- (e) the document attached hereto, marked "D" and entitled "Development Area", referred to herein as the Development Area,
- (f) the document entitled "Servicing Standards", as published by Rocky View County as amended from time to time, referred to herein as the Servicing Standards, and;
- (g) the documents referred to herein as the Plans and Specifications, as prepared by:
 - Design Drawings: Submitted by IDEA GROUP INC. dated June 22, 2017, Project No. 17015, Plan Numbers SK-01 SK-02 and SK-03 approved by Alberta Transportation on July 13, 2017.
 - Specifications as outlined in the Additional Conditions for Access Construction / Intersection Treatment under Roadside Development Permit #2511-1357 issued July 13, 2017.

A3 DATE OF COMPLETION AND DESCRIPTION OF WORK

The Developer shall, between the date of these Articles of Agreement and the 1 day of AUGUST A.D. 2019 (hereinafter called the "Completion Date" in a careful and workmanlike manner, diligently perform and complete the following work;

- 1) The Owners are to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved Development Permit and shall include the following:
 - a. Upgrade of the intersection of Highway 22 and Township Road 242 to a Type III (b) Intersection as outlined in the Roadside Development Permit #2511-1357 from Alberta Transportation.

which work is located in the Development Area and more particularly described in the Plans and Specifications.

A4 CESSATION OF RIGHT TO INSTALL OR CONSTRUCT

The Developer shall install and construct all Utilities and other Improvements within two (2) years from the date of signing this Development Agreement (hereinafter called the "Completion Date").

ARTICLES OF AGREEMENT**A**

At any time after the Completion Date, the County may notify the Developer in writing that the Developer's right to install and construct Utilities and other Improvements within and adjacent to the Development Area shall cease thirty (30) days after the service of such notice and, thirty (30) days after the service of such notice, the Developer's right to install and construct Utilities and other Improvements within and adjacent to the Development Area shall cease.

On the anniversary date in each year following the Completion Date, all assessments, charges and other sums of money to be paid by the Developer to the County under this Agreement shall be deemed to have been adjusted in accordance with the rates that are approved by the County for the then current year regardless of whether or not such rates are established prior to, on or after the anniversary date.

Any reference in this Agreement to the County's Servicing Standards shall, in respect of work performed after the Completion Date, be deemed to be a reference to the County's Servicing Standards approved for the then current year.

For greater clarity, it is hereby declared and agreed by the parties hereto that the assessments, charges, sums of money to be paid by the Developer, as set out herein, shall apply only in respect of work and payments made prior to the Completion Date.

In the event of any dispute as to the applicable rate or the County's Servicing Standards applicable for any year, the decision of the County shall be final and binding upon the parties.

A5 ACKNOWLEDGEMENT OF REQUIREMENTS

The Developer acknowledges that he is familiar with the County's Servicing Standards and with the requirements of the County under this Agreement and agrees that all materials and workmanship installed or to be performed by the Developer, under this Agreement, shall conform to the County's Servicing Standards, and in case of any conflict between the County's Servicing Standards and the County's requirements under this Agreement, the more onerous of the two requirements shall govern.

A6 DEVELOPMENT AUTHORIZATION

Upon the execution of this agreement and subject to the terms and conditions herein contained, the Developer is hereby authorized to proceed with the described work in, related to, and adjacent to the Development Area.

A7 SEVERABILITY

The invalidity of or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision hereof and any such invalid or unenforceable provision shall be severable.

A8 ENTIRE AGREEMENT

This Agreement represents the entire Agreement between the parties and there are no representations or terms between the parties dealing with the subject matter of this Agreement except as stated herein. Further, this Agreement supersedes any or all discussions and negotiations preceding this Agreement.

A9 AMENDMENTS

This Agreement cannot be amended without the prior written consent of Council.

ARTICLES OF AGREEMENTA

SIGNED, SEALED AND DELIVERED


IN WITNESS WHEREOF the parties hereto have affixed their corporate seals by the hands of their proper officers this 1 day of August, A.D. 2017.


ROCKY VIEW COUNTY



CAO or Designate (corporate seal)

DEVELOPER



Witness

Roy Adam Copithorne

Execution of this Agreement approved by the General Manager of Infrastructure and Operations this 1 day of August A.D., 2017.

GENERAL CONDITIONS**B****GC1 INTERPRETATION**

In this Agreement:

- (a) "Council" means the Council of Rocky View County as constituted from time to time.
- (b) "County" means Rocky View County.
- (c) "Securities" means a financial instrument, cash or other security acceptable to the County, in accordance with the County's security procedures, as amended from time to time.
- (d) "Servicing Standards" shall mean the procedures, standards and specifications as specified by the County as set forth in the County's Servicing Standards for Subdivisions and Road Construction latest revision at the time of execution of this Agreement for the design, construction and installation of Improvements including any alterations to or amendments of such guidelines and specifications which may be agreed upon, in writing, by the County and the Developer.
- (e) "Improvements" means the work required to be done by the Developer which may be within or outside the boundaries of the Development Area, as required by the County.
- (f) "Utilities" means any public utility or other utility as defined in the Municipal Government Act 1995, Chapter 24, and amendments thereto. The Utilities to be installed by the Developer at his sole expense are more particularly described in the Special Clauses hereto attached, which may be within or outside the boundaries of the Development Area, as required by the County.

GC2 ASSIGNMENT

This Agreement cannot be assigned or transferred without the prior written consent of Council.

GC3 ENUREMENT

The latest revision at the time of execution of this Agreement shall ensure to the benefit of and be binding upon the parties hereto and their successors and assigns.

GC4 JOINT VENTURE

In reading and construing this Agreement the word Developer and all words pending thereon or relating thereto shall be read and construed in the plural instead of the singular if there be more than one Developer named and in each case the covenants shall be deemed to bind the Developers severally as well as jointly.

GC5 WORK PAID FOR BY OTHER PARTIES

The parties hereto, before doing any work or supplying any materials for which the other is required to pay, either for the whole or in part, shall obtain the written authorization of the other party and that party will authorize the work to proceed and the materials to be supplied, at prices mutually agreed upon in writing, prior to the commencement of the work.

GC6 TIME OF THE ESSENCE

Time shall be of the essence in this Agreement.

GENERAL CONDITIONS**B****GC7 PUBLIC PROTECTION**

Where the construction or maintenance of the work under this Agreement is performed or is to be performed in any place to which the public has or is needing access, the Developer shall do all things reasonable and necessary to protect each and every member of the public from personal injury (including death) caused or contributed to by any act or acts or omissions of the Developer, its employees, contractors, engineers or agents or in any way connected with the construction or maintenance of the work by the Developer and shall perform the work in relation thereto in accordance with all Federal, Provincial and Municipal laws, bylaws and regulations. Without limiting the generality of the foregoing of the responsibility of the Developer to ensure the protection of the public, if the County instructs the Developer:

- (a) to take any action which in the opinion of the County (acting reasonably) is necessary or desirable to protect any member or members of the public from injury (including death) or from the chance thereof arising of or in conjunction with the construction of the development; or
- (b) to cease to perform any portion of the construction of the work in any way which in the opinion of the County (acting reasonably) may cause or increase the danger to the public and, to perform the same in a manner which in the opinion of the County (acting reasonably) may remove, or reduce to acceptable minimum, danger to the public; or
- (c) to close off access by the public to any area in the County in the vicinity of the development which cannot be made sufficiently safe in the opinion of the County (acting reasonably) and to provide alternate safe access for the public or those parts of it which are entitled to such access; or
- (d) the Developer shall comply with the instructions of the County to the satisfaction of the County.

Should the Developer fail to comply with the instructions of the County to the satisfaction of the County for any reason whatsoever, or if in the sole opinion of the County and the emergency arises, the County may carry out such instructions at the reasonable expense of the Developer and the Developer hereby agrees to reimburse the County for such reasonable costs.

GC8 INDEMNIFICATION BY DEVELOPER

The Developer agrees that the Development Area, including incidental areas such as public roadways and rights-of-way, wherein the Developer is constructing Improvements and installing Utilities is a private Development Area, and the Developer, during the period from the date of this Agreement until the date of the County's acceptance of the last final acceptance certificate, shall indemnify and save harmless the County from any and all claims, demands, actions, causes of actions, suits and costs which may be brought against or incurred by the County by person or persons for injury, loss or damage whether personal or to property which may result from any works or construction by the Developer, whether or not the installations are along, within, or outside, the boundaries of the Development Area.

The Developer shall also indemnify the County from any and all claims, demands, actions, causes of actions, suits and costs resulting from the supply of materials or performance of work in relation to the subject development covered by this Agreement.

Should the Developer fail to so indemnify and/or hold harmless the County, the County without delay may realize upon the Security to cover all losses, costs and expenses incurred as a result thereof.

GENERAL CONDITIONS**B****GC9 CHANGES IN SCOPE OF WORK**

In the event that the Developer alters or proposes to alter the scope of work in or adjacent to the Development Area, the County shall be entitled to recover all costs and expenses incurred as a result thereof, including but not limited to administrative costs in accordance with the County's master rates by-law and legal expenses of a solicitor and his own client basis.

Should the Developer fail to reimburse the County on demand for such costs and expenses, or post additional Security acceptable to the County, the County, within five (5) business days of such demand, may realize upon the Security to cover all costs and expenses.

GC10 NOTICES

All notices, requests, demands, elections and other communications hereunder shall be in writing and shall be deemed to have been duly given only if personally delivered, or mailed by prepaid registered mail at the address shown in the Articles of Agreement.

Any writing given in the manner set out above shall be deemed given if and when personally delivered, or if mailed in the manner therein provided, shall be deemed given forty-eight (48) hours after posting.

In the event of disruption or threatened disruption of regular mail services by strike or threatened strike, all such notices, requests, demands, elections and other communications shall be deemed to have been duly given only if personally delivered.

Either party may, by notice in writing, change its address for notices hereunder to any other address.

GC11 COMPLIANCE WITH LAW

The Developer shall at all times comply with all valid Federal and Provincial legislation and regulations and Municipal by-laws, resolutions, regulations and standards.

The Developer is hereby designated as the Principal Contractor, as defined by the Occupational Health and Safety Act, as amended from time to time, for the Development Area for the duration of this Agreement.

If any covenant, premise or agreement hereof is by law invalid, the same shall be severed and the remainder of this Agreement shall be of full force and effect.

The validity and interpretation of this Agreement and of each clause and part thereof, shall be governed by the laws of the Province of Alberta.

GC12 USE OF PROFESSIONAL ENGINEER

For the entire duration of this Agreement, the Developer shall employ a Professional Engineer who is a member in good standing of the Association of Professional Engineers, Geologists and Geophysicists of Alberta, (hereinafter called the "Developer's Engineer") to design, supervise, inspect, monitor and certify all work to be carried out under this Agreement by, or at the expense of, the Developer.

The Developer's Engineer shall be deemed to be an agent of the Developer for the purposes of this Agreement and the Developer's Engineer shall ensure that all materials supplied and all work performed conforms in all respects to the County's Servicing Standards, or as otherwise approved by the County, and without limiting the generality of the foregoing, the Developer's Engineer shall be deemed the agent of the Developer for:

GENERAL CONDITIONS**B**

- (a) preparing, submitting and certifying gross construction costs, construction completion certificates and final acceptance certificates,
- (b) ensuring the correction of all defects and deficiencies,
- (c) carrying out inspections under this Agreement,
- (d) the preparation, review, certification and submission of the plans, specifications and schedules which the Developer is required to supply under this Agreement, and
- (e) for receiving communications from the County both orally and in writing with respect to the foregoing.

The Developer shall vest adequate authority in the Developer's Engineer such that in the absence of the Developer, the Developer's Engineer can deal expediently and autonomously with emergency situations, as determined by the County.

GC13 PLANS, PERMITS AND LICENSES

The Developer shall submit to the County, all detailed drawings, specifications and information, and confirmation from Federal and/or Provincial agencies having jurisdiction of appropriate licenses and permits as required for the construction and operation of the Utilities and Improvements within the Development Area. All permits and licenses required from Alberta Environment and/or any other agency having jurisdiction in such matters, shall originate with the Developer.

The cost of preparing and supplying all plans and specifications, including all fees and costs associated with any applications for, or approval of, Provincial and/or Federal licenses or permits, referred to herein shall be borne by the Developer.

GC14 FREE AND UNINTERRUPTED ACCESS

The Developer shall grant to the County or its duly authorized representative, free and uninterrupted access to any and all parts of the Development Area for the purpose of making inspections and taking samples of materials being used in the Utilities and Improvements being installed.

GC15 MATERIALS COMPLIANCE

If any materials, design or installation work does not conform to the County's Servicing Standards and the final examined engineering drawings and specifications, the County, at its sole discretion, may immediately stop any work, order the removal of unsatisfactory materials, order design changes and order the re-execution of any work.

If any materials, design or installation work which does not conform to the County's Servicing Standards is not corrected within thirty (30) days of notification by the County, the County may call upon the Developer's Securities to correct any such deficiency.

GC16 OWNERSHIP OF IMPROVEMENTS AND UTILITIES

The Developer, at his sole cost and expense, shall complete the construction and installation of Improvements and Utilities within the Development Area.

Improvements including roads and storm drainage facilities shall, upon confirmation of completion of the work by the County, become the property of the County.

GENERAL CONDITIONS**B**

Utilities including water systems, sanitary sewer systems and franchise utilities, shall upon confirmation of completion of the work by the Developer or respective utility operator to the satisfaction of the County, become the property of the respective utility operator or as requested at any time by the County, the property of the County. To protect the interests of the County pursuant to this Agreement, the County may register a caveat setting out the right to cause the conveyance of such utilities to the County for ownership and it is agreed that no consideration shall be required for such conveyance.

GC17 LAND USE DESIGNATION SIGNS

The Developer shall be responsible for keeping the public informed of all land use designations, overhead power feeder mains, arterial roads, reserve parcels and other amenities in the development, and the said information shall be shown in all brochures and billboards and other advertising where maps are used in connection with promotion and sale of lots in the Development. The Developer shall erect and maintain the approved land use designation sign in the Development Area showing these amenities prior to the issuance of building permits by the County.

GC18 ISSUANCE OF BUILDING PERMITS

The Developer agrees that, (unless the County's development officer and the County in their sole and absolute discretion determine otherwise), building permits (hereinafter called "Building Permits") for any structures to be built on any and all lots, excepting public utility lots, within the Development Area which are created by the registration of a subdivision plan at the Land Titles Office for the Southern Alberta Land Registration District, shall not be issued by the County until such time as the construction completion certificates are signed and accepted by the County for the completed Improvements and Utilities, where required.

In the event that one or more Building Permits are issued by the County prior to the date (hereinafter called the "Certificate Date") upon which the County accepts the last of the construction completion certificates for the water distribution system and for roadways, the Developer shall cause any party applying for a Building Permit prior to the Certificate Date to execute an acknowledgment and release, in such form as is required by the County, wherein such party acknowledges that services including water and roads may not be completed prior to the completion of the structure which is the subject of the Building Permit, and such party releases the County from any liability in respect thereof. The Developer further acknowledges and agrees that the County shall not issue any Building Permit unless the County has received an executed acknowledgment and release in the form required by the County.

GC19 DEVELOPMENT PERMITS

This Agreement does not constitute a development permit or any other permit of the County.

GC20 MAINTENANCE AND PERFORMANCE REQUIREMENTS

The Developer shall be responsible for the proper and adequate maintenance and performance to control dust in the Development Area so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.

The Developer shall be responsible for proper and adequate maintenance and performance of any and all Utilities and Improvements, including repairs and replacements to any Utilities and Improvements which may, in the County's sole opinion, become necessary from any cause whatsoever, up until the issuance of the final acceptance certificate.

Maintenance shall include, but not be limited to, the repair of failures of, or damage to, Improvements and Utilities resulting from defective materials or improper installation or workmanship, the re-

GENERAL CONDITIONS**B**

seeding of areas with inadequate grass "catch", settlement of ditches, and grading, gravelling, repairs or replacements of road surfaces, dust control, snow removal, sanding, weed control, cutting of grassed areas twice annually and culvert clean-out annually. Performance shall include but not be limited to, drainage capabilities, road surface durability, related aesthetic attributes and the ability of the Utilities and Improvements to supply their intended service to the Development Area, to the satisfaction of the County at its sole discretion.

If during the construction, maintenance and performance period any defects become apparent in any of the Utilities or Improvements installed or constructed under this Agreement and the County requires repairs or replacements to be done, the Developer, within thirty (30) days after the delivery of notice in writing to the Developer, or within such other time as is agreed to or specified by the County acting reasonably, shall cause such repairs or replacements to be done.

The Developer agrees that maintenance is a continuous operation which must be carried on until the date of signing and acceptance of the final acceptance certificate for each and every Utility and Improvement, and no releases from liability of any kind shall be given until all repairs or replacements required by the County have been made.

If the Developer fails to complete such maintenance, repairs or replacements within the specified time or, if in the sole opinion of the County, any emergency arises, the County may do the maintenance, repairs or replacements and recover the full cost, including administrative fees in accordance with the County's master rates by-law, from the Developer on demand or by realizing upon the Security.

The Developer, at no expense to the County, shall maintain each of the various Improvements and Utilities until the issuance of the final acceptance certificates.

GC21 CONSTRUCTION COMPLETION CERTIFICATES

The Developer shall submit to the County three (3) copies of the construction completion certificate, with suitable plans attached indicating the Utility or Improvement constructed, duly signed and sealed by the Developer's Engineer. Separate or combined construction completion certificate submissions shall be made for each Utility or Improvement completed.

Where applicable, the Developer shall submit along with the construction completion certificate, a separate letter of certification, duly signed and sealed by a registered professional engineer of Alberta, certifying that all the backfilling and compaction operations carried out by the Developer have been carried out in accordance with the County's requirements.

The County shall make an inspection within two (2) months from the date of receipt of the construction completion certificate, or within a reasonable time, weather and seasonal conditions permitting.

If the inspection by the County shows that deficiencies exist, the Developer shall be notified in writing of such deficiencies and shall have one (1) month to repair and complete same. Should the deficiencies not be corrected within the one (1) month period, the construction completion certificate shall be returned unsigned to the Developer and the Developer shall subsequently re-submit the construction completion certificate once corrections are completed.

If the inspection by the County shows that the Utility or Improvement is completed to the satisfaction of the County, the County shall sign and accept the construction completion certificate and shall indicate thereon the date the Developer shall cease to be responsible for maintenance.

A maximum of two (2) construction completion certificate inspections will be performed by the County free of charge. Additional inspections shall be charged to the Developer in accordance with the County's master rates by-law.

GENERAL CONDITIONS**B****GC22 FINAL ACCEPTANCE CERTIFICATES**

Two (2) months before the expiration of the maintenance period for each of the Improvements and Utilities, or earlier if weather conditions dictate, the Developer's Engineer, shall perform a complete inspection of the Improvement accompanied by the Developer's contractor, whereupon the Developer shall correct all defects and deficiencies.

For each Improvement three (3) copies of the final acceptance certificate, duly signed and sealed by the Developer's Engineer shall be submitted to the County. The Developer shall supply proof for each Utility that the respective Utility operator has accepted responsibility for the installation, maintenance and operation of the Utility, to the satisfaction of the County.

The County shall make an inspection of the Improvement and/or Utility (where applicable) within one (1) month of receiving the final acceptance certificate, but no earlier than one (1) month prior to the maintenance expiry date, provided weather conditions permit a proper inspection. If the inspection shows to the satisfaction of the County that the Utility or Improvement is acceptable, the County shall sign and approve the final acceptance certificate.

If, however, defects or deficiencies in the Utilities or Improvements are apparent to the County, the final acceptance certificate shall be returned to the Developer unsigned with a report of the deficiencies. The Developer shall promptly correct these deficiencies and upon completion, the Developer's Engineer shall resubmit the final acceptance certificate.

Until all the Developer's obligations arising pursuant to this Agreement or otherwise, including without limitation the obligation, to furnish proof of registration of plans and encumbrances, supply easements, restrictive covenants and other encumbrances on the titles, provide as-built plans, provide certification from utility companies that their services have been installed and paid for, and to pay all monies owing the County have been fulfilled, the County shall refuse to issue the final acceptance certificate. Upon satisfactory receipt of confirmation that all deficiencies have been rectified and all noted requirements met, the County shall acknowledge the final acceptance certificate and take over maintenance responsibilities where appropriate.

One (1) final acceptance certificate inspection will be performed by the County free of charge. Additional inspections shall be charged to the Developer in accordance with the County's master rates by-law.

GC23 EXTENSION OF TIME

If the Developer requests in writing an extension beyond the Completion Date, Council, in its absolute discretion, which discretion may be exercised unreasonably, may extend the period for a specified period of time. All other terms of this Agreement shall remain in full force and effect.

GC24 DEFAULT BY DEVELOPER

Upon failure, neglect or refusal of the Developer to comply with any notice of defect or default, given in writing to the Developer by the County, within 30 days of the delivery of the said notice to the Developer, or if the Developer fails to adhere to the Completion Date, or the Developer commits an act of bankruptcy or a receiver or receiver and manager is appointed in respect of the Developer, the County hereby is granted the limited power of attorney on behalf of the Developer, and be entitled, but not obligated to take all or any of the following actions:

- (a) to remedy or cause to be remedied the defect or default;
- (b) to terminate this Agreement upon 15 days notice in writing to the Developer;

GENERAL CONDITIONS**B**

- (c) to complete or cause to be completed the development by contracting a professional engineer of the County's choice as the project manager to oversee the development's completion. The engineer's role may include but is not limited to design revision, construction tendering, construction surveys, construction supervision, quality control and record drawings;
- (d) to complete the necessary Utilities and Improvements;
- (e) to take any necessary action to cancel or withdraw the registration of a plan of subdivision and rezoning lands to their status prior to subdivision;
- (f) to recover the costs of any action taken by the County pursuant to (a), (b), (c), (d) or (e) above, and any other monies owing to the County by the Developer under this Agreement, from the Developer by realizing upon the Security or by any or all other methods of recovery, or any one of them, deemed advisable or expedient by the County including, but not limited to, any methods or recovery available to the County pursuant to the Municipal Government Act 1995, Chapter 24, as amended from time to time.

GC25 WAIVERS

A waiver by the County of the strict performance by the Developer of any covenant or provision of this Agreement shall not of itself constitute a waiver of any subsequent breach of such covenant or provision, or of any other covenant, provision or term of this Agreement.

GC26 CAVEATS

The County shall be entitled to file and maintain caveats evidencing the County's interest under this Agreement against each and every lot within the Development Area. These caveats shall remain in full force and effect until the last final acceptance certificate has been issued and the County accepts the subdivision.

GC27 ENGINEERING PLANS

Engineering plans shall conform to the County's Servicing Standards and to accepted design and engineering standards. Exceptions to the County's Servicing Standards require approval in writing from the County.

The County reserves the right to submit plans and specifications to an independent engineering firm, as determined by the County, for review and approval of the design. The costs for this independent review and approval shall be borne by the Developer.

If, during the progress of work, changes in the approved plans are requested by the Developer, or required by the County, the Developer shall first submit three (3) copies of the detailed plans showing the proposed changes and receive the written approval of the County prior to any work being commenced on the changes.

GENERAL CONDITIONS**B****GC28 STORM WATER**

The Developer shall ensure that storm water entering, within and from the Development Area, is directed along natural drainage courses or channelized drainage courses such as ditches or grassed swales. The creation of trapped low or ponding on or adjacent to road rights-of-way will not be permitted.

The Developer shall not divert water onto adjacent properties nor create a situation that may cause flooding of other lands. Should flooding occur as a result of the Developer's activities it shall be the responsibility of the Developer to rectify the situation and compensate those sustaining flood damage.

The Developer, at no expense to the County, shall register restrictive covenants and/or easements in form and content reasonably satisfactory to the County against all lots within the Development Area or other affected lands where existing natural drainage courses or channelized drainage courses are required to dispose of storm water to ensure that the established drainage systems are not altered and that stormwater is not blocked, diverted or impounded.

Final lot grade(s), if required, shall be determined by a stormwater management plan conducted at the expense of the Developer. The Developer, at the Developer's expense shall make these grades available to all new lot owners. The Developer shall maintain and secure the lot grading for the lots within this agreement until all lots are fully built out, or a block of interconnecting lots, at the sole discretion of the County is fully built out.

The grading of all lots within the development area, including Municipal Reserves, Environmental Reserves, Public Utility Lots and remainders, shall be fully secured at a cost as estimated by a professional engineer and acceptable to the County. This security shall be refundable upon full build out and at the County's acceptance of certification by a qualified third party surveyor confirming the completed final grades.

GC29 WATER SUPPLY AND DISTRIBUTION

In the event the proposed supply of water to the Development Area is to be pursuant to a water distribution system, the Developer shall register against each lot in the Development Area a caveat, restrictive covenant or other instrument as required by the County, in form and content satisfactory to the County, which shall prohibit the occupancy of any home built on any lot which does not have an individual external readout water meter which calculates the consumption of water at the said lots; prohibits the supply of any potable water to the said lots for normal residential use except pursuant to the water distribution system (where designated); prohibits the drilling of any groundwater wells on the lots and which prohibits the destruction, removal or other activity which may prejudice the efficient operation of the said water meters on each such lot.

Where such a water distribution system is required, the Developer shall, at no expense to the County, have the relevant engineering plans prepared and submitted for approval to each of the Province of Alberta and the County and shall thereafter install and complete the water distribution system.

GC30 SANITARY SEWERAGE

Sewage disposal shall be in accordance with the requirements and recommendations of Alberta Environmental Protection and Alberta Labour. Unless otherwise noted, sanitary sewerage disposal systems shall be individually owned and will be the responsibility of the individual lot owners.

GENERAL CONDITIONS**B****GC31 UTILITIES**

The Developer, at no expense to the County, shall make all necessary arrangements with the appropriate utility companies, which will service the Development Area, for the supply and installation of the electrical distribution system, the natural gas distribution system and the telephone system.

The Developer, at no expense to the County, shall grant to the County and to the appropriate utility companies such easements as are necessary for the supply of their respective Utilities to the Development Area or any part thereof.

Such easements and related documents shall be in registerable form and shall be registered on titles of each new lot created due to the Development Area, as each new title is created and the Developer shall not transfer titles to any subdivided lots prior to the registration of all such easements.

In the event the Developer is not the owner of lots requiring easements prior to providing the County with registerable easements, the Developer agrees, at no expense to the County to obtain same from any subsequent owner of lots requiring easements prior to the issuance of the last final acceptance certificate.

GC32 ENVIRONMENTAL AND MUNICIPAL RESERVES

The Developer shall not disturb, nor cause or permit to be disturbed, the existing natural features and grades, and shall not permit any use whatsoever of any Environmental Reserve. The Developer shall not disturb, nor cause or permit to be disturbed, the existing natural features and grades and shall not permit any use whatsoever of any Municipal Reserve unless written authorization is first obtained from the County.

The Developer, at no expense to the County, shall grade, loam and seed those portions of any reserves that are not in a natural ground cover state or that are disturbed as a result of, or during the course of, development activities. The Developer, at no expense to the County, shall ensure that all reserve parcels within the Development Area are maintained in a "weed free" condition to the satisfaction of the County and as required under the Alberta Weed Control Act, until the last final acceptance certificate is issued.

The Developer shall not stockpile topsoil, fill or any other materials, which are surplus to the requirement of the Development Area, on municipal reserves unless the County's written approval outlining requirements to be met for such approval, is first obtained. The Developer, at no expense to the County, shall erect signs, the design of which is to be approved by the County, on the reserve parcels to indicate that the dumping and/or storing of other materials is prohibited.

GC33 OFFSITE IMPROVEMENTS

The development of the Development Area may create a need to expand or improve roads, utilities and/or other infrastructure in areas other than the Development Area and the Developer shall pay to the County such costs as are deemed appropriate by the County for such expansion or improvement.

GC34 DRAWING OF SECURITY

In the event the County realizes upon the whole or any portion of the Security pursuant to this Agreement, the County shall be entitled to take whatever steps as may be necessary to receive for its own account the proceed thereof, and in the event the County is only entitled to a portion of the said proceeds, it shall nevertheless be entitled to hold as security any surplus or balance thereof in

GENERAL CONDITIONS**B**

such form as it shall determine until all obligations of the Developer arising pursuant to this Agreement or otherwise have been fully satisfied.

GC35 FORFEIT OF SECURITY

The Developer shall forfeit all remaining securities to the County after four (4) years from the date of this Agreement, if in the sole opinion of the County, the Developer has not acted in a reasonable manner to complete the remaining work and/or deficiencies.

SPECIAL CONDITIONS**C****SC1 Liability Insurance**

The Developer shall have liability insurance coverage for a minimum amount of five million dollars (\$5,000,000.00) from the date of this executed Development Agreement until the issuance of the Final Acceptance Certificate. In addition, the County shall also be named as an additional insured party.

SC2 Securities

The Developer has provided securities in the amount of \$240,000.00 based on the construction cost estimate completed by James Seller of Idea Group. Securities have been posted in the form of ILOC. The security registration # associated with this development is 2195. Securities will be reduced in accordance with Rocky View County Servicing Standards.

SC3 Alberta Transportation Roadside Development Permit

The Developer is responsible for adherence to all requirements of the Roadside Development Permit #2511-1357.

SC4 Maintenance

Maintenance is the responsibility of the Developer for the portion of Township Road 242, as per General Condition 20, from the time of execution of this Agreement until Final Acceptance Certificates have been issued. The Developer must allow for safe passage of all traffic to the satisfaction of the County from the date of signing of this Road Right-of-Way Construction Agreement through to the date of issuance of the Final Acceptance Certificate for the road upgrade work. This maintenance work is to include but not be limited to, subgrade repairs, hot mix patch repairs to the pavement surface and crack repairs to the pavement surface. In the event unsafe conditions are reported by residents or the general public, the Developer must rectify the situation immediately to the satisfaction of the County.

- i. Township Road 242 shall be cleared of snow and ice by Rocky View County at the cost of the Developer from November to April as per the signed Winter Maintenance Agreement (attached as Schedule B)

Maintenance of Highway 22 shall be in accordance with Roadside Development Permit #2511-1357.

SC 5 Road Bans / Road Use Agreement

Prior to any hauls being completed on County roads, the Developer is required to contact the County's Road Operations department to verify the use of the County's road system and whether a Road Use Agreement or other Road Permits are required.

SC6 Township Road 242 Subgrade

Subgrade and granular base material for Township Road 242 shall meet the requirements of the County Servicing Standards and Roadside DP#2511-1357. In the case of discrepancy, the more onerous shall apply. Organic materials are not acceptable as subgrade and shall be stripped within the roadway. A proof roll shall be applied to all road subgrades and acceptance of proof roll testing shall come from a Geotechnical Engineer who shall certify that the subgrade withstood test rolling without rutting and with only minor visible deformation and springing. Areas that fail will require removal of soft material, replacement with suitable material, working the suitable material and compacting the suitable material until accepted in writing by a Geotechnical Engineer.

SC7 As-built Drawings and Material Testing

All material testing shall be in submitted in accordance with the County Servicing Standards and Roadside DP#2511-1357. In the case of discrepancy, the more onerous shall apply. The Developer shall submit accurate 'As-Built' drawings stamped and signed by the Developer's Engineer and all materials testing prior to issuance of the Construction Completion Certificates.

SC8 Seed Mix

Seed mix shall be in accordance with Roadside DP #2511-1357.

SPECIAL CONDITIONS**C****SC9 Shallow Utilities**

The Developer shall be responsible to ensure there are no conflicts between any utilities and the roadways and is responsible for obtaining all necessary Agreements, Approvals and/or Permits from any applicable Utility company prior to construction in accordance with the Engineering Servicing Standards.

SC10 CCC Inspections

The 5th paragraph in GC21 shall be amended to read:

All County/3rd Party Inspections shall occur in accordance with the County's Servicing Standards and Master Rates Bylaw.

SC11 FAC Inspections

The 6th paragraph in GC22 shall be amended to read:

All County/3rd Party Inspections shall occur in accordance with the County's Servicing Standards and Master Rates Bylaw.

SC12 CCC and FAC Eligibility and Issuance

CCC and FAC requirements are in accordance with Roadside Development Permit #2511-1357. All Construction Completion Certificates and Final Completion Certificates must be duly inspected and signed off by Rocky View County and Alberta Transportation.

The improvement will be eligible for FAC two years from the date of CCC issuance, in accordance with the requirements of Roadside Development Permit #2511-1357 and the County Servicing Standards.

SC 13 Communication with Landowners

The Developer is responsible for notifying and communicating directly with affected landowners adjacent to Township Road 242. Access is required to be maintained at all times during construction with any required detours communicated formally to all affected and approved in writing by the County.

SC 14 Traffic Accommodation Strategy

A Traffic Accommodation Strategy is required to be submitted to the County a minimum of 4 weeks prior to the expected date of Construction commencement. No work may commence on site until the TAS has been reviewed and approved by the County.

SC 15 Winter Maintenance

Winter maintenance will be performed by Rocky View County for the section of Township Road 242 in accordance with the Winter Maintenance Agreement enclosed in Schedule B.

SC 16 County Cost Contribution

Rocky View County has agreed to contribute towards the total cost of the Improvements as described within this Agreement to reflect Rocky View County's anticipated use and benefit of the Improvements by County gravel trucks hauling from a gravel pit accessed by way of Township Road 242.

Following issuance of Construction Completion Certificates for the Improvements, the County and the Developer agree that the Developer will invoice the County for the final Twenty Eight Thousand Eight Hundred Dollars (\$28,800.00) incurred by the Developer in constructing the Improvements (the "County Contribution"). The County shall pay the full amount of the County Contribution to the Developer within thirty (30) days of receipt of the Developer's invoice.



SCHEDULE A – Development Area



SCHEDULE B – Winter Maintenance Agreement**ACKNOWLEDGEMENT AND RELEASE FORM**

File # 04818004 | PRDP20151800
Legal Description: SW-18-24-04-W5M
DEVELOPER: Roy Copithorne

The Developer, hereby acknowledges that Rocky View County will perform snow and ice control (SNIC), at the Developer's expense, for the portion of Township Road 242 west of Highway 22 for approximately 65m which was upgraded in accordance with the Development Agreement in place for the subject lands; and further agrees the Developer shall assume responsibility for all other maintenance and any asphalt damage, failures and/or defects for a time period as defined in the Development Agreement; and further agrees to release Rocky View County from any liability with respect to SNIC activities.

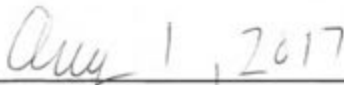
SNIC activities will be performed as per current Rocky View County Policy and Procedure 405 and will be billed for the 6-month period from November 1 until April 30 of each year the Development Agreement is active at a rate of \$500 per month per lane kilometer (equating to approximately \$65/month). This will be billed on a yearly basis by Rocky View County until such time as FAC is issued.



Developer (affix seal)



Witness/Signing Authority



Date



AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT:

) I, Angela Yurkowski
) of the City of Calgary, in the Province
) of Alberta, make oath and say:

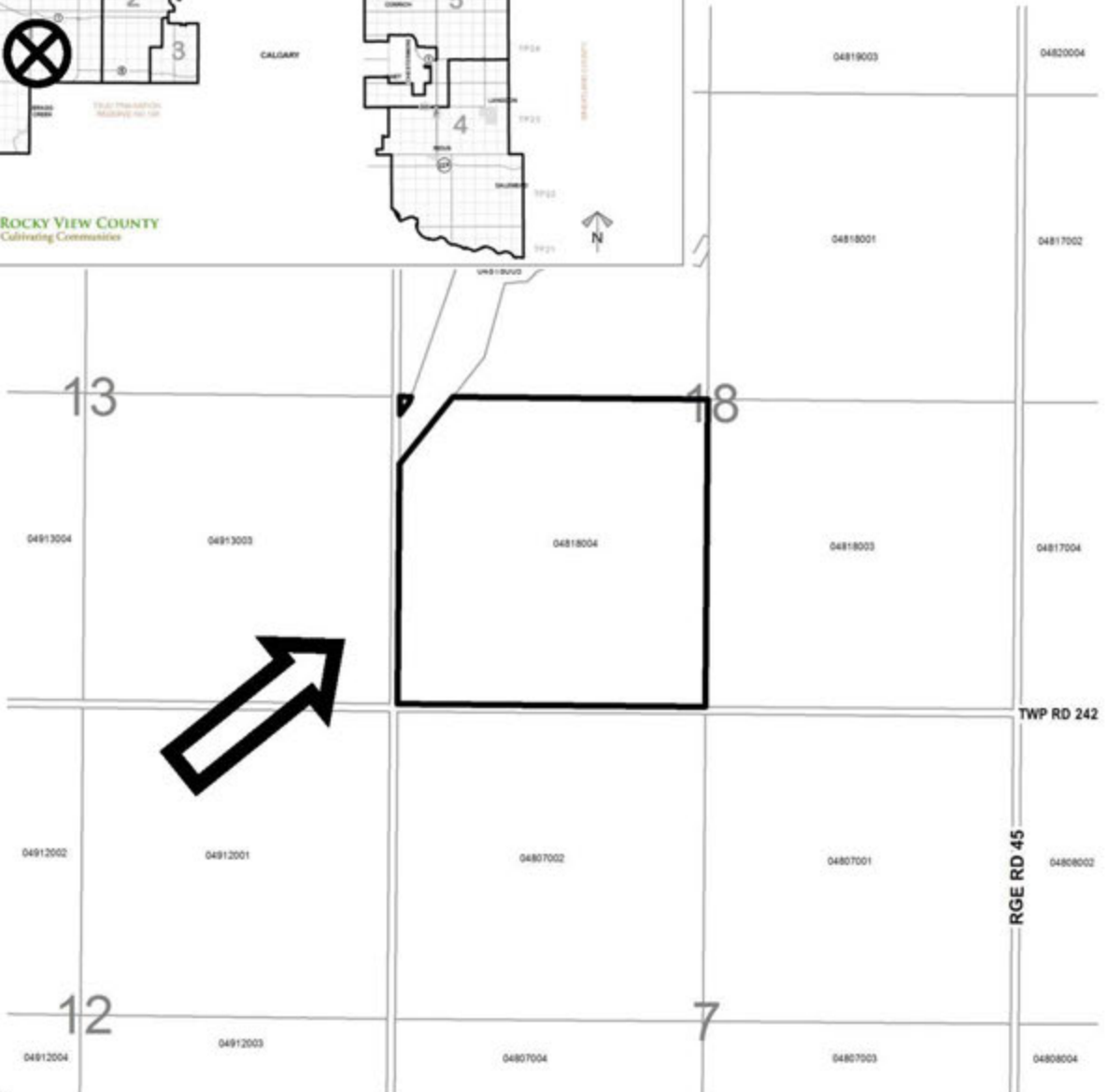
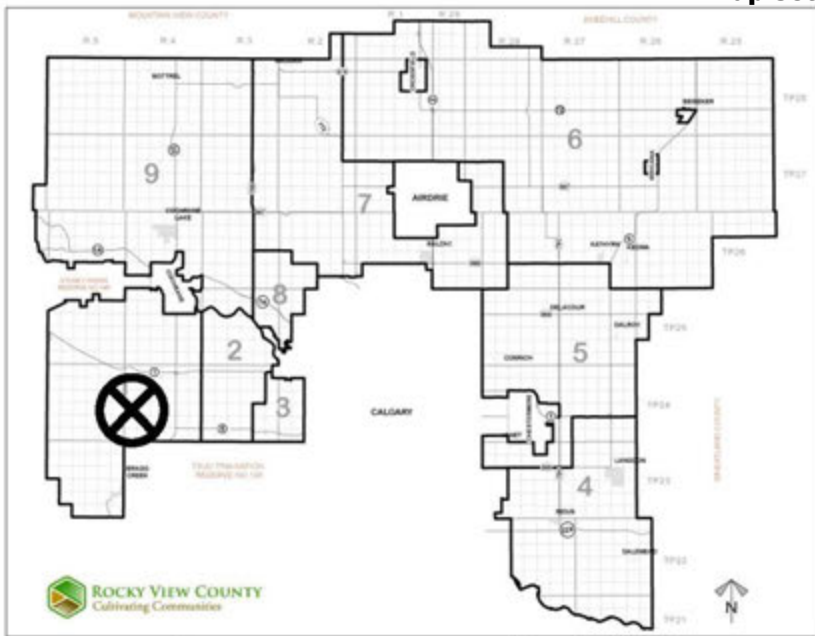
1. That I was personally present and did see **Roy Adam Copithorne**, who on the basis of identification provided to me, I believe to be the person(s) named therein, duly sign and execute the same for the purpose named therein.
2. That the same was executed at the City of Calgary, in the Province of Alberta, and that I am the subscribing witness thereto.
3. That I know the said party is in my belief of the full age of eighteen years.

Sworn before me at the City of Calgary,
in the Province of Alberta, this 1
day of August A.D., 2017

Angela Yurkowski

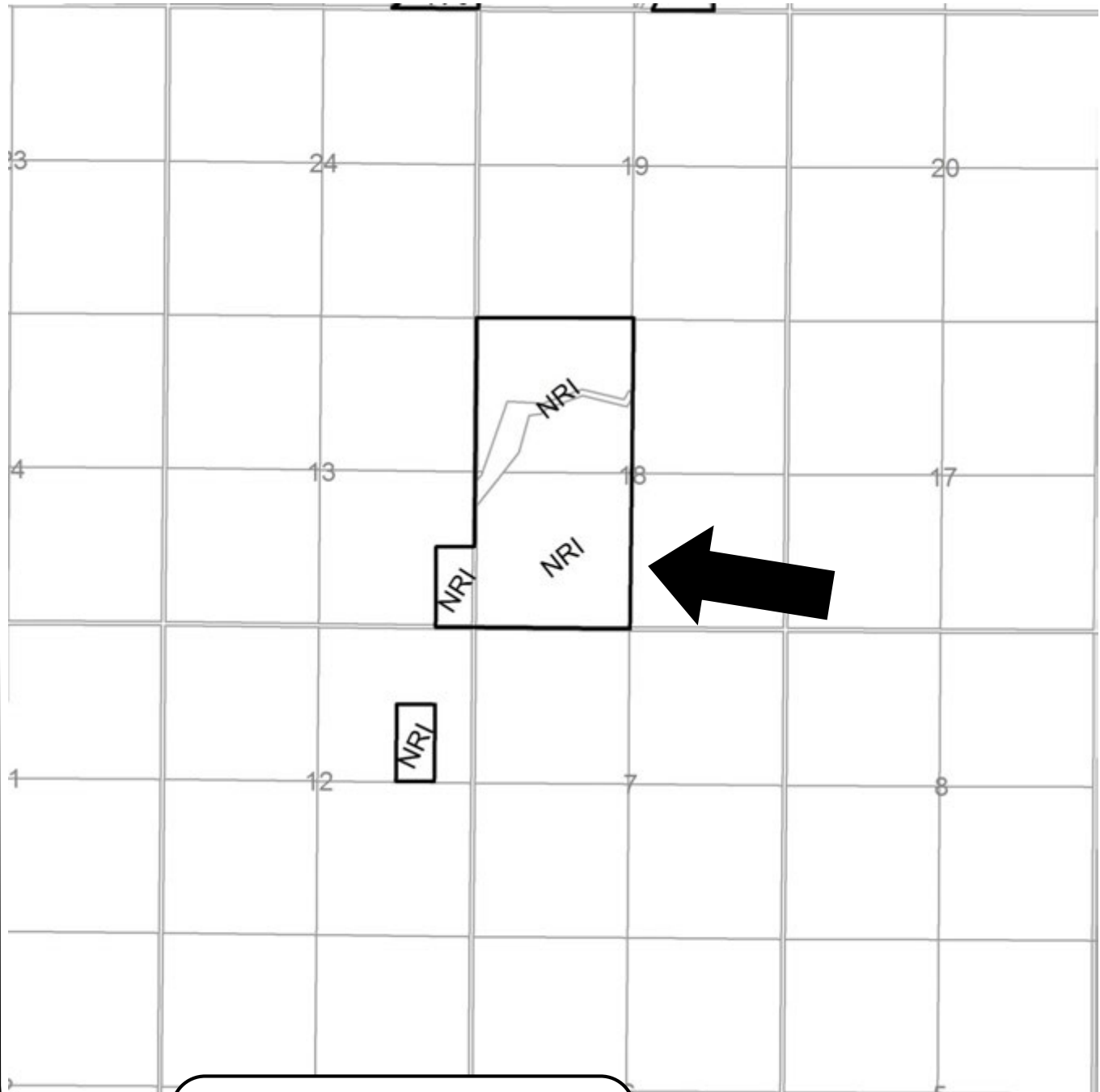
[Signature]
Commissioner for Oaths in and for the
Province of Alberta

ANGELA PARE
A Commissioner for Oaths
In and for the Province of Alberta
My Commission Expires Jan. 15, 2020



LOCATION PLAN

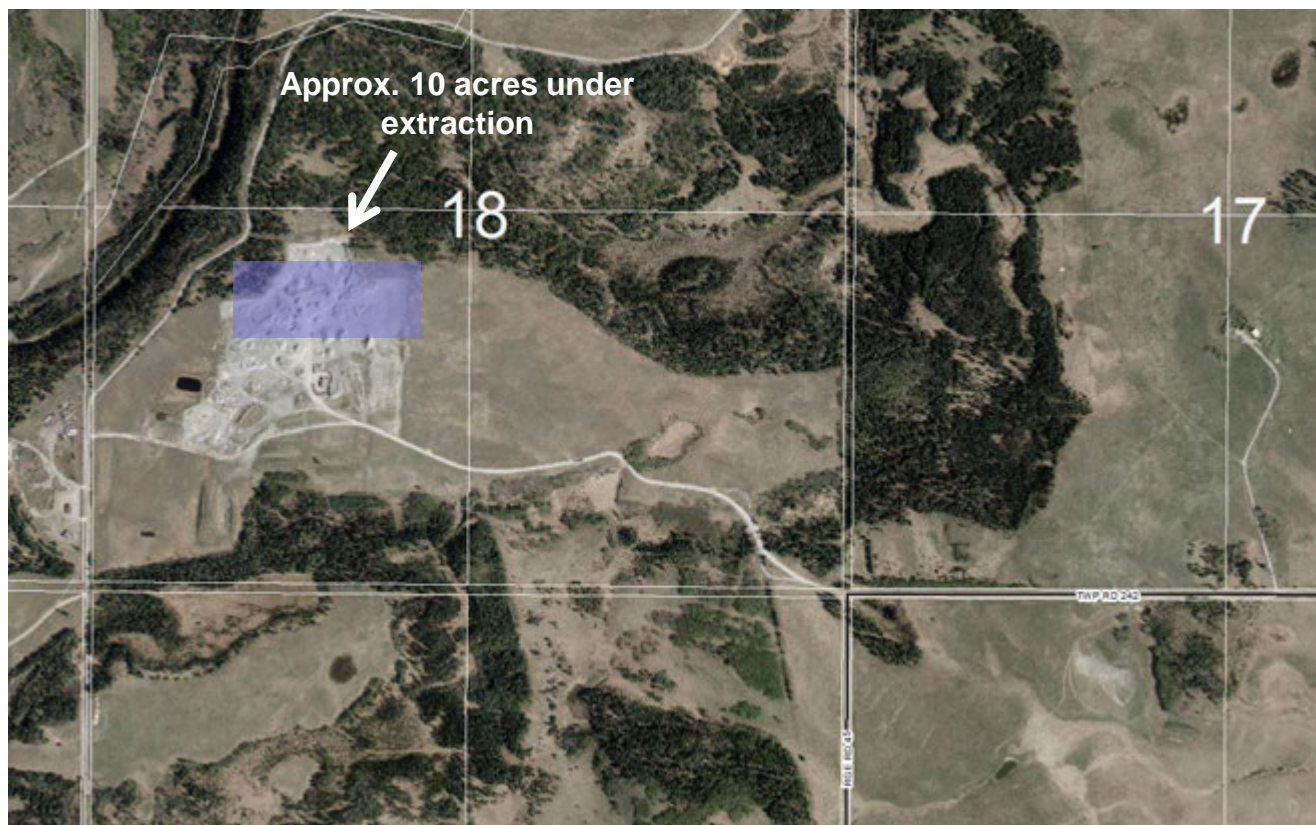
SW-18-24-04-W05M



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

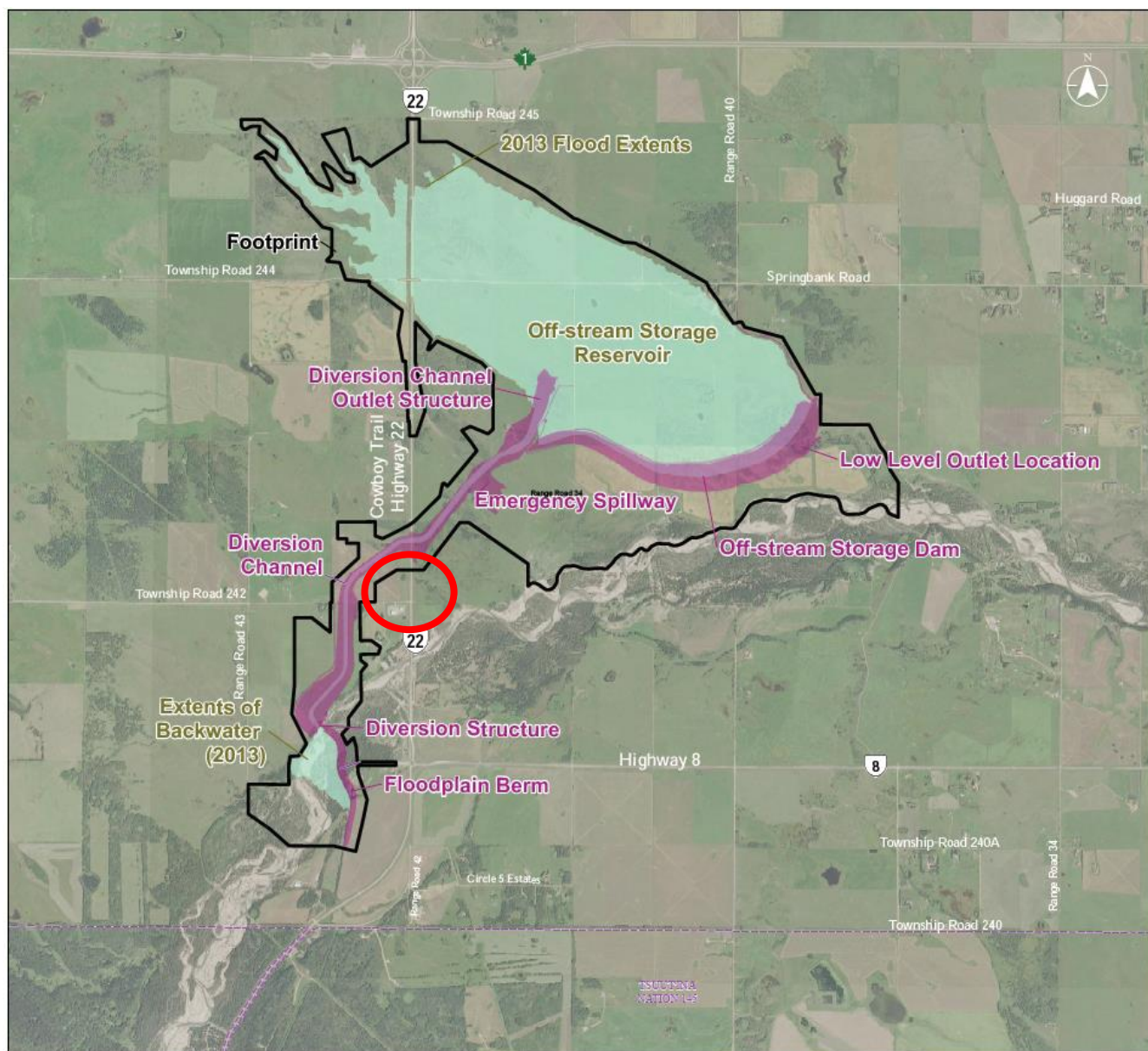
SW-18-24-04-W05M



AERIAL MAP 2018

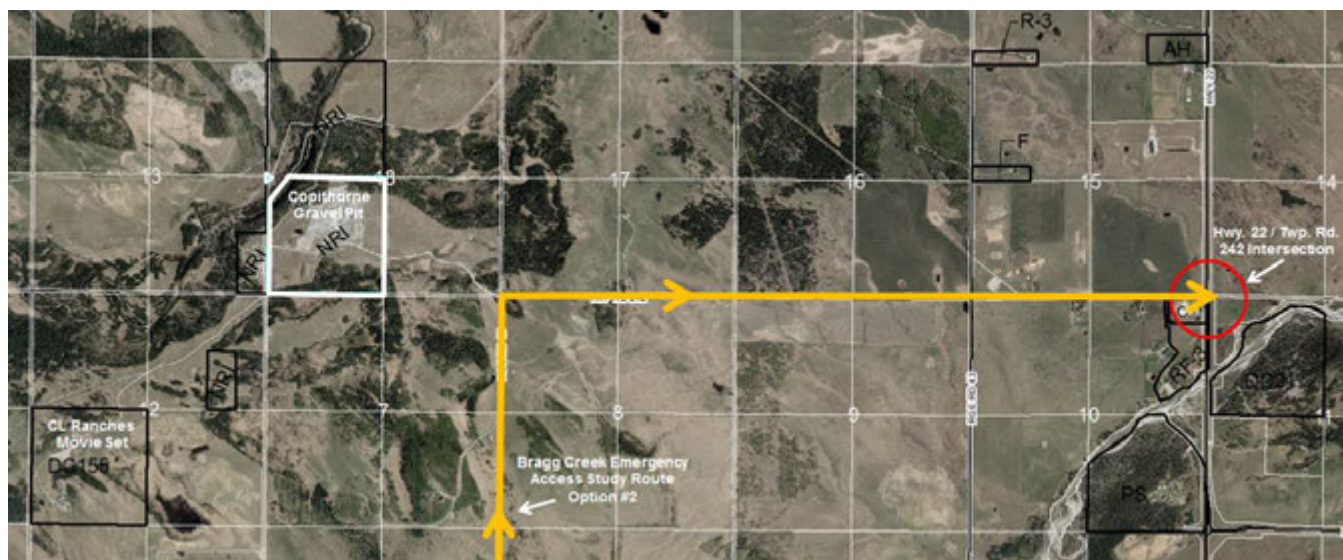
SW-18-24-04-W05M





Proposed SR1 Components

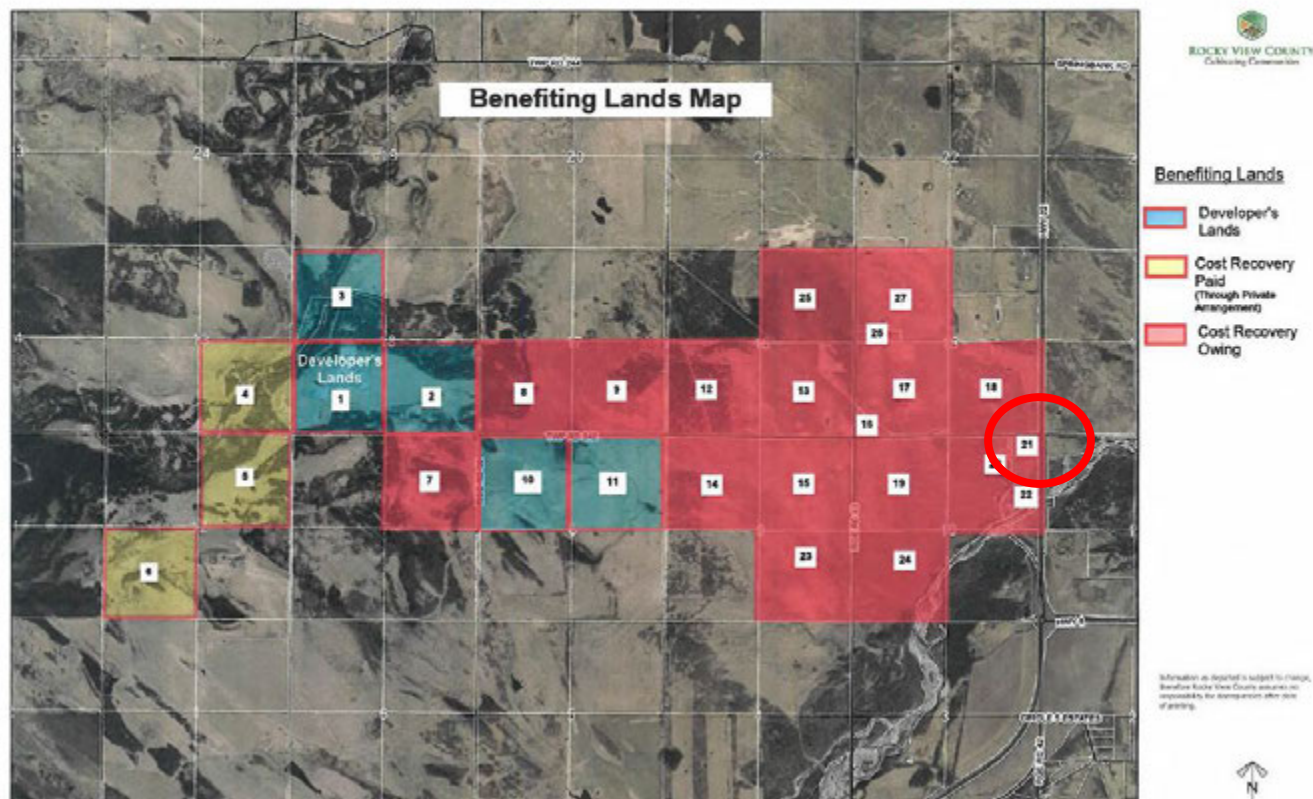
SW-18-24-04-W05M



Bragg Creek Emergency Access Study Routes



SW-18-24-04-W05M



Cost Recovery Benefiting Lands

SW-18-24-04-W05M

PLANNING & DEVELOPMENT

TO: Council
DATE: March 26, 2019 **DIVISION:** 5
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 \pm 2.83 hectare (\pm 6.99 acre) parcel from Farmstead District to Business Industrial Campus District and Residential One District.

This application was presented to Council on February 26, 2019, and received first reading. Subsequently, Council passed the following motion:

MOVED by Councillor Gautreau that Bylaw C-7859-2019 be referred to Administration to prepare an amendment to the bylaw for a site-specific amendment with a time limit for the land use.

Administration has revised Bylaw C-7859-2019 to address this matter, proposing amendment to Section 47 of the Land Use Bylaw relating to the Farmstead District. Bylaw C-7859-2019 is set out within Appendix 'A'.

The proposed amendments provide a temporary exception for the subject lands, replacing the Farmstead District requirements with a list of uses and requirements specific to the truck trailer storage and residential uses currently located on the property. The proposed uses and requirements are based on the Business Industrial Campus and Residential One Districts of the Land Use Bylaw.

¹ **Administration Resources**

Dominic Kazmierczak & Gurbir Nijjar, Planning & Development



It is at Council's discretion to determine the period during which these temporary uses and requirements are to apply to the subject lands, and there is no direction within any relevant statutory plan to guide an appropriate timescale that should be given.

A temporary period of approximately five years (January 1, 2024) is proposed by Administration within Schedule 'A' for the permitted and discretionary uses, at which point the uses would expire and the Farmstead District would become applicable again. To ensure that any development permit approved by the Development Authority for the existing trucking business uses is temporary, proposed section 47.9 (a) within Schedule 'A' (see Appendix A) states that development permit approvals shall not exceed January 1, 2024.

DISCUSSION:

The proposed amendments to Bylaw C-7859-2019 would narrow the types of business use that could be undertaken on the subject lands and the period of time during which they could operate. However, such business uses in this location are still not compliant with the County Plan, and no direction is given for these uses to be allowed, even on a temporary basis, within the Rocky View County/City of Calgary Intermunicipal Development Plan, or the Interim Growth Plan.

Council should note the precedent that approval of this amended bylaw may set for other individual live-work developments within the County that are not part of a comprehensively planned live-work use area. Council may wish to consider whether amendment of the County Plan could restrict live-work uses to just this development, or set particular areas or circumstances within which such development may be allowed.

CONCLUSION:

This amended 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 amended as set out in Appendix A.
- Motion #2 THAT Bylaw C-7859-2019, as amended, be given second reading.
- Motion #3 THAT Bylaw C-7859-2019, as amended, 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
DK/rp

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7859-2019 and Schedule A, as amended
APPENDIX ‘B’: Original Staff Report Package



ROCKY VIEW COUNTY
Cultivating Communities

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~~ Section 47 of Bylaw C-4841-97 be amended 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>	26	day of February	, 2019
READ A FIRST TIME IN COUNCIL this	26	day of February	, 2019
READ A SECOND TIME IN COUNCIL this		day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>		day of	, 2019
READ A THIRD TIME IN COUNCIL this		day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-7859-2019

Schedule of textual amendments to Land Use Bylaw (C-4841-97).

Amendment #1:

(Amendment to Section 47 (Farmstead District (F)))

Insert sections 47.8 to 47.11, which read:

47.8 TEMPORARY EXCEPTION

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

- (a) Until January 1, 2024, Lot 1, Plan 9710875, NW-30-25-28-W04M shall comply with sections 47.9 to 47.12.
- (b) After January 1, 2024, sections 47.9 to 47.12 shall expire, and Lot 1, Plan 9710875, NW-30-25-28-W04M shall comply with sections 47.1 to 47.7.

47.9 Maximum Development Permit Approvals on Lot 1, Plan 9710875, NW-30-25-28-W04M

- (a) Development Permit approvals under 47.8 (a) shall not exceed January 1, 2024.

47.10 Uses, Permitted on Lot 1, Plan 9710875, NW-30-25-28-W04M

Dwelling, single detached

Signs

47.11 Uses, Discretionary on Lot 1, Plan 9710875, NW-30-25-28-W04M

Dwelling Accessory Buildings less than 120.00 sq. m (1,291.67 sq. ft.)

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

Offices

Outdoor Storage, Truck Trailer

Outside Storage

Truck Trailer Service

47.12 Other Requirements on Lot 1, Plan 9710875, NW-30-25-28-W04M

- (a) Lot 1, Plan 9710875, NW-30-25-28-W04M shall comply with sections 74.4 to 74.10 of this *Bylaw*.



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

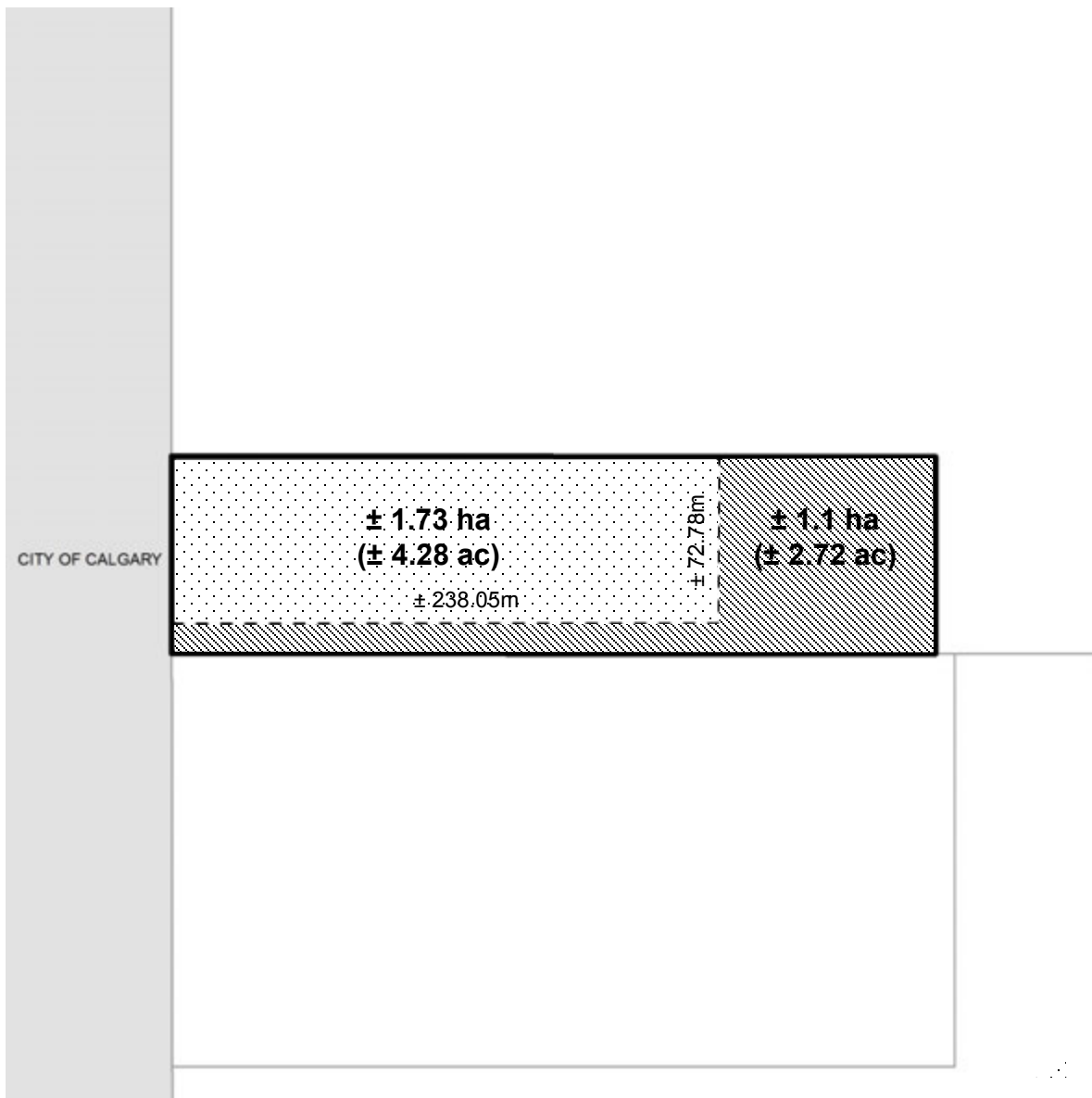
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2019</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7859-2019



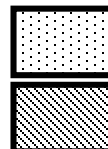
AMENDMENT

FROM Farmstead District TO _____

Subject Land _____

Business –
Industrial Campus

Residential One District



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

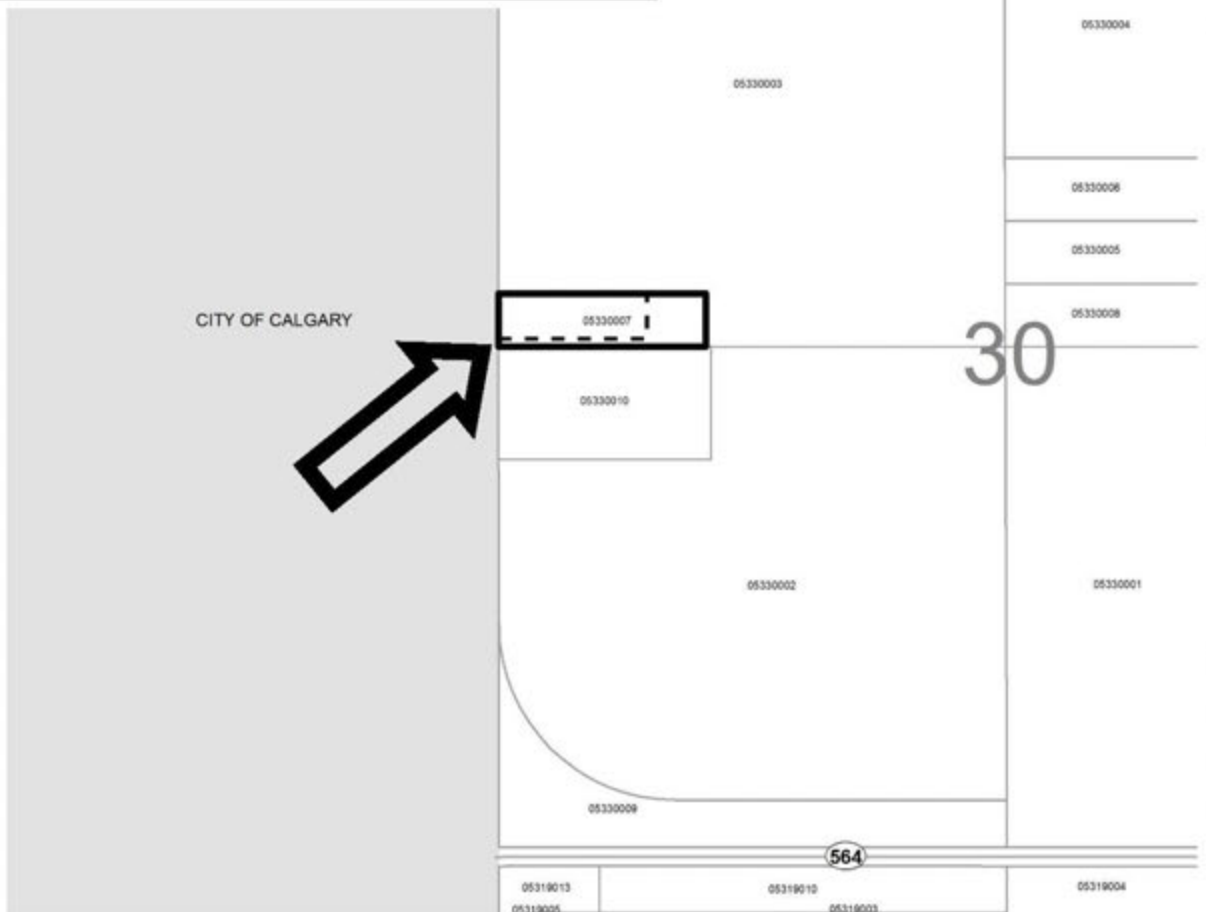
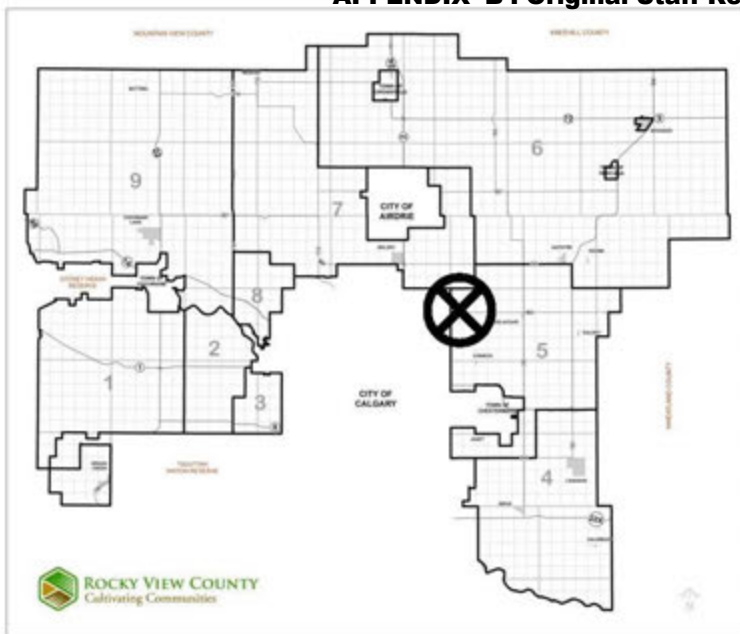


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 05330007 - PL20180040

DIVISION: 5

AGENDA



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)

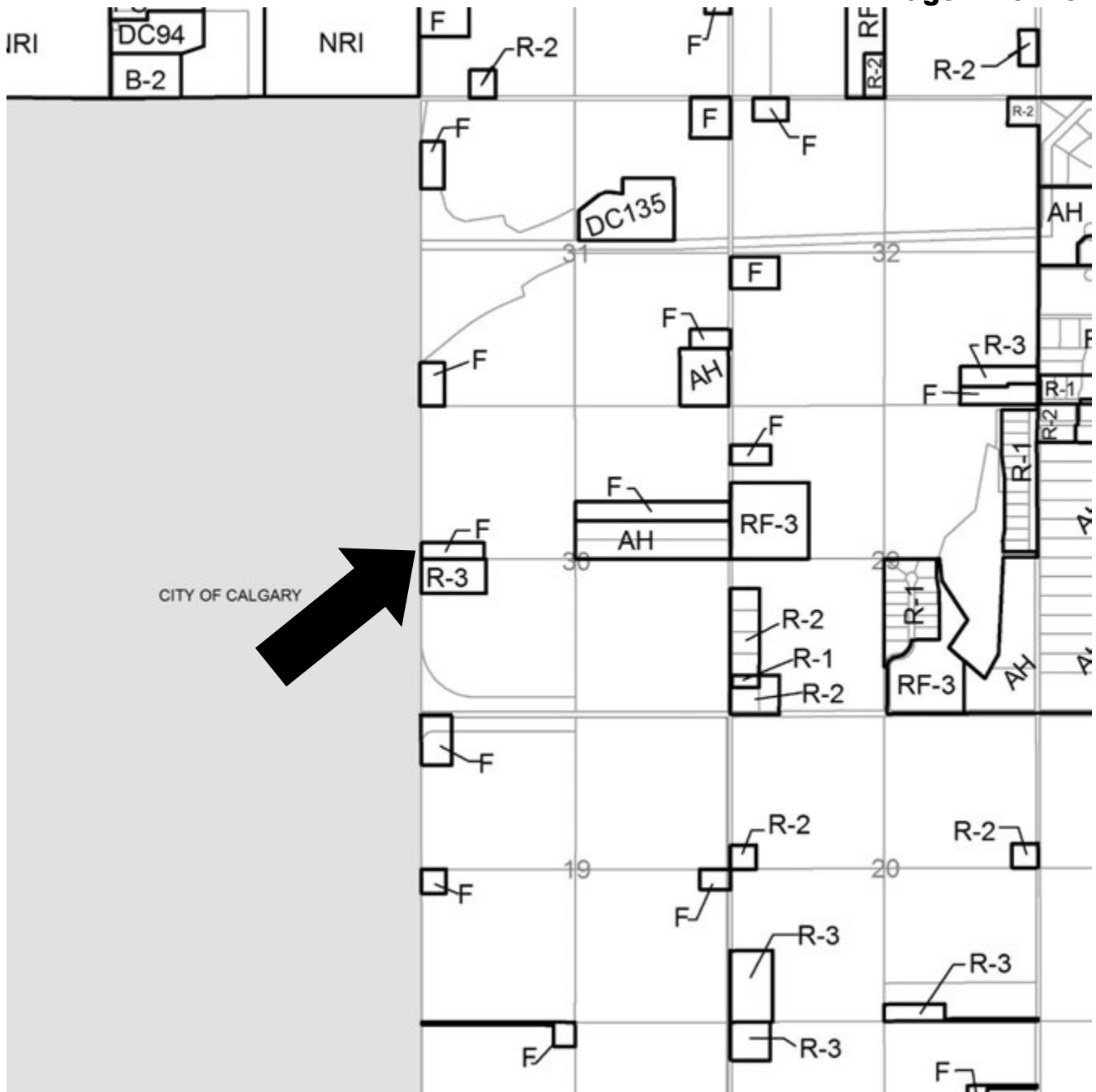
DEVELOPMENT PROPOSAL

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

Date: June 25, 2018

Division # 5

File: 05330007**AGENDA**



LAND USE MAP

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



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**

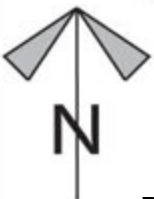
Date: June 25, 2018

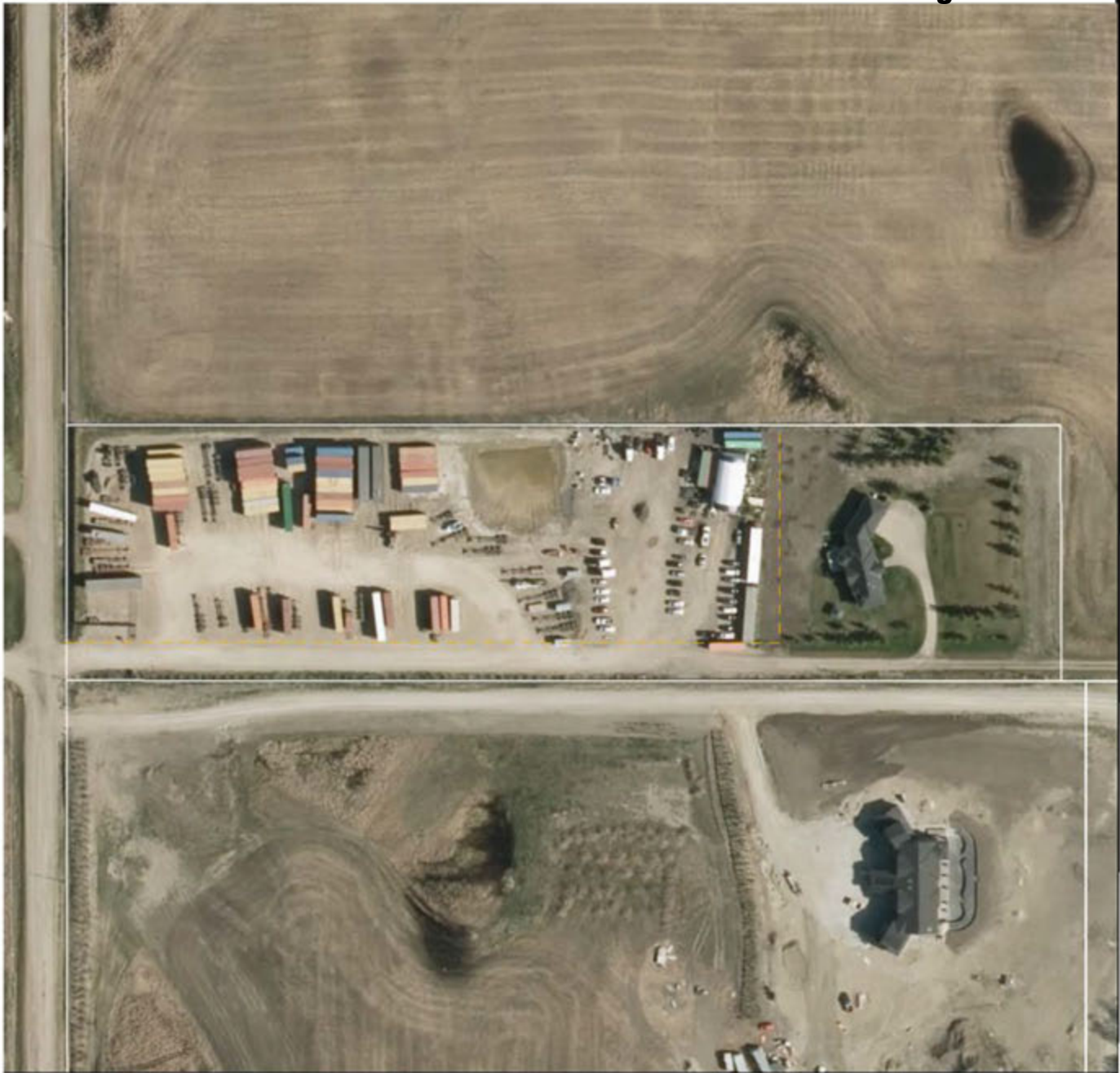
Division # 5

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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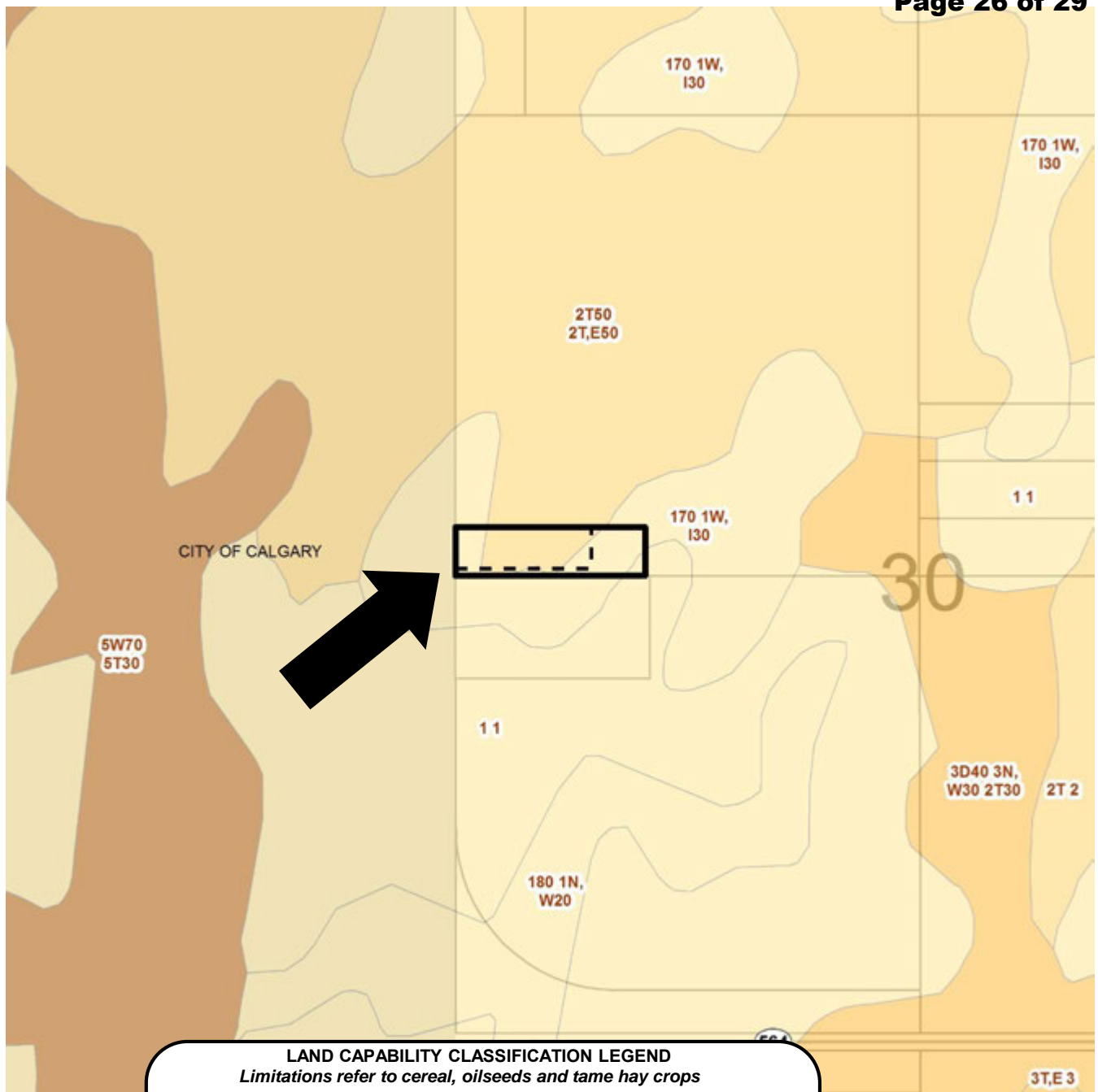


TOPOGRAPHY

Contour Interval 2 M



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



SOIL MAP

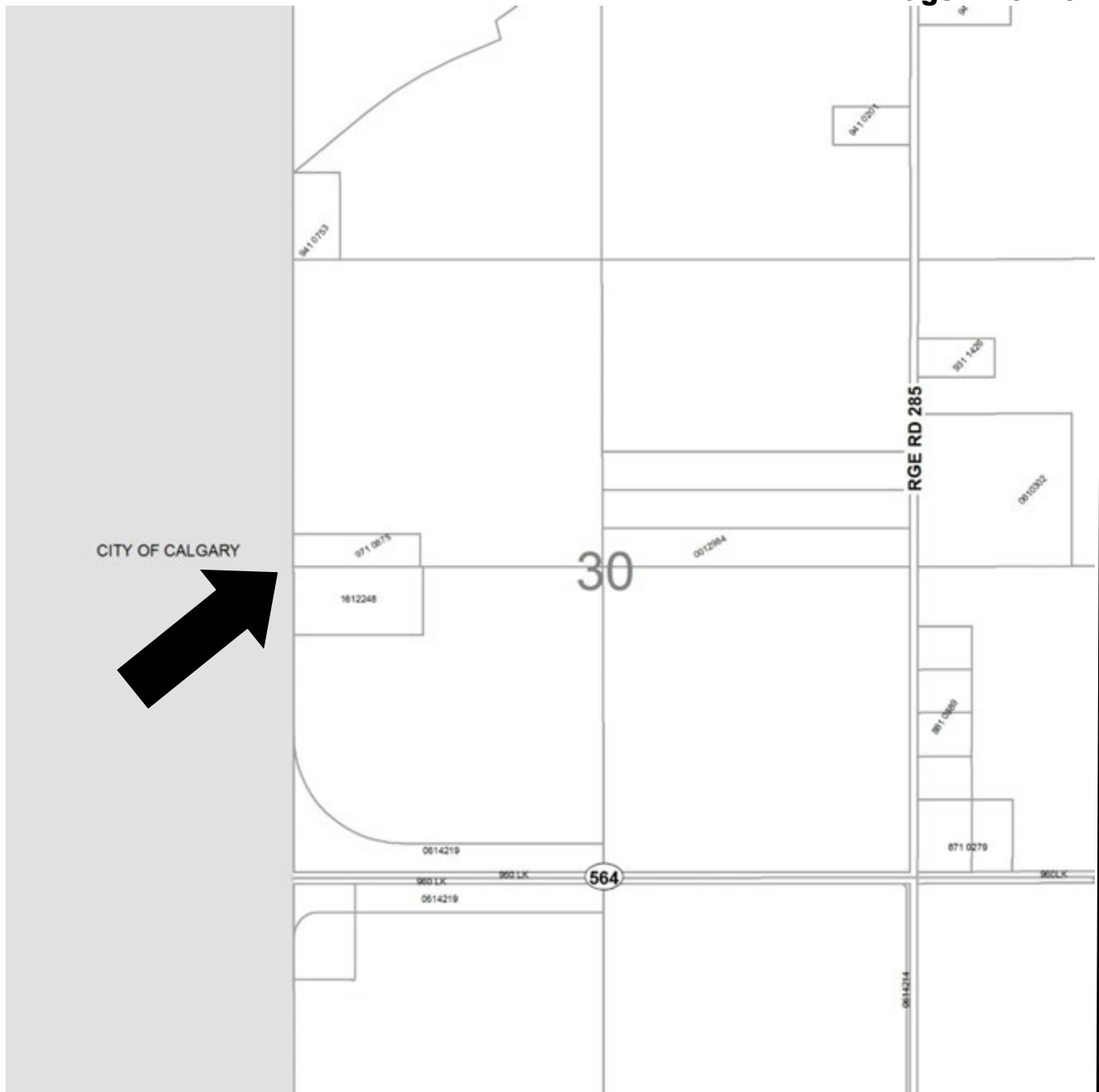
Lot:1 Plan:9710875
NW-30-25-28-W04M

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 219 of 297**



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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



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: March 26, 2019

DIVISION: All

FILE: N/A

SUBJECT: 2019 Master Rates Bylaw

¹POLICY DIRECTION:

The *Municipal Government Act* allows Council to pass bylaws regarding services provided by Rocky View County, which includes the fees charged for providing those services. The County has consolidated the fees it charges for providing goods and services into a *Master Rates Bylaw* which is reviewed and updated annually.

EXECUTIVE SUMMARY:

The *Municipal Government Act* allows Council to pass bylaws regarding services provided by the municipality. Rocky View County has consolidated the fees it charges for providing goods and services into a *Master Rates Bylaw* that is traditionally reviewed and updated annually as part of the County's budgeting process. Administration has reviewed the rates established in the 2018 *Master Rates Bylaw* and is proposing the changes summarized below:

- Planning, development, and engineering fees are proposed to be consolidated in 2019 wherever possible;
- Water and wastewater fees for Bragg Creek, Langdon, and east Rocky View are proposed to increase in 2019 to move towards or maintain full cost recovery for providing water and wastewater services;
- Langdon garbage and recycling rates are proposed to increase in 2019 to account for increased collection and processing costs with the County's contractor and that the green cart program in the hamlet has not reduced the amount of garbage being collected as predicted;
- Building permit fees for institutional, commercial, and industrial construction are proposed to increase slightly in 2019 to move towards full cost recovery and fees for private riding arena building permits are proposed to decrease;
- Most cemetery fees are proposed to increase by three percent in 2019 to align with the County's Cemetery Master Plan and industry fee comparisons; and
- Improved formatting to make the bylaw more accessible and user-friendly.

The proposed fee changes are outlined in more detail further in this report, and only the fees that would increase or decrease have been highlighted. The proposed fee changes align with the 2019 Operating and Capital Base Budget approved on December 11, 2018.

If passed by Council, the 2019 *Master Rates Bylaw* would come into effect on May 1, 2019.

¹Administrative Resources

Tyler Andreasen, Legislative and Bylaw Coordinator



BACKGROUND:

Municipalities largely generate revenue in three ways: collecting property taxes, charging for goods and services, and receiving transfers from other levels of government. The *Municipal Government Act* allows Council to pass bylaws regarding services provided by the municipality. Rocky View County has chosen to consolidate the fees it charges for providing goods and services into one bylaw, being the *Master Rates Bylaw*, which is traditionally reviewed and updated annually.

The County's current fees are found in *Master Rates Bylaw C-7751-2018* which was passed at the March 27, 2018 Council meeting after receiving feedback from the public on the proposed fee changes.

PROPOSED FEE CHANGES:

Planning, Development, and Engineering

Planning, development, and engineering fees are proposed to be consolidated in 2019 wherever possible.

Water and Wastewater

Water and wastewater fees for Bragg Creek, Langdon, and east Rocky View are proposed to increase in 2019 to move towards or maintain full cost recovery for providing water and wastewater services. The proposed changes are outlined below:

Fee	2018 Rate	Proposed 2019 Rate	Rationale
Bragg Creek Water Services			
Residential Water Fees	\$25.00 + \$2.064/m ³	\$25.00 + \$2.270/m ³	Fee increase to move towards full cost recovery
Non-Residential Water Fees	\$25.00 + \$2.064/m ³	\$25.00 + \$2.270/m ³	Fee increase to move towards full cost recovery
Bragg Creek Sewer Services			
Residential Sewage Fees	\$25.00 + \$5.177/m ³	\$25.00 + \$5.695/m ³	Fee increase to move towards full cost recovery
Non-Residential Sewage Fees	\$25.00 + \$5.177/m ³	\$25.00 + \$5.695/m ³	Fee increase to move towards full cost recovery
East Rocky View Sewer Services			
Residential Sewage Fees	\$30.00 + \$1.939/m ³	\$30.00 + \$2.019/m ³	Fee increase to move towards full cost recovery
Non-Residential Sewage Fees	\$45.00 + \$1.939/m ³	\$45.00 + \$2.019/m ³	Fee increase to move towards full cost recovery
Overage Fee	\$3.800/m ³	\$3.940/m ³	Fee increase to move towards full cost recovery
Langdon Sewer Services			
Residential Sewer Fees	\$53.52 flat fee	\$54.25 flat fee	Fee increase to maintain full cost recovery given increased operating costs
Non-Residential Sewer Fees	\$53.52 flat fee	\$54.25 flat fee	Fee increase to maintain full cost recovery given increased operating costs
Mixed Use w/ Restaurant Sewage Fees	\$144.51 flat fee	\$146.48 flat fee	Fee increase to maintain full cost recovery given



			increased operating costs
Mixed Use w/o Restaurant Sewage Fees	\$72.76 flat fee	\$73.24 flat fee	Fee increase to maintain full cost recovery given increased operating costs
Restaurant Sewage Fees	\$80.28 flat fee	\$81.38 flat fee	Fee increase to maintain full cost recovery given increased operating costs
Overage Fee	\$3.80 flat fee	\$3.94 flat fee	Fee increase to maintain full cost recovery given increased operating costs

Solid Waste and Recycling

Langdon garbage and recycling rates are proposed to increase in 2019 to account for increased collection and processing costs with the County's contractor and that the green cart program in the hamlet has not reduced the amount of garbage being collected as predicted. The proposed changes are outlined below:

Fee	2018 Rate	Proposed 2019 Rate	Rationale
Langdon Curbside Waste Collection			
Black Cart 120L (Garbage)	\$9.68/month	\$10.43/month	Fee increase due to increases to the cost of collection each year per contract rates, and the green cart program has not reduced the amount of garbage being collected as predicted
Blue Cart (Recycling)	\$8.82/month	\$9.72/month	Fee increase due to increases to the cost of collection and processing each year per contract rates and market conditions
Green Cart (Organic Waste)	\$5.90/month	\$6.65/month	Fee increase due to increases to the cost of collection and processing each year per contract rates and market conditions

Building Permits

Building permit fees for institutional, commercial, and industrial construction are proposed to increase slightly in 2019 to move towards full cost recovery and fees for private riding arena building permits are proposed to decrease. The proposed changes are outlined below:

Fee	2018 Rate	Proposed 2019 Rate	Rationale
Building Permits			
Renewal	37% of Original Building Permit Fee	First Year: Minimum Building Permit Fee	New split rate with a fee reduction for first year permit renewals, and retain the current fee for



		<u>Second Year:</u> 37% of Original Building Permit Fee	projects over two years
Institutional, Commercial, or Industrial Construction	\$10.00/thousand of construction cost	\$10.50/thousand of construction cost	Fee increase to move towards full cost recovery
Farm Building – Private Riding Arena	\$5.00/thousand of construction cost	\$60.00 flat fee	Free reduction to align with other farm building fees and as no safe code inspections are required

Cemeteries

Most cemetery fees are proposed to increase by three percent in 2019 to align with the County's Cemetery Master Plan and industry fee comparisons. The proposed changes are outlined below:

Fee	2018 Rate	Proposed 2019 Rate	Rationale
Most Cemetery Fees			
--	--	Some fees held at 2018 rate but most fees increased by 3%	Fee increases to align with the Cemetery Master Plan and industry rate comparisons

If Council differs or requires more information on one of the proposed fee changes, Council could consider holding the fee at the 2018 rate and directing Administration to conduct a full review of the good or service with a report to be brought back a future Council meeting.

If Council believes there are additional fee changes that should be considered but have not been included in the 2019 *Master Rates Bylaw*, Council could consider directing Administration to conduct a full review of the good or service with a report to be brought back a future Council meeting.

PROPOSED FORMATTING CHANGES:

With the 2019 *Master Rates Bylaw*, Administration is also proposing formatting changes to make the bylaw more accessible and user-friendly. The new bylaw would remove the explanation section introduced in the 2018 *Master Rates Bylaw*, as well as reorganize fees by their function rather than by their department. These formatting changes will improve the readability and navigability of the bylaw.

BUDGET IMPLICATIONS:

The proposed fee changes align with the 2019 Operating and Capital Base Budget, which was approved at the December 11, 2018 Council meeting.

OPTIONS:

- Option #1:
- Motion 1: THAT Bylaw C-7857-2019 be given first reading.
 - Motion 2: THAT Bylaw C-7857-2019 be given second reading.
 - Motion 3: THAT Bylaw C-7857-2019 be considered for third reading.
 - Motion 4: THAT Bylaw C-7857-2019 be given third and final reading.



Option #2: THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Bylaw C-7857-2019 – *2019 Master Rates Bylaw*

Attachment ‘B’ – Bylaw C-7751-2018 – *2018 Master Rates Bylaw*



BYLAW C-7857-2019

A Bylaw of Rocky View County, in the Province of Alberta, to establish the rates charged for providing various municipal goods and services.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as the *Master Rates Bylaw*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the following:
 - (1) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

Effect

- 3 Rocky View County establishes the rates set out in Schedule ‘A’ attached to and forming part of this Bylaw.
- 4 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.

Effective Date

- 5 Bylaw C-7751-2018, being the *Master Rates Bylaw*, is rescinded upon this Bylaw passing and coming into full force and effect.
- 6 Bylaw C-7857-2019, being the *Master Rates Bylaw*, is passed when it receives third reading and is signed pursuant to the *Municipal Government Act*.
- 7 Bylaw C-7857-2019, being the *Master Rates Bylaw*, comes into full force and effect on May 1, 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 this_____ day of _____, 2019

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

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2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

AGRICULTURAL SERVICES

Rentals

Tree planting machine

Rental; per day \$50.00 + GST

Damage deposit \$150.00

Agriculture pest trap

Rental; per week after two weeks \$25.00 + GST

Damage deposit \$125.00

Water well measuring tape

Rental; per week after two weeks \$25.00 + GST

Damage deposit \$125.00

Back pack sprayer

Rental; per day \$25.00 + GST

Damage deposit \$125.00

Pasture sprayer

Rental, first day \$250.00 + GST

Rental, each additional day \$100.00 + GST

Damage deposit \$1,000.00

Other

Bat box \$30.00 + GST

Gopher traps and bait Actual costs

Grass seed Actual costs

Green Acreages guide \$30.00 + GST

Landowner weed control agreement sign, each \$15.00 + GST

Weed Identification in Alberta booklet \$3.00 + GST

Weeds of the Prairies book \$30.00 + GST

Weed spraying after a weed notice is issued \$50.00 + Actual costs + GST

Guide to Crop Protection blue book \$12.00 + GST

Soil and hay sampler deposit \$125.00 + GST

Twine for weed-free hay Actual costs

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

APPEAL OF A DEVELOPMENT, SUBDIVISION, OR ENFORCEMENT DECISION

Appeal of a Development Authority decision; filed by landowner	\$350.00
Appeal of a Development Authority decision; filed by affected party	\$250.00
Appeal of a Stop Order issued by the Development Authority	\$500.00
Appeal of a Subdivision Authority decision*	\$1,000.00
Appeal of a Compliance Order issued as per the <i>Municipal Government Act</i>	\$500.00

* Paid at time of subdivision application and credited to endorsement fee if no appeal is filed.

ARTS, CULTURE & RECREATION

Concert permit	\$250.00
Road use permit (e.g. for foot or bike race, road rally)	\$250.00
Film permit	\$250.00
Community peace officer (e.g. traffic control); per hour	\$65.00 + GST

ASSESSMENT & TAX

Assessment

Request for assessment information	
Staff time; per hour	\$50.00 + GST
Document copying – first page	\$5.00
Document copying – each subsequent page	\$1.00
Residential property assessment complaint	
Three dwellings or fewer	\$50.00
More than three dwellings	\$650.00
Non-residential property assessment complaint	
\$1 to \$500,000	\$250.00
\$500,001 to \$1,000,000	\$400.00
\$1,000,001 to \$4,000,000	\$550.00
\$4,000,001 and more	\$650.00
Farm land assessment complaint	\$50.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

61	Assessment (continued)	
62	Machinery and equipment assessment complaint	
63	\$1 to \$500,000	\$250.00
64	\$500,001 to \$1,000,000	\$400.00
65	\$1,000,001 to \$4,000,000	\$550.00
66	\$4,000,001 and more	\$650.00
67	Tax	
68	Minimum annual tax payable	\$20.00
69	Tax certificate; per parcel	\$30.00
70	Historical tax summary	\$50.00 + GST

BUILDING PERMITS & INSPECTIONS

72	Building Permits*	
73	Residential single-family detached or two-family attached, under 6,458 ft ² (600 m ²), new construction, addition, and renovation	
74	Main floor; per square foot	\$0.58
75	Second and additional floors; per square foot	\$0.58
76	Attached garage; per square foot	\$0.40
77	Basement in bungalow or two storey, developed area only; per square foot	\$0.30
78	Basement in bi-level or walkout; per square foot	\$0.30
79	Deck or covered canopy; per square foot	\$0.30
80	Renovation; per square foot	\$0.40
81	Fireplace or wood stove; each	\$110.00
82	Residential 6,458 ft ² (600 m ²) and larger, including multi-family	
83	Per \$1,000 construction cost up to \$2 million	\$8.00
84	Per \$1,000 construction cost over \$2 million	\$4.00
85	Residential moved in, includes manufactured home	
86	Main floor; per square foot	\$0.40
87	Basement, developed area only; per square foot	\$0.30
88	Deck or covered canopy; per square foot	\$0.30
89	Addition; per square foot	\$0.58
90	Attached garage; per square foot	\$0.40
91	Fireplace or wood stove; each	\$110.00
92	Mobile dwelling; approved by a Limited Term Development permit	\$160.00
93		

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

94	Building Permits (continued)	
95	Accessory dwelling unit	
96	Renovation; per square foot	\$0.40
97	Add a second floor; per square foot	\$0.58
98	Add on to main floor or accessory building, or build a garden suite; per square foot	\$0.58
99	Preliminary inspection	\$160.00
100	Ancillary buildings to a residential use; per square foot	\$0.30
101	Farm building or private riding arena	\$60.00
102	Institutional, commercial, or industrial; per \$1,000 construction cost	\$10.50
103	Tent; per square foot, up to three tents less than 300 m ² total per property/event (minimum fee \$160); fundraising activities by non-profits exempt	\$0.10
104	Stage; covered any height or uncovered higher than 1.2 m; per square foot (min. fee \$125)	\$4.00
105	Bleachers; per 45 foot long, 10 rows, 300 people, or portion thereof	\$125.00
106	<i>* 75% of fee is refunded if application is cancelled prior to plan examination; 50% of fee is refunded if cancelled after plan examination. Safety Codes fees are non-refundable.</i>	
107	Other Fees	
108	Minimum permit fee	\$160.00
109	Minor residential improvements, including compliance verification for hot tub cover or solar panel installation (electrical permit still required)	\$50.00
110	Demolition permit	\$80.00
111	Relocation inspection; per 150 kilometres or portion thereof	\$160.00
112	Foundation permit	\$100.00
113	Re-examine plans	10% of original fee
114	Safety inspection	\$500.00
115	Void - permit advisory stamp	\$30.00
116	Pre-application meeting; per hour	\$160.00
117	Alberta Building Code variance; single-family, two-family, and accessory building	\$330.00
118	Alberta Building Code variance; multi-family, commercial, industrial, and institutional	\$2,200.00
119	Permit renewal	
120	Building permit; first year from date of permit issuance	\$160.00
121	Building permit; second year from date of permit issuance (minimum fee \$160)	37% of original fee
122	Electrical permit*	\$160.00
123	Gas permit*	\$160.00
124	Plumbing permit*	\$160.00
125	<i>* Expired with minimum of one inspection performed that passed in compliance. Otherwise, standard permit fees apply.</i>	

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

126	Other Fees (continued)	
127	Change an issued permit or contractor change; per event	\$50.00
128	Starting construction without a permit; principle or accessory building (min. fee \$400)	200% of applicable fee
129	Starting construction without a permit; subtrade, sewage, or farm location	200% of applicable fee
130	Inspector cannot access building; first violation	\$150.00
131	Inspector cannot access building; subsequent violation	\$250.00
132	Project not ready for inspection; first violation	\$150.00
133	Project not ready for inspection; subsequent violation	\$250.00
134	Additional inspection for complex construction	\$150.00
135	Failure to recall an inspection when required by a Safety Codes Officer	\$250.00
136	Occupying a building before final inspection; first violation	\$500.00
137	Occupying a building before final inspection; subsequent violation same calendar year	\$1,000.00
138	Ignoring a stop work notice; first violation	\$500.00
139	Ignoring a stop work notice; subsequent violation in same calendar year	\$1,000.00
140	Subtrade and Sewer Permits*	
141	Residential single-family and two-family — electrical permit; new construction and additions, based on total developed area including attached garage	
142	Less than 1,500 ft ² (139 m ²)	\$160.00
143	1,501 to 2,500 ft ² (140 to 232 m ²)	\$185.00
144	2,501 to 5,000 ft ² (232 to 464 m ²)	\$235.00
145	5,001 to 7,500 ft ² (465 to 697 m ²)	\$285.00
146	Over 7,500 ft ² (698 m ²)	See commercial fees
147	Renovations or accessory building upgrades; less than 500 ft ² (46 m ²)	\$160.00
148	Renovations or accessory building upgrades; 500 ft ² (46 m ²) or more	See commercial fees
149	Temporary service	\$160.00
150	Service connection inspection prior to rough-in	\$160.00
151	Residential single-family and two-family — gas permit; new construction and additions, based on total developed area including attached garage with gas appliance or rough in	
152	Less than 1,500 ft ² (139 m ²)	\$160.00
153	1,501 to 2,500 ft ² (140 to 232 m ²)	\$170.00
154	2,501 to 5,000 ft ² (232 to 464 m ²)	\$185.00
155	5,001 to 7,500 ft ² (465 to 697 m ²)	\$235.00
156	Over 7,500 ft ² (698 m ²)	See commercial fees
157	Renovations or accessory building upgrades; less than 500 ft ² (46 m ²)	\$160.00
158	Renovations or accessory building upgrades; 500 ft ² (46 m ²) or more	See commercial fees

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

159	Subtrade and Sewer Permits* (continued)	
160	Service connection	\$160.00
161	Appliance replacement; up to two	\$160.00
162	Unit heater, up to two	\$160.00
163	Gas fireplace; gas line installation (if separate from unit installation)	\$160.00
164	Gas fireplace; unit installation (if separate from gas line installation)	\$160.00
165	Temporary tank set	\$160.00
166	Geothermal heating; per \$1,000 of system installation	\$9.00
167	Hydronic heating	\$165.00
168	Residential single-family and two-family — plumbing permit; new construction and additions, based on total developed area including attached garage with plumbing or rough in	
169	Less than 1,500 ft ² (139 m ²)	\$230.00
170	1,501 to 2,500 ft ² (140 to 232 m ²)	\$260.00
171	2,501 to 5,000 ft ² (232 to 464 m ²)	\$290.00
172	5,001 to 7,500 ft ² (465 to 697 m ²)	\$410.00
173	Over 7,500 ft ² (697 m ²) (minimum fee \$410)	See commercial fees
174	Connection to piped sewer system; per sewer line	\$160.00
175	Minor renovation, including accessory building; five outlets or fewer	\$160.00
176	Major renovation, including accessory building; more than five outlets	See commercial fees
177	Service connection	\$160.00
178	Drainage line inspection, below slab before rough-in inspection	\$150.00
179	Homeowner fee where the landowner/resident performs the work; per permit	\$125.00 + GST
180	Commercial, industrial, institutional, multi-family, and agricultural — electrical permit	
181	Up to \$1,000 materials and labour	\$160.00
182	\$1,001 to \$2,000 materials and labour	\$165.00
183	\$2,001 to \$3,000 materials and labour	\$170.00
184	\$3,001 to \$4,000 materials and labour	\$175.00
185	\$4,001 to \$5,000 materials and labour	\$180.00
186	\$5,001 to \$6,000 materials and labour	\$190.00
187	\$6,001 to \$7,000 materials and labour	\$200.00
188	\$7,001 to \$8,000 materials and labour	\$220.00
189	\$8,001 to \$9,000 materials and labour	\$230.00
190	\$9,001 to \$10,000 materials and labour	\$240.00
191	\$10,001 to \$11,000 materials and labour	\$250.00
192	\$11,001 to \$12,000 materials and labour	\$260.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

193	Subtrade and Sewer Permits* (continued)	
194	\$12,001 to \$13,000 materials and labour	\$270.00
195	\$13,001 to \$14,000 materials and labour	\$280.00
196	\$14,001 to \$15,000 materials and labour	\$290.00
197	\$15,001 to \$16,000 materials and labour	\$300.00
198	\$16,001 to \$18,000 materials and labour	\$310.00
199	\$18,001 to \$20,000 materials and labour	\$330.00
200	\$20,001 to \$25,000 materials and labour	\$340.00
201	\$25,001 to \$30,000 materials and labour	\$370.00
202	\$30,001 to \$35,000 materials and labour	\$400.00
203	\$35,001 to \$40,000 materials and labour	\$430.00
204	\$40,001 to \$50,000 materials and labour	\$470.00
205	\$50,001 to \$60,000 materials and labour	\$540.00
206	\$60,001 to \$80,000 materials and labour	\$600.00
207	\$80,001 to \$100,000 materials and labour	\$700.00
208	\$100,001 to \$120,000 materials and labour	\$850.00
209	\$120,001 to \$140,000 materials and labour	\$950.00
210	\$140,001 to \$160,000 materials and labour	\$1,050.00
211	\$160,001 to \$180,000 materials and labour	\$1,200.00
212	\$180,001 to \$200,000 materials and labour	\$1,300.00
213	\$200,000 and more; base fee plus incremental fee below	\$1,300.00
214	\$200,000 and more; per \$1,000 of value over \$200,000	\$5.00
215	Temporary service less than 101 amp	\$160.00
216	Temporary service 101 amp or more	See commercial fees
217	Commercial, industrial, institutional, multi-family, and agricultural — gas permit	
218	0 to 100,000 BTU input	\$160.00
219	100,001 to 200,000 BTU input	\$170.00
220	200,001 to 400,000 BTU input	\$180.00
221	400,001 to 1 million BTU input	\$240.00
222	More than 1 million and up to 2 million BTU input	\$340.00
223	Over 2 million BTU input; base fee	\$340.00
224	Over 2 million BTU input; per 1 million BTU or portion thereof over 2 million	\$45.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

225	Subtrade and Sewer Permits* (continued)	
226	Appliance replacement; up to 100,000 BTU input	\$160.00
227	Appliance replacement; 100,001 to 400,000 BTU input	\$170.00
228	Appliance replacement; 400,001 to 5 million BTU input	\$180.00
229	Appliance replacement; over 5 million BTU input	\$340.00
230	Temporary tank set	\$160.00
231	Commercial, industrial, institutional, multi-family, and agricultural — plumbing permit	
232	Base fee; plus applicable outlet fee below	\$110.00
233	One to four outlets; per outlet (minimum fee \$150)	\$11.50
234	Five to 20 outlets; per outlet	\$11.50
235	21 to 100 outlets; per outlet	\$9.50
236	More than 100 outlets; per outlet	\$6.25
237	Connection to piped sewer system; per sewer line	\$130.00
238	Private sewer permits	
239	Residential single-family or two-family; per dwelling unit	\$275.00
240	Multi-family & non-residential; base fee	\$275.00
241	Multi-family & non-residential; surcharge for each 10 m ³ expected sewage/day	\$110.00
242	Variance request for private sewer installation	\$275.00
243	* 50% of fee is refunded if application is cancelled within 90 days of application date. No refund when minimum fee is charged. Safety Codes fee applies on all subtrade permits and is non-refundable: 4% of permit fee (\$4.50 minimum; \$560 maximum)	

245	CEMETERIES	
246	Garden of Peace Cemetery	
247	Flat marker lot	\$2,959.92 + GST
248	Upright marker lot without cement base	\$3,386.88 + GST
249	Upright marker lot with cement base	\$3,666.88 + GST
250	Single-depth grave internment	\$935.71 + GST
251	Double-depth grave internment, first burial	\$1,350.94 + GST
252	Double-depth grave internment, second burial	\$935.71 + GST
253	Infant/child flat marker lot	\$935.00 + GST
254	Infant/child upright marker lot	\$1,205.00 + GST
255	Infant/child internment	\$500.00 + GST

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

256	Garden of Peace Cemetery (continued)	
257	Cremation lot	
258	Flat marker, holds two urns	\$2,045.84 + GST
259	Upright marker, holds two urns	\$2,774.94 + GST
260	Flat marker, holds four urns	\$2,694.11 + GST
261	Upright marker, holds four urns	\$3,175.20 + GST
262	Ground internment of a cremation urn	\$409.37 + GST
263	Scattering of ashes	
264	No plaque	\$89.12 + GST
265	Rose garden plaque only	\$564.98 + GST
266	With plaque	\$654.10 + GST
267	Columbarium niche space	
268	Holds one to two urns	\$3,712.37 + GST
269	Holds three urns	\$5,568.56 + GST
270	Holds up to 15 urns (family space)	\$3,625.36 to \$10,000.00 + GST
271	Open and close columbarium niche	\$233.93 + GST
272	Field of honour upright marker lot	\$1,493.18 + GST
273	Field of honour cremation lot	\$1,004.28 + GST
274	<i>A Government of Alberta burial subsidy for 50% of above lot costs (pre-GST) may be available to low-income customers. Must meet eligibility requirements. Ask your funeral home for details.</i>	
275	Bottrel and Dalemead Cemeteries	
276	Flat marker lot	\$2,959.92 + GST
277	Upright marker lot	\$3,386.88 + GST
278	Internment	\$1,639.49 + GST
279	Cremation lot	
280	Flat marker, holds two urns	\$2,045.84 + GST
281	Upright marker, holds two urns	\$2,774.94 + GST
282	Flat marker, holds four urns	\$2,694.11 + GST
283	Upright marker, holds four urns	\$3,175.20 + GST
284	Ground internment of a cremation urn	\$837.49 + GST
285	Transporting equipment to cemetery	\$198.73 + GST
286	<i>A Government of Alberta burial subsidy for 50% of above lot costs (pre-GST) may be available to low-income customers. Must meet eligibility requirements. Ask your funeral home for details.</i>	

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

287	Other Items (additional charges to above rates)	
288	Cement liner/vault	\$1,330.00 to \$10,000.00 + GST
289	Saturday casket service	\$947.41 + GST
290	Saturday ash/urn/infant/child service	\$385.98 + GST
291	Weekday service overtime rate after 3 p.m.; per half hour	\$163.75 + GST
292	Statutory holiday service	Double the above rates + GST
293	Snow removal around grave site	\$163.75 + GST
294	Winter dig (October to April)	
295	Adult casket	\$255.50 + GST
296	Infant/child casket	\$119.23 + GST
297	Urn	\$85.17 + GST
298	Small tent rental	\$176.40 + GST
299	Large tent rental	\$231.53 + GST
300	Urgent service requests of less than 48 hours; subject to availability	\$550.00 + GST
301	Title change, certificate change, or buy-back	\$233.93 + GST
302	Plot re-leveling	\$321.88 + GST
303	Casket disinterment	\$3,150.00 + GST
304	Urn or child casket disinterment	\$945.00 + GST
305	Disinter and re-inter a casket in the same grave	\$3,680.00 + GST
306	Disposal of markers, foot stones, etc.	193.13 + GST
307	Memorial Items	
308	Flat marker	\$1,023.20 to \$8,468.71 + GST
309	Flat marker permit; per square inch	\$1.09 + GST
310	Upright marker	\$2,028.57 to \$12,600.00 + GST
311	Upright monument permit; single	\$330.35 + GST
312	Upright monument permit; double	\$521.94 + GST
313	Columbarium wreath plate/niche marker	Starting at \$783.35 + GST
314	Columbarium niche plaque permit and installation	\$101.39 + GST
315	Bronze vase	Starting at \$553.03 + GST
316	Marker refinishing; small or medium	\$321.88 + GST
317	Marker refinishing; large	\$450.63 + GST
318	Bench	\$2,116.80 to \$4,365.90 + GST
319	Bench permit	\$1,049.99 + GST

2019 MASTER RATES

All fees are GST exempt unless otherwise noted.



320	Memorial Items (continued)	
321	Bench installation	\$3,000.00 + GST
322	Tree	\$643.00 to \$908.00 + GST
323	Shrub	Starting at \$434.70 + GST
324	Hardy prairie rose bush for scatter garden	\$64.89 + GST

326	FINANCE	
327	Reissue a letter of credit	\$100.00 + GST
328	Returned cheque (e.g. NSF, stale dated, stop payment); first account affected	\$25.00
329	Returned cheque; each additional account affected	\$7.50
330	Staff time; per hour	\$30.00 + GST
331	Accounts sent to collection	Up to 25% of amount owing + GST
332	Interest on overdue accounts receivable; per month (Excludes property tax and water/sewer accounts)	1.5% + GST

334	FIRE & EMERGENCY	
335	Consumer fireworks permit	No charge
336	Commercial fireworks permit	\$50.00 + GST
337	Demolishing and/or securing premises	Actual costs
338	Removing or clearing combustible debris from property	Actual costs
339	Three or more false alarms in a calendar year	Actual costs
340	Intentional false alarm	Actual costs
341	Fire investigation	Actual costs
342	Fire safety inspection; initial and follow up	No charge
343	Three or more fire safety inspections in a calendar year; per inspection	\$150.00 + GST
344	Fire inspection of premises involved in illegal activities	\$150.00 + GST
345	Fire suppression	Actual costs
346	Recovery	Actual costs
347	Fire rescue/response outside the County where no mutual agreement exists	Industry rate

2019 MASTER RATES

All fees are GST exempt unless otherwise noted.



FREEDOM OF INFORMATION / ACCESS TO INFORMATION

Access to information request (FOIP) *** Contact us for details ***	\$25.00 + Actual costs
Audio or video recording of a council, committee, or board meeting	\$25.00

MAPS & ADDRESSES

Print Maps

General map with aerial photograph; up to 11" by 17"	\$10.00 + GST
General map with aerial photograph; over 11" by 17"	\$30.00 + GST
Additional prints; up to 11" by 17"	\$1.00 + GST
County map, no landowner names; 17" by 21"	\$10.00 + GST
County map, with landowner names; 34" by 42"	\$20.00 + GST
County map, with landowner names; mailing fee	\$20.00 + GST

Vector/Raster Data

County-wide data; per layer	\$100.00 + GST
Partial county coverage data; per layer	\$50.00 + GST
Data package; first section, 2 metre contour intervals	\$50.00 + GST
Data package; each additional adjoining section	\$25.00 + GST
Airphoto/orthophoto; first section, colour	\$40.00 + GST
Airphoto/orthophoto; each additional adjoining section, colour	\$20.00 + GST
Map booklet, PDF	\$50.00 + GST
Staff time for custom requests; per hour (minimum fee \$15)	\$60.00 + GST

Addresses

Naming of subdivision, road, or street	\$350.00
Road renaming application	\$500.00
House number change request	\$200.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

MUNICIPAL LANDS

Boundary adjustments of environmental reserves

Application \$250.00

Annual lease; per parcel \$10.00

Lease of fee simple County lands

Application \$250.00

Annual lease; per parcel \$10.00

License of occupation for County lands

Application \$250.00

Annual lease; per parcel \$10.00

Temporary grazing permit application and site inspection fee

\$250.00 + GST

Temporary access agreement for County lands

\$150.00 + GST

Utility right of way/easement agreements

Initial agreement \$250.00 + GST

Amendment \$100.00 + GST

Removal of reserve designation; per parcel or titled unit*

\$2,750.00

Sale of former reserve land; per parcel or titled unit*

\$2,750.00

Sale of fee simple land; per parcel or titled unit*

\$2,750.00

* 75% of fee is refunded if application is cancelled prior to file circulation; 65% of fee is refunded if cancelled during or after circulation and before advertising/notification.

PETS & ANIMALS

Dog licence, not spayed or neutered; per year \$35.00

Dog licence, spayed or neutered; per year \$15.00

Dog licence, not spayed or neutered, three to six months old; per year \$25.00

Lost dog tag replacement \$10.00

Hobby kennel licence \$125.00

Reclaim impounded animal \$250.00

Dog trap damage deposit \$250.00

Cat trap damage deposit \$100.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

PLANNING & DEVELOPMENT

Area Structure Plan/Conceptual Scheme/Master Site Development

Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is \$100,000.

Area structure plan minor amendment; base fee up to 160 acres (64.75 hectares)	\$8,000.00
Area structure plan minor amendment; each additional full or partial quarter of land	\$1,500.00
Area structure plan review or major amendment	Actual costs
Conceptual scheme; base fee up to 160 acres (64.75 hectares)	\$9,500.00
Conceptual scheme; each additional acre over 160 acres (64.75 hectares)	\$26.00
Conceptual scheme amendment	\$3,500.00
Master site development plan	\$3,500.00
Master site development plan amendment	\$2,000.00

Direct Control Bylaw Redesignation*

Excludes gravel pits. Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is \$100,000.

No subdivision provided; base fee up to 40 acres (16.19 hectares)	\$7,780.00
Each additional acre over 40 acres (16.19 hectares)	\$110.00
Subdivision provided (includes condominium/bareland condominium); first six lots	\$7,780.00
Lots seven to 50; per lot	\$280.00
Lots 51 to 100; per lot	\$180.00
Lots 101 and above; per lot	\$80.00
Site-specific amendment affecting a single parcel	\$2,075.00
Site-specific amendment affecting multiple parcels	\$3,075.00
AEUB hearing deposit (unused balance will be refunded; balance owing invoiced)	\$20,000.00

* 85% of fee is refunded if application is cancelled prior to circulation; 50% of fee is refunded if cancelled during or after circulation and before advertising. Third-party review fees are non-refundable.

Land Redesignation*

Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is \$100,000.

Outside an area structure or concept plan; first six lots	\$4,250.00
Lots seven to 49; per lot	\$455.00
Lots 50 to 99; per lot	\$330.00
Lots 100 and above; per lot	\$155.00
Inside an area structure or concept plan; first six lots	\$2,100.00
Lots seven to 49; per lot	\$455.00
Lots 50 to 99; per lot	\$330.00
Lots 100 and above; per lot	\$155.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

438	Land Redesignation* (continued)	
439	Bylaw text amendment application	\$1,050.00
440	Redesignation or subdivision application amendment	\$275.00
441	Gravel pits; per full or partial quarter section	\$5,675.00
442	<i>* 85% of fee is refunded if application is cancelled prior to circulation; 50% of fee is refunded if cancelled during or after circulation and before advertising. Third-party review fees are non-refundable.</i>	
443	Land Subdivision	
444	Subdivision by instrument or plan* (maximum fee \$100,000)	
445	First 10 lots; per lot	\$975.00
446	Lots 11 to 50; per lot	\$260.00
447	Lots 51 to 100; per lot	\$100.00
448	Lots 101 and above; per lot	\$50.00
449	Boundary adjustment; per lot or title	\$250.00
450	Condominium building; per unit	\$50.00
451	Phased approvals; per phase	\$525.00
452	Appraisal payable if Municipal Reserves are outstanding; per title	Actual costs
453	Resubmission of previously approved subdivision	Lesser of application fee or \$3,250.00
454	Subdivision Authority decision; credited to endorsement fee if no appeal is filed	\$1,000.00
455	Subdivision approval extension or re-activation (refundable if application is denied)	
456	First request	\$310.00
457	Second request	\$465.00
458	Third request	\$620.00
459	Fourth and each subsequent request	\$1,050.00
460	Subdivision endorsement fees	
461	First 10 lots; per lot	\$1,035.00
462	Lots 11 to 50; per lot	\$780.00
463	Lots 51 and above; per lot	\$500.00
464	Boundary adjustment; per lot or title	\$510.00
465	Request to re-evaluate a subdivision condition before endorsement	25% of current application fee
466	Subdivision development design legal review	Actual costs + 10%
467	<i>* 85% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before staff report is complete. Third-party review fees are non-refundable.</i>	

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

468	Print Documents	
469	County technical reports	\$150.00 + GST
470	Land Use Bylaw with maps	\$90.00 + GST
471	Direct Control Bylaws	\$90.00 + GST
472	Land Use Bylaw with maps and Direct Control Bylaws	\$150.00 + GST
473	Municipal Development Plan	\$70.00 + GST
474	Intermunicipal Plan	\$15.00 + GST
475	Area Structure Plan or Area Redevelopment Plan	\$20.00 + GST
476	Conceptual Scheme	\$10.00 + GST
477	Background studies and reports (e.g. land inventory, context study)	\$15.00 + GST
478	Land Title documents; per title/instrument	\$15.00
479	Administrative	
480	Historical planning research	See FOIP rates
481	Pre-application meeting; per hour	\$250.00
482	Adjustment fee for developing without a permit	150% of applicable fee
483	Request to postpone a public hearing	
484	Development of one to four lots	\$550.00
485	Lots five and above; per lot	\$65.00
486	Gravel pit	\$1,580.00
487	Indefinite postponement	Double the above rates
488	Development agreement inspection; first site visit	\$450.00
489	Development agreement inspection; each second and subsequent site visit	\$900.00
490	General inspection fee other than for a development agreement	\$200.00
491	Cash a development security	\$250.00
492	Complete or secure a development site	5% of security fee
493	Developer requested security reduction	\$5,000.00
494	Plan cancellation	\$2,500.00
495	Discharge of caveats	\$25.00 + \$200.00 each
496	Letter to confirm land use designation of a parcel	\$85.00
497	Document retrieval, non-FOIP; per property file/hour (minimum fee \$25)	\$25.00 + GST
498	Third-party review	Actual costs + 10%
499	Fiscal impact assessment	Actual costs
500	Volunteer labour; general	Provincial minimum wage

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

501	Administrative (continued)	
502	Volunteer labour; specialized trade	Market rate
503	Voluntary recreation contribution, residential; per unit	\$800.00
504	Voluntary recreation contribution, non-residential; per acre	\$800.00
505	Change a development permit application; before file circulation	25% of original fee
506	Change a development permit application; before decision	50% of original fee
507	Renew a development permit (excluding gravel pits)	\$200.00
508	Extend a development permit (minimum fee \$185)	50% of original fee
509	Prepare a development agreement as a condition of a development permit	\$500.00
510	Land Use Bylaw review where a development permit is not required	\$315.00
511	Request to waive development permit reapplication interval period	\$500.00
512	Request to re-evaluate a development permit condition	25% of current application fee
513	Development permit compliance re-inspection (first inspection is free)	\$150.00
514	Development permit compliance re-inspection; second and subsequent	\$250.00
515	Compliance stamp; residential	\$150.00
516	Compliance stamp; commercial	\$250.00
517	General Development Permits*	
518	Accessory building	\$265.00
519	Stripping, filling, excavation, and/or grading to construct a berm, constructing an artificial water body/dugout, or stockpiling	
520	One acre or less	\$450.00
521	Over one acre and up to two acres	\$600.00
522	Over two acres	\$1,000.00
523	Stripping, grading, and excavation for subdivision; first two parcels	\$2,000.00
524	Stripping, grading, and excavation for subdivision; each additional parcel	\$100.00
525	Landfill; first two parcels	\$5,000.00
526	Landfill; each additional parcel	\$100.00
527	Signs	\$265.00
528	* 75% of fee is refunded if application is cancelled prior to circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.	

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

529	Residential Development Permits*	
530	Dwelling	
531	Single detached	\$315.00
532	Accessory dwelling unit	\$515.00
533	Detached; two or more units	\$515.00 + \$160.00/unit
534	Attached; two or more units	\$540.00 + \$160.00/unit
535	Mobile home	\$265.00
536	Row housing	\$540.00 + \$160.00/unit
537	Dwelling unit, relaxation for height	\$500.00
538	Hobby kennel	\$285.00
539	Home-based business Type I	\$60.00
540	Home-based business Type II	\$585.00
541	Show home	\$515.00
542	<i>* 75% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.</i>	
543	Agricultural Development Permits*	
544	Keeping livestock; less than 20 animals	\$265.00
545	Keeping livestock; 20 to 500 animals	\$440.00
546	Outdoor horticulture production; base fee up to 10 hectares	\$465.00
547	Outdoor horticulture production; per hectare over 10 ha (maximum fee \$2,500)	\$5.00
548	Indoor horticulture production; base fee up to 600 m ²	\$530.00
549	Indoor horticulture production; per square metre over 600 m ² (maximum fee \$2,500)	\$0.25
550	Private indoor riding arena	\$585.00
551	Equestrian centre I	\$675.00
552	Equestrian centre II	\$725.00
553	Fish farm	\$540.00
554	<i>* 75% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.</i>	
555	Commercial, Institutional & Industrial Development Permits*	
556	New construction	
557	600 m ² or less of floor area	\$1,000.00
558	601 to 1,499 m ² of floor area	\$2,150.00

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

559

Commercial, Institutional & Industrial Development Permits* (continued)

560

1,500 m² or more of floor area; base fee \$3,150.00

561

Each additional square metre over 1,500 m² \$1.00

562

Change of use in an existing building or portion thereof \$530.00

563

First occupancy of a building or portion thereof, including each bay \$530.00

564

Business tenancy change not requiring a development permit \$60.00

565

Land use change; developed area (maximum fee \$5,500) \$440.00 + \$25/ha + \$0.10/m²

566

Golf course; per nine holes \$2,575.00

567

Kennel \$625.00

568

Gravel pit; first 10 acres (4.05 hectares), initial or renewal application \$6,200.00

569

Gravel pit; each subsequent acre (0.4 hectare); initial or renewal application \$205.00

570

* 75% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.

572

ROADS

573

Road Maintenance

574

Dust control; per 200 metres (first 200 metres are no charge) \$400.00 + GST

575

Plowing a private driveway for medical access; greater of per event or hour \$50.00/event or \$120.00/hr + GST

576

Plowing a road under a development agreement; per lane km/month from Nov. to Apr. \$500.00 + GST

577

Blading an agricultural field access road or non-standard road; per hour (2 free/year) \$150.00 + GST

578

Cattle guards

579

Install \$5,000.00 + GST

580

Clean out \$1,250.00 + GST

581

Repair Industry rate

582

Remove \$3,500.00 + GST

583

Cattle pass; install, maintain, and remove Actual costs

584

Road Construction

585

Application to build a temporary road approach; refunded when approach removed \$1,000.00 + GST

586

Road approach inspection (first inspection is no charge)

587

Second inspection; per approach \$100.00 + GST

588

Third inspection; per approach \$400.00 + GST

589

Each additional inspection; first approach \$400.00 + GST

590

Each additional inspection; each additional approach \$150.00 + GST

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

591	Road Construction (continued)	
592	Access road development/road right of way application	\$500.00
593	Access road development/road right of way inspection; per 100 metres	\$200.00
594	Landowner compensation rates	
595	Crop damage; per acre	\$400.00
596	Borrowed pits; per acre	\$300.00
597	Back sloping area disturbed; per acre	\$300.00
598	Fence removed; per mile	\$800.00
599	Fence replaced; per mile	\$1,600.00
600	Road Allowances and Closures	
601	Road allowance used by non-County utilities; per km/year	\$300.00
602	Utility line assignment requiring Council approval	\$500.00
603	Close a road allowance	\$2,000.00
604	License a road allowance for agricultural use	\$500.00
605	Road allowance grazing licence; per acre/year	\$10.00 + GST
606	Road allowance cultivation licence; per acre/year	\$20.00 + GST
607	Transfer a road allowance licence	\$500.00
608	Re-open a previously closed road allowance	\$1,500.00
609	Close a road* (fee includes GST)	\$2,750.00
610	* 85% of fee is refunded if application is cancelled prior to file circulation; 60% of fee is refunded if cancelled during or after circulation and before advertising of public hearing.	
611	Traffic Control	
612	Supply and install a traffic sign	\$300.00 + labour + GST
613	Traffic count; per 24 hours	\$125.00 + GST
614	Traffic classification count; per 24 hours	\$250.00 + GST
615	Gravel Sales (Seasonal)	
616	Crushed gravel; per cubic metre	\$15.50 + GST
617	Unprocessed pit-run gravel; per cubic metre	\$8.00 + GST
618	Reject sand; per cubic metre	\$7.00 + GST
619	Rip rap; per tonne	\$60.00 + GST
620	Unprocessed pit-run gravel for contractors doing government projects	
621	Projects within the County; per tonne	\$4.00 + GST
622	Projects outside the County; per tonne	\$5.00 + GST

2019 MASTER RATES

All fees are GST exempt unless otherwise noted.



WASTE & RECYCLING

County-Managed Garbage and Recycling Centres

Tag-a-Bag; single tag	\$3.00
Tag-a-Bag; book of 25 tags	\$65.00
Household furniture; per item	\$20.00
Bulk waste; per half-ton load	\$45.00
Freon removal; per compressor	Actual costs
Untreated wood or lumber; per half-ton load	\$30.00

Langdon Curbside Collection

Black garbage cart – 120 litres; per month	\$10.43
Black garbage cart – 240 litres; per month	\$14.63
Blue recycling cart; per month	\$9.72
Green organics cart; per month	\$6.65
Black garbage cart change fee	\$50.00

WATER & SEWER

Administrative

Water or sewer account set up; per account	\$30.00
Water meter and installation; up to 5/8"	\$700.00
Water meter and installation; over 5/8"	\$2,500.00
Overstrength wastewater surcharge	
Per mg/L over 300 mg/L biological oxygen demand (BOD)	\$0.1460
Per mg/L over 300 mg/L total suspended solids (TSS)	\$0.1161
Per mg/L over 100 mg/L fats, oil, and grease (FOG)	\$0.1971
Late payment penalty, water or sewer account; per month	3%
Request to connect to outside municipality services	\$500.00

Bragg Creek Water Service

Residential water rate; per month	\$25.00 + \$2.270/m ³
Non-residential water rate; per month	\$25.00 + \$2.270/m ³
Additional service capacity from within the local improvement service area; per m ³ /day*	\$6,715.00
Water connection from outside the local improvement service area; per m ³ /day* (minimum 0.85m ³)	\$29,395.00

* Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

656	Bragg Creek Sewer Service	
657	Residential sewer rate; per month	\$25.00 + \$5.695/m ³ water use
658	Non-residential sewer rate; per month	\$25.00 + \$5.695/m ³ water use
659	Additional service capacity from within the local improvement service area; per m ³ /day*	\$11,163.00
660	Sewer connection from outside the local improvement service area; per m ³ /day* (minimum 0.85m ³)	\$25,600.00
661	* Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.	
662	Elbow Valley/Pinebrook Sewer Service	
663	Sewer rate; per month	\$83.26
664	Sewer connection	\$670.00
665	East Rocky View Water Service	
666	Residential water rate; per month	\$15.00 + \$3.915/m ³
667	Non-residential water rate; per month	
668	0 to 49 cubic metres	\$20.00 + \$3.915/m ³
669	50 to 499 cubic metres	\$50.00 + \$3.915/m ³
670	500 cubic metres and over	\$150.00 + \$3.915/m ³
671	Water overage surcharge; per cubic metre over allocation	\$7.83
672	Conrich Service Area	
673	Residential water connection*	\$17,150.00
674	Non-residential water connection; per m ³ /day* (minimum 0.95m ³)	\$18,050.00
675	Additional service capacity; per m ³ /day*	\$18,050.00
676	East Balzac Service Area	
677	Residential water connection*	\$15,210.00
678	Non-residential water connection; per m ³ /day* (minimum 0.95m ³)	\$16,010.00
679	Additional service capacity; per m ³ /day*	\$16,010.00
680	* Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.	
681	East Rocky View Sewer Service	
682	Residential metered sewer rate; per month	\$30.00 + \$2.019/m ³ water use
683	Residential unmetered sewer rate; per month	\$67.81
684	Multi-unit residential sewer rate; per month	\$30.00 + \$2.787/m ³ water use
685	Non-residential sewer rate; per month	\$45.00 + \$2.019/m ³ water use
686	Sewer overage surcharge; per cubic metre over allocation	\$3.94

2019 MASTER RATES



All fees are GST exempt unless otherwise noted.

687	East Rocky View Sewer Service (continued)	
688	Conrich Service Area	
689	Residential sewer connection*	\$18,145.00
690	Non-residential sewer connection; per m ³ /day* (minimum 0.95m ³)	\$21,225.00
691	Additional service capacity; per m ³ /day*	\$21,225.00
692	Dalroy Service Area	
693	Residential sewer connection*	\$30,640.00
694	Non-residential sewer connection; per m ³ /day* (minimum 0.95m ³)	\$35,840.00
695	Additional service capacity; per m ³ /day*	\$35,840.00
696	East Balzac Service Area	
697	Residential sewer connection*	\$18,145.00
698	Non-residential sewer connection; per m ³ /day* (minimum 0.95m ³)	\$21,225.00
699	Additional service capacity; per m ³ /day*	\$21,225.00
700	<i>* Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.</i>	
701	Langdon Sewer Service	
702	Residential sewer rate; per month	\$54.25
703	Non-residential sewer rate; per month	\$54.25
704	Combined residential/commercial with restaurant sewer rate; per month	\$146.48
705	Combined residential/commercial without restaurant sewer rate; per month	\$73.24
706	Restaurant sewer rate; per month	\$81.38
707	Sewer overage surcharge; per cubic metre over allocation	\$3.94
708	Residential sewer connection*	\$12,300.00
709	Non-residential sewer connection; per m ³ /day* (minimum 0.95m ³)	\$14,385.00
710	Additional service capacity; per m ³ /day*	\$14,385.00
711	<i>* Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.</i>	



BYLAW C-7751-2018

A Bylaw of Rocky View County to establish rates charged to the public for various municipal services

The Council of Rocky View County hereby enacts as follows:

PART I – TITLE

1. This bylaw shall be known as the "Master Rates Bylaw."

PART II – EFFECT OF BYLAW

2. This bylaw establishes the rates as per Schedule 'A'.
3. Master Rates Bylaw C-7630-2017 is hereby rescinded.
4. Should any provision in this bylaw be invalid, then such invalid provision shall be severed and the remaining bylaw shall be maintained.

PART III – TRANSITIONAL

5. Bylaw C-7751-2018 is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate as per the *Municipal Government Act*.
6. Bylaw C-7751-2018 comes into force on April 1, 2018.

Division: All

READ A FIRST TIME IN COUNCIL this

27th day of March, 2018

READ A SECOND TIME IN COUNCIL this

27th day of March, 2018

UNANIMOUS PERMISSION FOR THIRD READING this

27th day of March, 2018

READ A THIRD TIME IN COUNCIL this

27th day of March, 2018

[Signature]
Reeve

[Signature]
CAO or Designate

March 27, 2018
Date Bylaw Signed

BRANCH 1 CORPORATE SERVICES			
Division 1 Legislative and Legal Services			
	ITEM	FEE	EXPLANATION
1	Information Requests		
(1)	Access to Information Request (FOIP)	\$25.00 administration fee + actual cost of preparation (GST exempt)	Fees are charged as per the <i>Freedom of Information and Protection of Privacy Regulations</i> Alta Reg. 186/2008, as amended.
(2)	Copy of audio recording	\$25.00 administration fee (GST exempt)	Fee for creating a copy of the audio recording of Council, Policy and Priorities Committee, Subdivision and Development Appeal Board, Enforcement Appeal Committee, or the Assessment Review Board.
2	Subdivision and Development Appeal Board		
(1)	Development Authority decision - appeal by the owner.	\$350.00 (GST exempt)	Paid at time of filing Notice of Appeal.
(2)	Development Authority decision - appeal by an affected party.	\$250.00 (GST exempt)	Paid at time of filing Notice of Appeal.
(3)	Development Authority decision of a Stop Order issued under s. 645 of the Municipal Government Act, RSA 2000, c M-26.	\$500.00 (GST exempt)	Paid at time of filing Notice of Appeal. This fee is for an appeal of a Stop Order that was issued under s. 645 of the <i>Municipal Government Act</i> , RSA 2000, c M-26.
(4)	Subdivision Authority decision - appeal.	\$1,000.00 (GST exempt)	Paid at time of submitting subdivision application. This fee in all cases is a credit on endorsement fees except where the applicant or agent appeals the subdivision.
3	Enforcement Appeal Committee		
(1)	Compliance Order - appeal as per s. 545 and 546 of the Municipal Government Act, RSA 2000, c M-26.	\$500.00 (GST exempt)	Paid at time of filing Notice of Appeal. This fee is for an appeal of a Compliance Order that was issued under s. 545 of the <i>Municipal Government Act</i> , RSA 2000, c M-26.

BRANCH 1 CORPORATE SERVICES			
Division 2 Financial Services			
	ITEM	FEE	EXPLANATION
4	Administrative Fees		
(1)	Re-issue of Letter of Credit	\$100.00	To recover administrative costs in producing this record.
(2)	Recovery Fee of Staff Resources	\$30.00 /hour	Staff time to review, reconcile, and other administrative tasks.
(3)	Accounts sent to collection	Up to 25% of amount sent to collection	Accounts are sent for collection (appointed collection agency) when customer has past due amounts and are unresponsive to notifications (phone calls and/or letters). The first written notice are sent at 60 days from invoice date. After three written attempts to contact with no response, accounts are sent to the contracted collection agency for further action.
5	Routine Disclosure		
(1)	Tax Certificates	\$30.00 /parcel (GST exempt)	Roll, legal description, acres, last tax levy, outstanding amount, outstanding utilities if applicable, if they are on Tippi the tipp amount, statement explaining tipp cancellation time frame and penalty dates.
(2)	Historical Tax Summary	\$50.00	
6	Miscellaneous		
(1)	Returned Cheques	\$25.00 per returned item and \$7.50 per each additional affected account related to the returned item. (GST Exempt)	Cheques could be NSF, Stop Payment, Stale dated, Post dated, Numbers and words do not match, Pre-authorized debit.
(2)	Late payment penalty sewage fees	3%/month	As per Rocky View County Bylaw No. C-7662-2017 the <i>Water/Wastewater Utilities Bylaw</i> .
(3)	Interest on Accounts Receivable	1.50% /month	Other than Property Tax Accounts. Interest is assessed 30 days after invoice date.

BRANCH 1 CORPORATE SERVICES			
Division 3 Information Services			
	ITEM	FEE	EXPLANATION
7	Hard Copy Sales		
(1)	Aerial Photographs:		
(a)		\$10.00	Laser print/pdf. Format.
(b)		\$30.00 /plot	Plots over 11" x 17".
(2)	Additional Prints:		
(a)		\$1.00	Per extra copy. 8 ½" x 11" to 11" x 17".
8	Municipal Map		
(1)	Small Municipal map	\$10.00	17" x 22" - no names.
(2)	Large Municipal map	\$20.00 + mailing cost	34" x 42".
9	Vector/Raster Data		
(1)	County-wide data	\$100.00 /layer	
(2)	Partial coverage data	\$50.00 /layer	
(3)	Data package:		
(a)		\$50.00	Per square mile, as per order form.
(b)		\$25.00	Each additional contiguous square mile. (sharing a common border; touching)
(4)	Orthophoto (also known as Airphoto):		
(a)		\$40.00	Geo-positioned re. .tiff, ECW or JPG 2000. Fee is per square mile.
(b)		\$20.00	Each additional contiguous square mile. (sharing a common border; touching)
(5)	Map booklet	\$50.00 /issue	pdf. Version.
10	Additional Services		
(1)	Staff time for custom requests	\$60.00 /hour	1/4 hour minimum charge.
(2)	Naming of a subdivision and/or road/street	\$350.00 (GST exempt)	
(3)	Road Re-naming Application	\$500.00 (GST exempt)	
(4)	House number change request	\$200.00 (GST exempt)	

BRANCH 1 CORPORATE SERVICES			
Division 4 Enforcement Services			
	ITEM	FEE	EXPLANATION
11	Dog Licenses		
(1)	Dog license:		
(a)		\$35.00 (GST exempt)	Intact dogs (not spayed or neutered).
(b)		\$15.00 (GST exempt)	Spayed or neutered.
(c)		\$25.00 (GST exempt)	Dogs between 3 & 6 months at time of license purchase.
(2)	Kennel, Hobby	\$125.00 (GST exempt)	As per Section 23.1 (d) of Bylaw C-4841-97 (Land Use Bylaw) as amended.
(3)	Replacement of lost license	\$10.00 (GST exempt)	To replace a lost dog tag
12	Trap Rentals		
(1)	Dog trap rental damage deposit	\$250.00 (GST exempt)	Damage deposit is refundable if equipment is returned in good order.
(2)	Cat trap rental damage deposit	\$100.00 (GST exempt)	Damage deposit is refundable if equipment is returned in good order.
13	Miscellaneous		
	Reclaiming fee	\$250.00 (GST exempt)	Fee to reclaim an animal impounded Rocky View County bylaw C-5758-2003 <i>Animal Control Bylaw</i> , s.18.
(1)	Permit to film	\$250.00 (GST exempt)	Non-refundable permit fee.
(2)	Community Peace Officer Paid Duty	\$65.00 per hour	Community Peace Officer paid duty fee for traffic control, etc.
(3)	Concert Application Fee	\$250.00 (GST exempt)	Non-refundable application fee.
(4)	Road Rally and/or Bicycle Race Permit	\$250.00 (GST exempt)	Non-refundable permit fee.

BRANCH 1 CORPORATE SERVICES			
Division 5 Fire Services			
	ITEM	FEE	EXPLANATION
14	Fire Protection Charges and Permit Fees		* Fire apparatus fee is \$400.00 per hour.
			* Full-time firefighters' rates as per the current collective agreement.
			* Volunteer firefighters' rates as per the current volunteer firefighter policy.
(1)	Consumer Fireworks Permit	No charge	
(2)	Commercial Fireworks Permit	\$50.00	
(3)	Demolishing and/or securing premises	Actual cost incurred by the Municipality	
(4)	Removing or clearing combustible debris from property	Actual cost incurred by the Municipality	
(5)	Three or more false alarms in a calendar year	Actual cost incurred by the Municipality	
(6)	Knowingly causing a false alarm	Actual cost incurred by the Municipality	
(7)	Fire investigation	Actual cost incurred by the Municipality	Cost of heavy equipment, contractors, site security and supplies used. A Fire investigation is to determine cause and origin after a fire event.
(8)	Fire Safety Inspection	No charge	Initial and follow-up. A Fire Inspection is done based on the Departments QMP (Complaint or Request) and focuses on Fire Safety on a property or in a building. (Exits, Fire Extinguishers, Fuel storage, General Fire Hazards).
(9)	Three or more Fire Safety Inspections in a calendar year	\$150.00 /inspection	
(10)	Fire inspection of premises involved in illegal activities	\$150.00 /inspection	
(11)	Fire suppression	Actual cost incurred by the Municipality	Fire suppression as a result of attending an incident involved in the illegal use of premises.
(12)	Recovery	Actual cost incurred by the Municipality	Recovery of damaged, lost and/or contaminated equipment (Rescue, Hazardous Material Response).
(13)	Fire/Rescue response outside RVC corporate limits in the absence of Mutual Aid Agreement	All apparatus will be billed on current Alberta Transport Utility Rates	

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 1 Roads Maintenance			
	ITEM	FEE	EXPLANATION
1	Dust Control		Policy 425 and Procedure 425B.
(1)	First 200 meter application	No charge	
(2)	Additional application / additional length	\$400.00 /200m	
2	Road Construction		Policy 400.
(1)	Compensation for crop damage	\$400.00 /acre	For all types of crops or loss of revenue.
(2)	Compensation for borrow pits	\$300.00 /acre	When borrow material is required for road construction
(3)	Compensation for back sloping area disturbed	\$300.00 /acre	When road ROW maintenance or road widening requires back sloping of road ditch to encroach onto private land
(4)	Labour compensation:		
(a)		\$800.00	Per mile of fence removed by landowner.
(b)		\$1,600.00	Per mile of fence replaced by landowner.
3	Snow Plowing		
(1)	Private driveways for medical access only	\$50.00 /event or \$120.00 /hour (whichever is greater)	Policy and Procedure 442.
(2)	Roads under a Development Agreement	\$500.00 /lane-km/month for 6 month period from Nov - Apr	Policy and Procedure 456.
4	Cattle Guards		Policy and Procedure 423.
(1)	Installation of new cattle guards	\$5,000.00	
(2)	Cleanout of existing cattle guards	\$1,250.00	
(3)	Repair of existing cattle guard		Billed at ARHCA rates in effect at the time of repair - per hour.
(4)	Removal of cattle guard	\$3,500.00	Includes remediation of road.
5	Cattle Passes		Policy and Procedure 423.
(1)	Installation, maintenance and removal	Assessed on a site-by-site basis	

6	Agricultural Field Access and Non-Standard Road Maintenance		Policy and Procedure 425.
(1)	Blading of agricultural field access roads and non-standard roads:		Performed by road grader to smooth existing surface
(a)		No charge	First 2 events per year
(b)		\$150.00 /hour	Additional request per year - includes mobilization cost; minimum 1 hour charge per event.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 2 Utility Services			
	ITEM	FEE	EXPLANATION
7	Water and Sewer Services		
(1)	Water/Sewer Account set up	\$30.00	Administrative fee per account - one time only at time of account set-up.
(2)	Water Meter and Installation		Purchase and installation of water meter supplied by the County
(a)		\$700.00	Per water meter up to 5/8 inch in size.
(b)		\$2,500.00	Per water meter over 5/8 inch in size.
(3)	Overstrength Wastewater Surcharge		Determined by sampling and testing of sewage received from a connection to a County sewage system and applied for 3 monthly billing periods including the month that wastewater from the connection was sampled and tested.
(a)		\$0.1460	Per each mg/l over 300 mg/l Biological Oxygen Demand (BOD)
(b)		\$0.1161	Per each mg/l over 300 mg/l Total Suspended Solids (TSS)
(c)		\$0.1971	Per each mg/l over 100 mg/l Fats, Oil and Grease (FOG)
8	East Rocky View Water Services		
(1)	Residential Water Fees	\$15.00 + \$3.915/m3	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Low Volume Water Fees	\$20.00 + \$3.915/m3	Monthly fixed fee and consumptive charges per non-residential connection use of 0 to 49 cubic meters per month.
(3)	Non-residential Medium Volume Water Fees	\$50.00 + \$3.915/m3	Monthly fixed fee and consumptive charges per non-residential connection use of 50 to 499 cubic meters per month.
(4)	Non-residential High Volume Water Fees	\$150.00 + \$3.915/m3	Monthly fixed fee and consumptive charges per non-residential connection use of 500 and over cubic meters per month.
(5)	Water Use Overage Fee	7.83 /m3	Per cubic meter of water delivered during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(6)	Residential Water Connection Fee		Per residential connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(a)		\$15,210.00	East Balzac Service Area
(b)		\$17,150.00	Conrich Service Area

(7)	Non-Residential Water Connection Fee		Per cubic meter per day-of allocated water service capacity (if not previously paid/recovered)-plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(a)		\$16,010.00	East Balzac Service Area
(b)		\$18,050.00	Conrich Service Area
(8)	Excess Water Service Capacity Fee		Per cubic meter per day over the customer's previously allocated water service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
(a)		\$16,010.00	East Balzac Service Area
(b)		\$18,050.00	Conrich Service Area
9	Bragg Creek Water Services		
(1)	Residential Water Fees	\$25.00 + \$2.064/m3	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Water Fees	\$25.00 + \$2.064/m3	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Outside Local Improvement Service Area Water Connection Fee	\$29,395.00	Per cubic meter per day of allocated water service capacity (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.85 cubic meters per day allocation.
(4)	Inside Local Improvement Service Area Excess Water Service Capacity Fee	\$6,715.00	Per cubic meter per day over the customer's previously allocated water service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
10	Langdon Sewer Services		
(1)	Residential Sewage Fees	\$53.52	Monthly flat fee per residential connection.
(2)	Non-residential Sewage Fees	\$53.52	Monthly flat fee per non-residential connection.
(3)	Mixed Use (residential/commercial) with Restaurant Sewage Fees	\$144.51	Monthly flat fee per combined residential and commercial restaurant connection.
(4)	Mixed Use (residential/commercial) without Restaurant Sewage Fees	\$72.76	Monthly flat fee per combined residential and commercial (non-restaurant) connection.
(5)	Restaurant Sewage Fees	\$80.28	Monthly flat fee per standalone restaurant connection.
(6)	Sewage Use Overage Fee	\$3.80	Per cubic meter of wastewater received during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(7)	Residential Sewage Connection Fee	\$12,300.00	Per residential connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.

(8)	Non-residential Sewage Connection Fee	\$14,385.00	Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(9)	Excess Sewage Service Capacity Fee	\$14,385.00	Per cubic meter per day over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
11 East Rocky View Sewer Services			
(1)	Residential Sewage Fees		
(a)		\$30.00 + \$1.939 m3 of water consumption	Monthly fixed fee and consumptive charges per residential connection with metered water usage.
(b)		\$67.81	Monthly flat fee per residential connection without metered water usage.
(2)	Non-Residential Sewage Fees	\$45.00 + \$1.939 m3 of water consumption	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Bulk Residential Sewage Fees	\$30.00 + \$2.787/m3 of water consumption	Monthly fixed fee and consumptive charges for multiple residential units with one connection. Bulk Residential Sewage must be metered.
	Sewage Use Overage Fee	\$3.800	Per cubic meter of wastewater received during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(4)	Residential Sewage Connection Fee		Per residential connection (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(a)		\$18,145.00	East Balzac Service Area.
(b)		\$18,145.00	Conrich Service Area.
(c)		\$30,640.00	Dalroy Service Area.
(5)	Non-Residential Sewage Connection Fee		Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(a)		\$21,225.00	East Balzac Service Area.
(b)		\$21,225.00	Conrich Service Area.
(c)		\$35,840.00	Dalroy Service Area.

(6)	Excess Sewage Service Capacity Fee		Per cubic meter per day over the customer's previously allocated wastewater service capacity plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
(a)		\$21,225.00	East Balzac Service Area.
(b)		\$21,225.00	Conrich Service Area.
(c)		\$35,840.00	Dalroy Service Area.
12	Elbow Valley / Pinebrook Sewer Services		
(1)	Sewage Fees	\$83.26	Monthly flat fee per connection.
(2)	Sewage Connection Fee	\$670.00	Per new service connection.
13	Elbow Valley West Sewer Services		
(1)	Communal Sewage Collection System Fees	\$4,870.00	Monthly flat fee billed to Condominium Corporation No. 017 4894
(2)	Sewage Connection Fee	\$670.00	Per new service connection.
14	Bragg Creek Sewer Services		
(1)	Residential Sewage Fees	\$25.00 + \$5.177 m3 of water consumption	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Sewage Fees	\$25.00 + \$5.177 m3 of water consumption	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Outside Local Improvement Service Area Sewage Connection Fee	\$25,600.00	Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.85 cubic meters per day allocation.
(4)	Inside Local Improvement Service Area Excess Sewage Service Capacity Fee	\$11,163.00	Per cubic meter per day over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
15	Miscellaneous		
(1)	Connection to outside municipality service requests	\$500.00 (GST exempt)	Application fee per request.

BRANCH 3
INFRASTRUCTURE AND OPERATIONS SERVICES

Division 3
Engineering Services - includes Road Operations

	ITEM	FEE	EXPLANATION
16	Gravel Sales		
(1)	20 mm Crushed Gravel (Designation 4 - Class 20)	\$15.50 /cubic meter	Maximum 75 cubic meters per year for County residents.
(2)	Unprocessed Pit run gravel	\$8.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(3)	Reject material (sand)	\$7.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(4)	Unprocessed pit run gravel for use by Contractors on government projects within/outside the County:		
(a)		\$4.00 /tonne	For use by contractors on government projects within the County.
(b)		\$5.00 /tonne	For use by contractors on government projects outside the County.
(5)	Rip Rap Material	\$60.00 /tonne	Maximum 120 tonnes per year for County residents.
17	Road Signs and Traffic Counts		
(1)	Supply and Installation of Sign by County	\$300.00 /sign + installation costs	
(2)	Traffic Classifier Count	\$250.00 /24hr count	
(3)	Regular Traffic Count	\$125.00 /24hr count	
18	Road Approaches		
(1)	Application to construct a temporary road approach	\$1,000.00 /approach	Refundable upon removal of approach by applicant.
19	Miscellaneous		
(1)	Road allowance usage fees for non-County water/wastewater & stormwater utilities	\$300.00 /annum/km (GST exempt)	
(2)	Utility line assignments requiring Council approval	\$500.00 (GST exempt)	Application fee.
(3)	Connection to outside municipality service requests	\$500.00 (GST exempt)	Application fee.
20	Pre-Application Meeting	\$250.00 (GST exempt)	Based on 1 hour meeting.

21	Road Approach Inspection:		
(a)		No charge	1st inspection.
(b)		\$100.00 per approach	2nd inspection.
(c)		\$400.00 per approach	3rd inspection.
(d)		\$400.00 + (\$150.00 per each additional approach)	Each inspection after 3rd inspection.
22	Development Design Review - Subdivision		
(1)	Review and inspect:		
(a)		\$200.00 (GST exempt)	1 to 3 lots.
(b)		\$300.00 (GST exempt)	4 to 6 lots.
(c)		\$500.00 (GST exempt)	7 to 9 lots.
(d)		\$6000.00 (GST exempt)	10 or more lots.
(2)	Re-submission of previously approved subdivision application	\$1,000.00 (GST exempt)	Per application.
(3)	Refund of development design review fees		
(a)		Refund 85% of original fee	Prior to circulation.
(b)		No refund	After circulation.
23	Engineering Review		
(1)	Conceptual Scheme Engineering Review	\$5,000.00 (GST exempt)	1/4 section or greater - flat rate.
(2)	Conceptual Scheme Amendment Engineering Review	\$1,000.00 (GST exempt)	Less than 1/4 section - flat rate.
(3)	Limited Scope Conceptual Scheme Engineering Review	\$500.00 (GST exempt)	Flat rate.
(4)	Master Site Development Plan Review	\$800.00 (GST exempt)	Per 1/4 section.
(5)	Direct Control Bylaw Review	\$4,000.00 (GST exempt)	Flat rate.
(6)	Legal Fees	Actual cost incurred by the Municipality + 10% of cost	For changes to standard template legal documents.
24	Endorsement Fees		
(1)	Farmstead	\$400.00 (GST exempt)	Flat rate.
(2)	First 10 lots	\$750.00 (GST exempt)	Per lot.
(3)	Next 40 lots	\$600.00 (GST exempt)	Per lot.
(4)	Each additional lot	\$450.00 (GST exempt)	Per lot.
(5)	Boundary adjustments	\$400.00 (GST exempt)	Per lot or new title.

25	Land Use / Redesignation Engineering Application Fees		
(1)	Institutional / Business / Agricultural / Residential / Hamlet / Condominium: Residential:		
(a)		\$2,000.00 (GST exempt)	(1-6 lots) outside an Area Structure Plan or Concept Plan Area.
(b)		\$1,000.00 (GST exempt)	(1-6 lots) inside an Area Structure Plan or Concept Plan Area.
(c)		\$150.00 /lot (GST exempt)	Next 44 lots.
(b)		\$125.00 /lot (GST exempt)	Next 50 lots.
(c)		\$75.00 (GST exempt)	Each additional lot.
	Farmstead:	\$1,000.00 (GST exempt)	First parcel out.
(2)	Refund of Land Use / Redesignation Application Fees:		
(a)		Refund 85% of original fee	Prior to circulation.
(b)		No refund	After circulation.
26	Gravel Pits		
(1)	Engineering application fee	\$2,000.00 (GST exempt)	Per each 1/4 section or portion thereof.
27	Road Closure / Road License Fees		
(1)	Application to close a road allowance for consolidation purposes	\$2,000.00 (GST exempt)	Per contiguous segment of adjoining road.
(2)	Processing fee to Licence for agricultural use	\$500.00 (GST exempt)	
(3)	Annual road allowance License Fees:		Minimum 1 acre.
(a)		\$10.00 /acre	Grazing license.
(b)		\$20.00 / acre	Cultivation license.
(4)	Transfer of road allowance license	\$500.00 (GST exempt)	Per application - transfer from one licensee to another.
(5)	Application to reopen a previously closed road allowance	\$1,500.00 (GST exempt)	Per contiguous segment of road.
(6)	Appraisal Fee for Road Closure File	\$2,750 (GST exempt)	
(7)	Refund of Road Closure Fees:		
(a)		Refund 85% of original	Prior to circulation of file.
(b)		Refund 60% of original fee	During or after circulation of file.
(c)		No refund	After advertising of bylaw and/or scheduling of Public Hearing.

28	Other Fees		
(1)	Plan cancellation	\$1,500.00 (GST exempt)	
(2)	Discharge of caveat:		
(a)		\$25.00 (GST exempt)	Administration fee.
(3)	Area Structure Plan amendment review	\$1,500.00 (GST exempt)	Per 1/4 section (to a maximum \$6,000.00).
29	Inspection Fees		
(1)	First inspection	\$450.00	County completed.
(2)	Second and subsequent inspections	\$900.00 /inspection (GST exempt)	County completed.
(3)	Third party review	Actual cost incurred by the Municipality + additional 10% of cost	For reviews or inspections.
(4)	General inspection fee	\$200.00 /inspection (GST exempt)	General inspection could be something not associated with a Development Agreement.
30	Access Road Development / Road Right of Way Construction Agreements		
(1)	Full Municipal Standard Application fee	\$500.00 (GST exempt)	
(2)	Inspection Fees (Plans and Field)	\$200.00 (GST exempt)	Per 100 meters of length.
31	Manuals		
(1)	Sale of Reports	\$150.00	Per hard copy / CD or other digital media copy.
32	Development Permit Application Review		
(1)	Engineering Review of:		
(a)	Residential	\$200.00 (GST exempt)	Per application circulated to Engineering Services.
(b)	Commercial, Industrial, Institutional	Greater of: \$0.75/sq. meter of building area (no max.) OR \$0.10/sq. meter of lot area (up to a max. of \$5000.00) (GST exempt)	
(c)	Golf course	\$1,000.00 (GST exempt)	Per 9 holes.
(d)	Stripping and Grading	\$1,000.00 (GST exempt)	Fee plus \$100.00 per each additional parcel after first two parcels.
(2)	Preparation fee for Development Agreement as a condition of a Development Permit	\$500.00 (GST exempt)	

33	Fees for Cashing a Development Security or by Completing or Securing a Development Site		
(1)	Fee for cashing a security	\$250.00 (GST exempt)	
(2)	Fee for completing or securing a development site	5% of the Security (GST exempt)	
34	Fee for review and inspection of developer requested security reduction	\$5000.00 (GST exempt)	Reduction for Special Improvement Development Agreement if not at Construction Completion Certificate (CCC) or Final Acceptance Certificate (FAC).

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 4 Solid Waste and Recycling			
	ITEM	FEE	EXPLANATION
35	Waste Management		
(1)	Tag-a-Bag Program:		
(a)		\$3.00 /bag (GST exempt)	Single garbage bag.
(b)		\$65.00 (GST exempt)	Tag-a-Bag Tickets. Book of 25 tickets. For County residents only.
(2)	Household furniture	\$20.00 (GST exempt)	Per each item of furniture.
(3)	Bulk waste	\$45.00 (GST exempt)	Per half-ton pick-up truck load. County residents
(4)	Freon removal	Actual cost to County	Per compressor. i.e. Refrigerators.
(5)	Untreated wood or lumber	\$30.00 (GST exempt)	Per half-ton pick-up truck load.
36	Curbside Waste Collection - Langdon		
(1)	Black Cart 120L (Garbage)	\$9.68 (GST exempt)	Per household/month. Charged on household utility bill.
(2)	Black Cart 240L (Garbage)	\$14.63 (GST exempt)	Per household/month. Charged on household utility bill.
(3)	Blue Cart (Recycling)	\$8.82 (GST exempt)	Per household/month. Charged on household utility bill.
(4)	Green Cart (Organic Waste)	\$5.90 (GST exempt)	Per household/month. Charged on household utility bill.
(5)	Cart change	\$50.00 (GST exempt)	Switching from 120L cart to 240L cart. One-time fee, per request, on subscription.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 5 Municipal Lands			
	ITEM	FEE	EXPLANATION
37	Removal of Reserve Designation		
(1)	Application fee	\$2,750.00 (GST exempt)	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original	Prior to circulation of file.
(b)		Refund 65% of original	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
38	Sale of Former Reserve Land		Applicant responsible for costs associated with Appraisals, Legal
(1)	Application fee	\$2,750.00 (GST exempt)	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original fee	Prior to circulation of file.
(b)		Refund 65% of original fee	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
39	Sale of Fee Simple Land		Applicant responsible for costs associated with Appraisals, Legal Fees, Surveying, and reasonable disbursement costs incurred by County
(1)	Application fee	\$2,750.00 (GST exempt)	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original fee	Prior to circulation of file.
(b)		Refund 65% of original fee	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.

40	Boundary Adjustments of Environmental Reserves		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Lease fee for environmental reserves	\$10.00 /year (GST exempt)	
41	Lease of Fee Simple County Lands		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Annual charge	\$10.00 /parcel (GST exempt)	
42	License of Occupation for County Lands		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Annual charge	\$10.00 /parcel (GST exempt)	
43	Temporary Access Permits for County Lands		
(1)	Grazing Permit: Application and site inspection fee	\$250.00	Per agreement for lands sharing common border.
(2)	Temporary Access Agreement (TAA)	\$150.00	Per agreement, for lands sharing common border. (Exemption for non-profit organizations in fundraising activities).
44	Utility Right of Way/Easement Agreements		
(a)	Initial agreement	\$250.00 /agreement	
(b)	Amending agreement	\$100.00 /agreement	

BRANCH 3
INFRASTRUCTURE AND OPERATIONS SERVICES

Division 6
Cemetery Services

	ITEM	FEE	EXPLANATION
45	Cemetery Lot Fees - Garden of Peace, Dalemead and Bottrel Cemeteries		
(1)	Flat Marker Section	\$2,873.71	
(2)	Upright Marker:		
(a)		\$3,560.07	With cement base.
(b)		\$3,386.88	Without cement base.
(3)	Infant / Child Lot:		
(a)		\$935.00	Flat section. Up to 2 years of age or 4 ft casket.
(b)		\$1,205.00	Upright section. Up to 2 years of age or 4 ft casket.
(4)	Field of Honor:		
(a)		\$1,449.69	Upright Veteran / Plot. Proof of service required.
(b)		\$975.02	Cremation Lot. Holds 2 units only, 1/3 of a plot.
(5)	Social Services:		
(a)		50% of lot cost and perpetual care cost (GST exempt)	Adult Flat Marker Section
(b)		50% of lot cost and perpetual care cost (GST exempt)	Adult Upright Marker Section. Family must pay remaining 50% balance for upgrade. Upgrade is not GST exempt.
(c)		50% of lot cost and perpetual care cost (GST exempt)	Infant / Child Flat Marker Section.
(d)		50% of lot cost and perpetual care cost (GST exempt)	Infant / Child Upright Marker Section. Family must pay remaining 50% balance for upgrade. Upgrade is not GST exempt.
(6)	Cremation Lot:		
(a)		\$2,045.84	Flat Marker: 2' x 4' hold 2 urns in each lot.
(b)		\$2,694.11	Flat Marker: 4' x 4' - holds 4 urns.
(c)		\$2,694.11	Upright Marker: 2' x 4' - holds 2 urns.
(d)		\$3,175.20	Upright Marker: 4' x 4' - holds 4 urns.

46	Columbarium		
(1)	Niche spaces	\$3,712.37	A niche is a 15x15 space that can hold up to two urns in each niche. Everlasting Life Columbarium holds only One urn/niche, all other Columbariums will hold two urns/niche.
47	Interment Fees and Service		
(1)	Interment Fee:		
(a)		\$908.46	Adult single depth grave
(b)		\$1,311.59	Adult double depth grave (1st burial)
(c)		\$908.46	Adult double depth grave (2nd burial)
(d)		\$500.00	Infant / Child casket. Up to 2 years of age or 4 ft casket.
(2)	Niche open / close	\$227.12	
(3)	Urn: ground Interment	\$397.45	
(4)	Scattering of ashes:		
(a)		\$635.04	Including plaque.
(b)		\$86.52	No plaque; record storage only.
48	Disinterment Fee		
(1)	Casket	\$3,150.00	
(2)	Infant / Urn	\$945.00	
(3)	Disinter / Reinter of casket in same grave	\$3,680.00	
49	Marker / Vases / Family Columbarium's / Liner Fees		
(1)	Flat marker prices	Starting at \$1,174.28 - \$7,568.35	Price varies based on size and design details
(2)	Upright marker prices	Starting at \$3,000.00 - \$12,600.00	
(3)	Monument permit:		
(a)		\$320.72	Upright single.
(b)		\$506.74	Upright double.
(4)	Flat marker permit	\$1.06/sq. inch	
(5)	Columbarium plaques	Starting at \$735.54	Wreath plate / Niche marker
(6)	Family Columbarium's	Starting at \$3,625.36 - \$10,000.00	If a family wants their own private Columbariums they can buy them for two urns or up to 15 urns.
(7)	Cement Liners / Vaults	Starting at \$1,984.50 - \$10,000.00	

50	Bottrel and Dalmead Cemetery		
(1)	Cemetery flat lots	\$2,873.71	
(2)	Cemetery upright lots	\$3,386.88	Without cement base.
(3)	Cremation lots:		
(a)		\$2,045.84	Flat 2' x 4'. Holds 2 urns.
(b)		\$2,694.11	Flat 4' x 4'. Holds 4 urns.
(c)		\$2,694.11	Upright - holds 2 urns. Without cement base.
(d)		\$3,175.20	Upright - holds 4 urns. Without cement base.
(4)	Interments:		
(a)		\$1,639.49	Adult / Child single depth.
(b)		\$837.49	In-ground urn service.
(5)	Travel	\$198.73	The County will charge additional travel costs to complete services at Bottrel and Dalemead cemeteries as we have to haul our equipment out to the sites.
51	Other Services		
(1)	Overtime:		Overtime over and above interment fee.
(a)		\$919.82	Saturdays only rate: casket.
(b)		\$374.74	Saturdays only rate: ashes / urn / infant / child.
(c)		\$158.98	Weekday. Charged per 1/2 hr for services not completed by 3:00pm.
(d)		Varies	Statutory holidays. Double the existing overtime rates shown above.
(2)	Seasonal services	\$158.98	Snow removal / Event.
(3)	Winter digs:		October - April.
(a)		\$248.06	Adult casket.
(b)		\$115.76	Child casket.
(c)		\$82.69	Urn.
(4)	Tent rental:		
(a)		\$176.40	Small tent.
(b)		\$231.53	Large tent.
(5)	Administrative fee	\$227.12	This fee would be charged on Title changes, certificate changes or Buy-backs, etc
(6)	Urgent accommodation for unplanned services	\$550.00	

52	Commemorative Memorial Program		
(1)	Benches	Starting at: \$2116.80 - \$4,365.90	Subject to availability.
(2)	Site preparation, transportation, mounting pad, and installation of benches	\$3000.00 /site	Based on level ground location.
(3)	Trees	Starting at: \$643.00 - \$908.06	Includes perpetual care only. Plaque fees are not included. - Limited Prairie Hardy choice.
(4)	Shrubs	Starting at: \$434.70	Includes perpetual care only. Plaque fees are not included. - Limited choice.
(5)	Hardy Prairie Rose Bush for Scatter Garden	\$63.00	Includes perpetual care only. Plaque fees are not included. - Limited Prairie Varieties

BRANCH 3
INFRASTRUCTURE AND OPERATIONS SERVICES

Division 7
Agriculture Services

	ITEM	FEE	EXPLANATION
53	Rentals		
(1)	Tree planter:		
(a)		\$50.00 per day	Rental.
(b)		\$150.00	Damage deposit.
(2)	Agricultural pest trap:		
(a)		\$25.00	Rental. Per week after 2 weeks.
(b)		\$125.00 (GST exempt)	Damage deposit.
(3)	Pasture sprayer:		
(a)		\$250.00	First day of rental.
(b)		\$100.00 (GST exempt)	Each additional day of rental.
(c)		\$1,000.00 per day (GST exempt)	Damage deposit. MC or VISA preferred. Damage deposit is refundable if equipment is returned in good order.
(4)	Water well measuring tape:		
(a)		\$25.00	Rental. Per week after 2 weeks.
(b)		\$125.00 (GST exempt)	Damage deposit. Damage deposit is refundable if equipment is returned in good order.
(5)	Back pack sprayer:		
(a)		\$25.00	Rental.
(b)		\$125.00 (GST exempt)	Damage deposit. Damage deposit is refundable if equipment is returned in good order.
54	Miscellaneous		
(1)	Gopher traps and bait	Actual cost incurred by the Municipality	For pocket gopher and Richardson's Ground Squirrel control.
(2)	Grass seed	Actual cost incurred by the Municipality	For roadside & reclamation projects (base mix).
(3)	Landowner weed control agreement signs	\$15.00	
(4)	Weed spraying	Actual cost incurred by the Municipality + \$50.00 administration fee	Weed Notice follow-through.
(5)	Deposits for soil sampler and hay sampler	\$125.00	

(6)	Blue Book (guide to crop protection)	\$12.00	Information book for crop protection products that are available for agricultural producers.
(7)	Weed identification in Alberta	\$3.00	Used to identify Noxious and Prohibited Noxious Weeds
(8)	Weeds of the Prairies	\$30.00	Used to Identify a wide variety of plants that are found in Alberta.
(9)	Green acreages guide	\$30.00	Resource for acreage owners that helps develop and implement environmental stewardship practices on their property.
(10)	Bat boxes	\$30.00	Bat boxes offer a safe place for bats to live and the bats can assist with controlling mosquito populations.
55	Weed Free Hay - Twine	Actual cost incurred by the Municipality	For producers that have had their hay inspected and certified as "Weed Free". This uniquely coloured twine is used to identify the product as weed free.

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 1 Assessment Services			
	ITEM	FEE	EXPLANATION
1	Assessment Complaint Fee		
(1)	Assessment for Class 1 - Residential property:		In respect of property, means property that is not classed by the assessor as farm land, machinery and equipment or non-residential.
(a)		\$50.00 (GST exempt)	In respect of 3 dwellings or fewer.
(b)		\$650.00 (GST exempt)	In respect of more than 3 dwellings.
(2)	Assessment for Class 2 - Non-Residential property:		In respect of property, means linear property, components of manufacturing or processing facilities that are used for the cogeneration of power or other property on which industry, commerce or another use that takes place or is permitted to take place under a land use bylaw passed by a council, but does not include farm land or land that is used or intended to be used for permanent living accommodation.
(a)		\$250.00 (GST exempt)	\$1.00 to \$500,000.00.
(b)		\$400.00 (GST exempt)	\$500,001.00 to \$1,000,000.00.
(c)		\$550.00 (GST exempt)	\$1,000,001.00 to \$4,000,000.00.
(d)		\$650.00 (GST exempt)	\$4,000,001.00 and above.
(3)	Assessment for Class 3 - Farm land	\$50.00 (GST exempt)	Farm land is land used in the raising, production and sale of agricultural products.

(4)	Assessment for Class 4 - Machinery & equipment:		Materials, devices, fittings, installations, appliances, apparatus and tanks other than tanks used exclusively for storage, including supporting foundations and footings and any other thing prescribed by the Minister that forms an integral part of an operational unit intended for or used in manufacturing, processing, the production or transmission by pipeline of natural resources or products, or by-products of that production, but not including pipeline that fits within the definition of linear property, the excavation or production of coal or oil sands as defined in the Oil Sands Conversation Act. A telecommunication system or an electric power sysytem other than a micro-generation generating unit as defined in the Micro-Generation Regulation. Whether or not the materials, devices, fittings, installations appliances, apparatus, tanks, foundations, footings, or other things are affixed to land in such a manner that they would be transferred without special mention by a transfer or sale of the land.
(a)		\$250.00 (GST exempt)	\$1.00 to \$500,000.00.
(b)		\$400.00 (GST exempt)	\$500,001.00 to \$1,000,000.00.
(c)		\$550.00 (GST exempt)	\$1,000,001.00 to \$4,000,000.00.
(d)		\$650.00 (GST exempt)	\$4,000,001.00 and above.
2	Miscellaneous		
(1)	Request for assessment information:		
(a)		\$50.00/hr + supplies, material, and costs incurred	Request made under the Municipal Government Act. Request for assessment information occurs when a property owner, realtor, appraiser, financial institution, Canada Revenue agency, Rocky View County, another municipality or other interested party requires information not readily available to the general public.Requests are ongoing throughout the year with more demand after the mailing of the Assessment Notice or Tax Notice. Supplies would be the physical or mental action or time required to research and correlate the information requested. Materials would be the results of those actions verbally, electronically or hard copies of the information requested. Costs occurred are generally manpower hours required to obtain the necessary information or the cost to purchase the information from another source and the cost for the material needed to physically provide the information such as paper, ink, binding, copies etc.

(b)		\$5.00 for first page + \$1.00 per each page of electronic doc. (GST exempt)	Request made by Property Agents and/or Consultants.
(2)	Initial generation of Annual Combined Assessment and Taxable Property Accounts	\$20.00	Minimum charge (to be applied to Property Tax Accounts for which the total amount of the annual tax levy is less than \$20.00).
(3)	Assessment Certificates	\$25.00 per parcel	This will provide physical and legal information about the property such as the ownership, size and physical characteristics, land use, location, municipal address and legal description.

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 2 Building Services			
	ITEM	FEE	EXPLANATION
3	Building Permits		Residential - Single family/two family/attached dwellings - under 600 sq meters (6458 sq ft) (New construction, addition & renovation).
(1)	Bungalow and two storey:		
(a)		\$0.58/sq.ft. (GST exempt)	Main floor.
(b)		\$0.58/sq.ft. (GST exempt)	Second & additional floors.
(c)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(d)		\$0.30/sq.ft. (GST exempt)	Basement - developed area.
(e)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(f)		\$0.40/sq.ft. (GST exempt)	Renovations (total area being altered).
(g)		\$110.00 each (GST exempt)	Fireplace or wood burning unit.
(2)	Bi-level and Walkout:		
(a)		\$0.58/sq.ft. (GST exempt)	Main floor.
(b)		\$0.58/sq.ft. (GST exempt)	Second & additional floors.
(c)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(d)		\$0.30/sq.ft. (GST exempt)	Basement. Developed or undeveloped.
(e)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(f)		\$0.40/sq.ft. (GST exempt)	Renovations (total area being altered).

(g)		\$110.00 each (GST exempt)	Fireplace or wood burning unit.
(3)	Residential Dwelling- Moved in:		Moved-In (includes manufactured homes).
(a)		\$0.40/sq.ft. (GST exempt)	Main floor.
(b)		\$0.30/sq.ft. (GST exempt)	Basement developed area.
(c)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(d)		\$0.58/sq.ft. (GST exempt)	Addition.
(e)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(f)		\$110.00 each (GST exempt)	Fire place (new) or wood burning unit.
(4)	Dwelling Mobile	\$160.00 each (GST exempt)	Approved by a Limited Term Development Permit.
(5)	Accessory Dwelling Units:		
(a)		\$0.40/sq.ft. (GST exempt)	Existing residence or accessory building, renovation on any level (no area increase).
(b)		\$0.58/sq.ft. (GST exempt)	Second floor addition to a residence or accessory building.
(c)		\$0.58/sq.ft. (GST exempt)	Addition to a residence, accessory building or construction of a garden suite (increase in footprint area).
(d)		\$160.00 (GST exempt)	Preliminary Inspection fee (for existing accessory dwelling units).
(6)	Ancillary Buildings to a Residential Use	\$0.30/sq.ft. (GST exempt)	
(7)	Farm Buildings:		
(a)		\$60.00 (GST exempt)	Farm Building Location Permit.
(b)		\$5.00 /thousand for construction cost (GST exempt)	Riding Arena.
4	Institutional, Commercial, Industrial Construction and Residential 600 Sq/M or greater and Multi-Family Residential		
(1)	Institutional, Commercial and Industrial Construction	\$10.00 /thousand for construction cost (GST exempt)	
(2)	Residential 600 sq. meters (6458 sq. ft.) or greater and Multi-Family Residential:		
(a)		\$8.00 (GST exempt)	Cost per thousand for construction cost, up to & including \$2,000,000.00.
(b)		\$4.00 (GST exempt)	Cost per thousand for construction cost over \$2,000,000.00.

5	Other Building Permits and Miscellaneous Fees		
(1)	Minimum fee on any building permit	\$160.00 (GST exempt)	Fee excludes hot tubs and solar panels. Refer to minimum Minor Residential Improvements for hot tub and solar panel building permit fee.
(2)	Minor Residential Improvements	\$50.00 (GST exempt)	Verification of compliance in lieu of inspection. Hot tub (cover - verification of compliance) - electrical permit still required. Solar panels (installation - verification of compliance) - electrical permit still required.
(3)	Demolition Permit	\$80.00 (GST exempt)	
(4)	Relocation Permit - Inspection fee	\$160.00/150km or portion thereof (GST exempt)	
(5)	Foundation Permit	\$100.00 (GST exempt)	
(6)	Renewal of Building Permit	37% of original fee	
(7)	Plans Re-Examination Fee	10% of original fee	
(8)	Void of Stamp of Permit Advisory	\$30.00 (GST exempt)	
(9)	Change of contractor	\$50.00 (GST exempt)	
(10)	Safety Inspection	\$500.00 (GST exempt)	Inspection of potential un-safe condition
(11)	Tents	\$0.10/sq.ft (GST exempt)	Minimum \$125.00 per tent. Exemption for non-profit organizations in fundraising activities.
(12)	Stages	\$4.00/sq.ft. (GST exempt)	Fee is per 4x4 staging section or portion thereof greater than 1200mm above adjacent surface or staging less than 1200mm above adjacent surface with an overhead structure that is used or intended to be used in conjunction with a stage. Minimum \$125.00 per stage.
(13)	Bleachers	\$125.00 Minimum (GST exempt)	Minimum \$125.00 per 45 ft. long 10 rows seating 300 people or portion thereof.
(14)	Pre-Application meeting	\$160.00 (GST exempt)	Fee based on 1 hour meeting.
(15)	Electrical Permits renewal	\$160.00 (GST exempt)	
(16)	Plumbing Permits renewal	\$160.00 (GST exempt)	
(17)	Gas Permits renewal	\$160.00 (GST exempt)	
(18)	Changes to Subtrade Permits after issuance	\$50.00 (GST exempt)	
6	Refunds		
(1)	Building Permit		
(a)		Refund 75% of original fee (GST exempt)	Request received before plans examination.
(b)		Refund 50% of original fee (GST exempt)	Request received after plans examination.
(2)	Subtrade Permits minimum fee	No refunds	

(3)	All other Subtrade Permits that are greater than minimum fee.		
	(a)	Refund 50% of original fee (GST exempt)	Up to 90 days from application date.
	(b)	No refunds	After 90 days from application date.
7	Permit- Additional fees		If the fees in the following section are not paid within a reasonable period of time by the applicant for the permit in question, the fees can be applied to a future permit application on the same property or different properties for the same owner, contractor or agent.
(1)	Starting construction without a permit:		Applies when it is confirmed construction began without a permit.
(a)	Electrical, plumbing, gas, and a private sewage, sewer connection, farm location	200% of the fee prescribed herein (GST exempt)	
(b)	Principle or accessory building	200% of the fee prescribed herein or \$400.00 (whichever is more) (GST exempt)	New, addition, or renovation.
(2)	Extra Inspection:		Building, electrical, plumbing, gas, and private sewage permits.
(a)	Inspector unable to access building		Inspector having been called to inspect.
(i)		\$150.00 (GST exempt)	First occurrence.
(ii)		\$250.00 (GST exempt)	Second and each subsequent occurrence on a property.
(b)	Project not ready for inspection		Project not ready for inspection when inspector is there, including covering work that requires inspection; or inspection called for, but previously identified deficiency has not been corrected.
(i)		\$150.00 (GST exempt)	First occurrence.
(ii)		\$250.00 (GST exempt)	Second and each subsequent occurrence on a property.
(c)	Additional inspection on a residential building that has complex construction and requires additional inspections to provide adequate compliance monitoring.	\$150.00 (GST exempt)	Each inspection.
(3)	Failure to recall an inspection when required by a Safety Codes Officer	\$250.00 (GST exempt)	Per occurrence.
(4)	Occupying a building prior to final inspection permitted construction		
(a)		\$500.00 (GST exempt)	First occurrence.
(b)		\$1,000.00 (GST exempt)	Second and each subsequent offence for the same owner, contractor or agent in the same calendar year.
(5)	Continuing to work after a stop work order notice is posted		
(a)		\$500.00 (GST exempt)	First occurrence.
(b)		\$1,000.00 (GST exempt)	Second and each subsequent offence for the same owner, contractor or agent in the same calendar year.

8			Electrical Permits
(1)	Residential - Single family/two family:		New constructions and additions.
(a)		\$160.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$185.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$235.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$285.00 (GST exempt)	5001 to 7500 sq. ft.
(e)		Use commercial fee schedule	Over 7500 sq. ft. Based on total developed are including attached garage.
(f)		\$160.00 (GST exempt)	Upgrades, accessory buildings, less than 500 sq. ft.
(g)		\$160.00 (GST exempt)	Temporary Service.
(h)		\$160.00 (GST exempt)	Connection Inspection Prior to Rough-in Inspection.
(i)		\$125.00	Homeowner fee – Electrical Permit.
(2)	Residential Multi-Family and Non-Residential including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour (minor renovations)		Commercial Fee schedule - Residential Multi-Family and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on a total value of materials and labour (minor renovations).
(a)		\$160.00 (GST exempt)	\$0 to \$1,000.00.
(b)		\$165.00 (GST exempt)	\$1,001.00 to \$2,000.00.
(c)		\$170.00 (GST exempt)	\$2,001.00 to \$3,000.00.
(d)		\$175.00 (GST exempt)	\$3,001.00 to \$4,000.00.
(e)		\$180.00 (GST exempt)	\$4,001.00 to \$5,000.00.
(f)		\$190.00 (GST exempt)	\$5,001.00 to \$6,000.00.
(g)		\$200.00 (GST exempt)	\$6,001.00 to \$7,000.00.
(h)		\$220.00 (GST exempt)	\$7,001.00 to \$8,000.00.
(i)		\$230.00 (GST exempt)	\$8,001.00 to \$9,000.00.
(j)		\$240.00 (GST exempt)	\$9,001.00 to \$10,000.00.
(k)		\$250.00 (GST exempt)	\$10,001.00 to \$11,000.00.
(l)		\$260.00 (GST exempt)	\$11,001.00 to \$12,000.00.
(m)		\$270.00 (GST exempt)	\$12,001.00 to \$13,000.00.
(n)		\$280.00 (GST exempt)	\$13,001.00 to \$14,000.00.
(o)		\$290.00 (GST exempt)	\$14,001.00 to \$15,000.00.
(p)		\$300.00 (GST exempt)	\$15,001.00 to \$16,000.00.
(q)		\$310.00 (GST exempt)	\$16,001.00 to \$18,000.00.
(r)		\$330.00 (GST exempt)	\$18,001.00 to \$20,000.00.
(s)		\$340.00 (GST exempt)	\$20,001.00 to \$25,000.00.
(t)		\$370.00 (GST exempt)	\$25,001.00 to \$30,000.00.
(u)		\$400.00 (GST exempt)	\$30,001.00 to \$35,000.00.
(v)		\$430.00 (GST exempt)	\$35,001.00 to \$40,000.00.
(w)		\$470.00 (GST exempt)	\$40,001.00 to \$50,000.00.

(x)		\$540.00 (GST exempt)	\$50,001.00 to \$60,000.00.
(y)		\$600.00 (GST exempt)	\$60,001.00 to \$80,000.00.
(z)		\$700.00 (GST exempt)	\$80,001.00 to \$100,000.00.
(aa)		\$850.00 (GST exempt)	\$100,001.00 to \$120,000.00.
(bb)		\$950.00 (GST exempt)	\$120,001.00 to \$140,000.00.
(cc)		\$1,050.00 (GST exempt)	\$140,001.00 to \$160,000.00.
(dd)		\$1,200.00 (GST exempt)	\$160,001.00 to \$180,000.00.
(ee)		\$1,300.00 (GST exempt)	\$180,001.00 to \$200,000.00.
(ff)		\$1,300.00 (GST exempt)	Over \$200,000.00. Fee plus \$5.00 per \$1,000.00 of value over \$200,000.00.
(gg)		\$160.00 (GST exempt)	Temporary Service less than 101 amp.
(hh)		Use Commercial fee schedule	Temporary Service 101 amp or greater.
(ii)		\$125.00	Homeowner fee – Electrical Permit.
9	Plumbing Permits		
(1)	Residential - Single family/two family:		New constructions and additions.
(a)		\$230.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$260.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$290.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$410.00 (GST exempt)	5001 to 7500 sq. ft. Area based on total developed area.
(e)		\$410.00 (GST exempt)	Over 7500 sq. ft. Area based on total developed area. Fee is minimum - Use Commercial Fee Schedule.
(f)		\$160.00 (GST exempt)	If to be connected to piped Sewer System. Fee is per sewer service connection.
(g)		\$160.00 (GST exempt)	Minor renovations, upgrades, accessory buildings - 5 fixtures or less. *For more than 5 outlets see Commercial Fee Schedule.
(h)		\$160.00 (GST exempt)	Service connections.
(i)		\$150.00 /inspection (GST exempt)	Inspection of drainage lines. Drainage lines below basement slab before Rough-In Inspection.
(j)		\$125.00	Homeowner fee - plumbing permit.
(2)	Residential Multi-Family, Single Family Renovations, and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).		Commercial Fee schedule - Residential Multi-Family, Single Family Renovations and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).
(a)		\$110.00 (GST exempt)	Base price. Fee plus outlet fees as outlined below.
(b)		\$11.50 (GST exempt)	1 to 4 outlets. Fee is per outlet, plus base price - minimum \$150.00.
(c)		\$11.50 (GST exempt)	5 to 20 outlets. Fee is per outlet, plus base price.
(d)		\$9.50 (GST exempt)	21 to 100 outlets. Per additional outlet, plus base price.
(e)		\$6.25 (GST exempt)	Greater than 100 outlets. Per addition outlet, plus base price.

(f)		\$130.00 (GST exempt)	If to be connected to piped Sewer System. Fee is per each sewer lateral in addition to rates as outlined above.
(g)		\$125.00	Homeowner fee - plumbing permit.
10	Gas Permits		
(1)	Residential - Single family/two family:		New constructions and additions. Fees based on total developed area including attached garage that contains and gas appliance.
(a)		\$160.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$170.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$185.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$235.00 (GST exempt)	5001 to 7500 sq. ft.
(e)		\$235.00	Over 7500 sq. ft. Fee is minimum - Use Commercial Fee Schedule.
(f)		\$160.00 (GST exempt)	Renovations, upgrades, accessory buildings - Less than 500 sq. ft. *For Greater than 500 sq. ft. see Commercial Fee Schedule.
(g)		\$160.00 (GST exempt)	Service connections.
(h)		\$160.00 (GST exempt)	Replacement of appliance. Maximum of two appliances if inspected at the same time and location.
(i)		\$160.00 (GST exempt)	Unit heater, fireplace.
(j)		\$160.00 (GST exempt)	Tank set - temporary. Fee is per \$1,000.00 of total system installation/contract cost.
(k)		\$9.00 (GST exempt)	Geothermal Heating. Commercial and residential projects.
(l)		\$165.00 (GST exempt)	Hydronic Heating. Commercial and residential projects.
(m)		\$125.00	Homeowner Fee - Gas Permit.
(2)	Residential Multi-Family and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.		Commercial Fee schedule -Residential Multi-Family and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.
(a)		\$160.00 (GST exempt)	New construction - 0 to 100,000 BTU input.
(b)		\$170.00 (GST exempt)	New construction - 100,001 to 200,000 BTU input.
(c)		\$180.00 (GST exempt)	New construction - 200,001 to 400,000 BTU input.
(d)		\$240.00 (GST exempt)	New construction - 400,001 to 1,000,000 BTU input.
(e)		\$340.00 (GST exempt)	New construction - 1,000,001 to 2,000,000 BTU input.
(f)		\$340.00 (GST exempt)	New construction - Over 2,000,000 BTU input. Plus \$45.00 per additional million BTU or portion thereof.
(g)		\$160.00 (GST exempt)	Replacement of appliance - 0 to 100,000 BTU input.
(h)		\$170.00 (GST exempt)	Replacement of appliance - 100,001 to 400,000 BTU input.
(i)		\$180.00 (GST exempt)	Replacement of appliance - 400,001 to 5,000,000 BTU input.
(j)		\$340.00 (GST exempt)	Replacement of appliance - Over 5,000,000 BTU input.
(k)		\$160.00 (GST exempt)	Tank set - temporary.
(l)		\$125.00	Homeowner Fee - Gas Permit.

11	Private Sewage Permits		
(1)	Residential, single family/two family	\$275.00 /dwelling unit (GST exempt)	
(2)	Multi-famiy and non-residential	\$275.00 (GST exempt)	Plus \$110.00 for each 10 cubic meters or portion thereof, of sewage per day based on expected average flows.
(3)	Request for variance for a private sewage installation	\$275.00 /request (GST exempt)	
12	Applications for Alternative Solutions (Alberta Building Code Variances)		
(1)	Single family / two family and accessory buildings	\$330.00 /application (GST exempt)	
(2)	Multi-family residential, commercial, industrial and institutional	\$2,200.00 /application (GST exempt)	

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 3 Planning Services			
	ITEM	FEE	EXPLANATION
13	Development Permit Application Fees, General		
(1)	Accessory Buildings, Accessory Uses	\$265.00 (GST exempt)	As defined under the Land Use Bylaw.
(2)	Topsoil Statutory Declaration submission	\$100.00 (GST exempt)	
(3)	Stripping, grading and excavation	\$1,000.00 (GST exempt)	For subdivisions of 2 or more parcels. Fee plus \$100.00 for each additional parcel after first 2 parcels.
(4)	Landfills	\$1,000.00 (GST exempt)	Fee plus \$100.00 for each additional parcel after first 2 parcels.
(5)	Signs	\$265.00 (GST exempt)	Includes all signs.
(6)	Single Lot - Regrading:		Including placing of fill and excavation of ponds.
(a)		\$250.00 (GST exempt)	1 acre or less.
(b)		\$400.00 (GST exempt)	1 acre - 2 acres.
(c)		\$800.00 (GST exempt)	Over 2 acres.
(7)	Change to an Application:		
(a)		25% of original application fee	Prior to circulation.
(b)		50% of original application fee	Prior to decision.
(8)	Renewals	\$200.00 (GST exempt)	Excluding gravel pits.
(9)	Extensions	50% of application fee	\$185.00 minimum fee.
(10)	Review	\$315.00 (GST exempt)	Review of proposed building or use for compliance with Land Use Bylaw where a Development Permit is not required (e.g. at Building Permit stage).
(11)	Request to waive the six month waiting period	\$500.00 (GST exempt)	Request to Council to waive six month waiting period for re-application of a Development Permit. The fee is to cover the cost of preparing an item for Council.
14	Development Permits Application Fees, Residential		
(1)	Dwelling:		
(a)		\$315.00 (GST exempt)	Detached, single. Including relaxation other than height.
(b)		\$315.00 (GST exempt)	Accessory.
(c)		\$315.00 (GST exempt)	Detached, two or more. Fee plus \$160.00 per unit. Includes relaxation other than height.

(d)		\$340.00 (GST exempt)	Attached, two or more. Fee plus \$160.00 per unit. Includes relaxation other than height.
(e)		\$265.00 (GST exempt)	Mobile homes. Includes relaxation other than height.
(f)		\$340.00 (GST exempt)	Row housing. Fee plus \$160.00 per unit. Includes relaxation other than height.
(g)		\$500.00 (GST exempt)	Dwelling. Relaxation including height.
(2)	Hobby kennel	\$285.00 (GST exempt)	
(3)	Home-Based Business Type I Review	\$60.00 (GST exempt)	
(4)	Home-Based Business Type II / Bed and Breakfast	\$385.00 (GST exempt)	
(5)	Show home	\$315.00 (GST exempt)	
15 Development Permits Application Fees, Agricultural			
(1)	Keeping of livestock:		
(a)		\$265.00 (GST exempt)	Less than 20 animal units. Expansion or new.
(b)		\$440.00 (GST exempt)	20 to 500 animal units. Expansion or new. These fees do not apply to keeping of livestock that are within the Mandate of the Natural Resources Board.
(2)	Horticultural Development:		
(a)		\$265.00 (GST exempt)	Involving outside production of crops (market, garden/s, tree farm, and other similar uses). Fee plus \$5.00 per hectare over 10 hectares up to a maximum of \$2,500.00.
(b)		\$330.00 (GST exempt)	Involving inside production of crops (greenhouses, nurseries, mushroom growing, and other similar uses). Fee plus \$0.25/sq. m. over 600 sq. m. up to a maximum of \$2,500.00.
(3)	Private indoor riding arenas	\$385.00 (GST exempt)	
(4)	Equestrian centre I	\$475.00 (GST exempt)	As per the Land Use Bylaw
(5)	Equestrian centre II	\$525.00 (GST exempt)	As per the Land Use Bylaw
(6)	Fish farms	\$340.00 (GST exempt)	
16 Development Permits Application Fees, Commercial, Institutional, and Industrial - New Construction			
(1)	New construction fee		
(a)		\$550.00 (GST exempt)	600 sq. m. (6,458 sq. ft.) or less.
(b)		\$1,025.00 (GST exempt)	Over 601 sq. m. (6,469 sq. ft.) to 1,499 sq. m. (16,136 sq. ft.).
(c)		\$2,025.00 (GST exempt)	1,500 sq. m. (16,146 sq. ft.) and over. Fee plus \$0.35/sq. m. over 1500 sq. m.
(2)	Change of Use in an Existing Building or Portion of a Building	\$330.00 (GST exempt)	
(3)	First Occupancy of a Building or Portion of a Building	\$330.00 each (GST exempt)	
(4)	Business Tenancy Changes (not requiring a Development Permit)	\$60.00 (GST exempt)	This is a review process to accommodate a change of tenancy occupant that does not constitute an actual change of use.

(5)	Change of Use of Land	\$440.00 + \$25.00 /hectare (GST exempt)	
(6)	Golf Course	\$1,575.00 /9 holes (GST exempt)	
(7)	Kennel	\$525.00 (GST exempt)	
17	Development Permit, Gravel Pits		Fee based on area to be distributed during phase applied for.
(a)		\$4,200.00 (GST exempt)	First 10 acres. Minimum fee.
(b)		\$205.00 (GST exempt)	Per acre thereafter.
18	Request to re-evaluate a condition of development permit approval	25% of current full application fee (GST exempt)	
19	Inspection fees Development Certificate of Compliance		
(1)	First Inspection	No cost	
(2)	Re-inspection		
(a)		\$150.00 (GST exempt)	First re-inspection.
(b)		\$250.00 each (GST exempt)	Second and any subsequent re-inspection.
20	Refund of Development Permit Fees		
(a)		Refund of 75% of original fee (GST exempt)	Request received before circulation.
(b)		Refund of 50% of original fee (GST exempt)	Request received after circulation - before decision.
21	Development Without a Permit Issued		
(1)	Confirmed that development has commenced without a Development Permit having been issued	200% of the fee prescribed herein (GST exempt)	This fee is required because the assessment of the application is more complicated owing to the disturbance of the site and the difficulty associated with clearly establishing original site conditions.
(2)	Written confirmation of land use designation of a parcel	\$85.00 (GST exempt)	This is a signed letter from the County confirming the designation of a parcel of land.
(3)	Stamp of Compliance		Confirming that a site is in conformity with the Land Use Bylaw.
(a)		\$150.00 (GST exempt)	Residential.
(b)		\$250.00 (GST exempt)	Commercial.

22	Applications	Codominium units and bareland condominium units are considered to be "lots" for the purpose of administering these fees. Boundary adjustment fees for applications and for all enforcement purposes, shall be assessed on a per lot basis, based upon the number of original lots involved in the application to which boundaries are being or have been adjusted.	
(1)	Area Structure Plan / Concept Plan Application Fees		
(a)		\$4,500.00 (GST exempt)	Concept plan review. Minimum fee per application (up to 1/4 section of land, and pro-rated on a per acre basis above 1/4 section). \$26.00 (GST exempt) additional fee per acre over 160 acres. \$75,000.00 (GST exempt) Maximum Development Services fee (regardless of affected area).
(b)		\$2,500.00 (GST exempt)	Master site development plan.
(c)		\$1,500.00 (GST, exempt)	Master site development plan amendment fee.
(d)		\$2,500.00 (GST exempt)	Conceptual scheme amendment fee.
(e)		\$5,000.00 (GST exempt)	Area structure plan minor amendment fee as defined in the County Plan..
(f)		Actual cost incurred by the Municipality plus expenses	Area structure plan review or major amendment as defined in the County Plan..
(g)		\$250.00 (GST exempt)	Pre-application meeting to discuss a potential application. Fee based on 1 hour meeting.
(2)	Redesignation Application Fees - Direct Control (DC) Bylaws		All uses excluding gravel pits. For the purposes of determining appropriate fees, Municipal and/or Environmental Reserve Lots and Public Utility Lots are not included in the calculations.
(a)		\$3,780.00 (GST exempt)	Where no subdivision is provided for in the DC Bylaw. Minimum fee per application (up to 40 acres). \$110.00 (GST exempt) additional fee per acre pro-rated above 40 acres.
(b)		\$3,780.00 (GST exempt)	Where subdivision is provided for in the DC Bylaw. Fee for first 6 potential new lots. \$280.00 each (GST exempt) For the next 44 lots. \$180.00 each (GST exempt) For the next 50 lots. \$80.00 each (GST exempt) For each additional lot.
(c)		\$75,000.00 (GST exempt)	Maximum Development Services fee (regardless of affected area and regarless of potential new lots).
(d)		\$1,075.00 (GST exempt)	Amendment. Site specific - affecting a single parcel. \$2,050.00 (GST exempt) if affecting multiple parcels.

(e)		\$20,000.00 (GST exempt)	Power stations. Deposit for public hearings and cost recovery for staff resources related to AEUB Hearings and for County legal fees associated with the file if not covered by the intervener costs (note that the unused portion of the deposit will be refunded. Further, if the costs of the hearing exceed \$20,000.00, then the applicant will be liable for the balance).
(3)	Redesignation Application Fees		For the purposes of determining appropriate fees, Reserve & Utility lots are not included in the calculations.
(a)		\$1,125.00 (GST exempt)	Farmstead. Redesignation and Subdivision.
(b)		\$1,000.00 (GST exempt)	Redesignation - For residential or agricultural first parcel out.
(c)		\$2,250.00 (GST exempt)	Redesignation - Institutional / Business / Agricultural / Residential / Hamlet / Condominium. Provides for 1-6 new lots. Outside an Area Structure Plan or Concept Plan area. Restructured fee for developments without benefit of an ASP or CS plan area.
(d)		\$1,100.00 (GST exempt)	Redesignation - Institutional / Business / Agricultural / Residential / Hamlet / Condominium. Provides for 1-6 new lots. Inside an Area Structure Plan or Concept Plan area.
(e)		\$305.00 (GST exempt)	Redesignation - additional fee for Lots 7-49 (per lot).
(f)		\$205.00 (GST exempt)	Redesignation - additional fee for Lots 50-99 (per lot).
(g)		\$80.00 (GST exempt)	Redesignation - additional fee for Lots 100 and up (per lot).
(h)		\$75,000.00 (GST exempt)	Maximum Development Services fee regardless of potential new lots.
(i)		\$1,050.00 (GST exempt)	Application to Council for Bylaw text amendments. All uses.
(j)		\$275.00 per amendment (GST exempt)	Amending a Redesignation or Subdivision Application once submitted.
(k)		\$3,675.00 per each 1/4 section/portion thereof (GST exempt)	Gravel Pits. Nota Bene. The Master Site Development Plan fee is also applicable to Gravel Pit Applications and is in addition to the fee listed here, except in instances where a Master Site Development Plan has already been approved for the area of the proposed pit.
(l)	Request to re-evaluate a condition of subdivision prior to endorsement	25% of current full application fee (GST exempt)	Provides a smaller fee for reconsideration of subdivision conditions prior to endorsement. This is similar to the development permit allowance for condition revision consideration.

23	Refund of Redesignation Application fees		
(a)		Refund 85% of original fee (GST exempt)	Prior to circulation of file.
(b)		Refund 50% of original fee (GST exempt)	During or after circulation of file.
(c)		No refund	After advertising of the Bylaw in the newspaper and notification of adjacent landowners.
24	Recess of a Public Hearing at request of the Applicant		
(a)		\$550.00 (GST exempt)	For development of 1 - 4 lots.
(b)		\$65.00 (GST exempt)	Additional rate per lot. More than 4 lots.
(c)		\$1,580.00 (GST exempt)	For Gravel Pit.
(d)		Two times the fees noted above	Recess Sine Die.
25	Subdivision by Instrument or Plan		
(1)	Farmstead separation, where zoning complies	\$800.00 (GST exempt)	Subdivision.
(2)	Boundary adjustment	\$250.00 /lot or new title (GST exempt)	
(3)	Building Condominium	\$40.00 /unit (GST exempt)	
(4)	All other Subdivision Applications	The fees listed below are combined for the purposes of establishing the application fee.	
(a)		\$1,125.00 (GST exempt)	First 2 lots, plus the fee below
(b)		\$525.00 (GST exempt)	Per lot, for third & fourth lots plus the fee below.
(c)		\$260.00 (GST exempt)	Per lot for next 46 lots plus the fee below.
(d)		\$100.00 (GST exempt)	Per lot for next 50 lots plus the fee below.
(e)		\$50.00 (GST exempt)	Per lot for each additional lot over 100 lots.
(5)	Phased approvals	\$525.00 (GST exempt)	Per Phase.
(6)	Appraisal fee	Actual cost incurred by the Municipality - per title (GST exempt)	Appraisal fee is payable if Municipal Reserves are outstanding.
(7)	Re-submission of previously approved subdivision application	\$2,250.00 per application (GST exempt)	Original application fee or the fee listed here whichever is the lesser. Nota Bene. - The Subdivision Appeal Fee is still applicable and the "Appraisal Fee" may also be applicable.
26	Refund of Subdivision Application Fee		
(a)		Refund 85% of original fee (GST exempt)	If requested prior to circulation.
(b)		Refund 50% of original fee (GST exempt)	If requested before staff report is completed.
(c)		No refund	If requested after completion of staff report.

27	Subdivision Approval Extension or Re-activation Requests		
(a)		\$310.00 (GST exempt)	First request.
(b)		\$465.00 (GST exempt)	Second request.
(c)		\$620.00 (GST exempt)	Third request.
(d)		\$1,050.00 (GST exempt)	Fourth & each subsequent request.
(e)		100% refund	Denied time extension request. Refund of time extension application fees.
28	Subdivision Endorsement Fees		
(1)	Endorsement fee		Per lot for all applications except boundary adjustments (excluding reserve and utility parcels).
(a)		\$285.00 (GST exempt)	Per lot for the first 10 lots.
(b)		\$180.00 (GST exempt)	Per lot for the next 40 lots.
(c)		\$50.00 (GST exempt)	Per lot for each additional lot over 40.
(2)	Boundary adjustment endorsement fee	\$110.00 (GST exempt)	Per lot or title.
29	Sales, Service and Miscellaneous Fees		
(1)	Sale of Plans:		
(a)		\$90.00	Land Use Bylaw with maps. 1 binder.
(b)		\$90.00	Direct Control (DC) Bylaws only. 1 binder.
(c)		\$150.00	Land Use Bylaw with maps and DC Bylaws. 2 binders.
(d)		\$70.00	Municipal Development Plan.
(e)		\$15.00	Intermunicipal Plans. Each separate copy.
(f)		\$20.00	Area Structure Plan or Area Redevelopment Plan. Available free online.
(g)		\$10.00	Conceptual Scheme. Available free online.
(h)		\$15.00	Studies/Background reports. Eg. Context Study, Land Inventory, etc.
(i)		\$15.00 (GST exempt)	Land Title Document(s). Per title/instrument.
(j)		No charge	Commercial, Office and Industrial Design Guidelines.
(2)	Historical Planning Research (Old legislation)		See schedule of rates under FOIP.
(3)	Plan Cancellation:		
(a)		\$1,000.00 (GST exempt)	Application Fee.
(b)		\$200.00 each + \$25.00 administration fee (GST exempt)	Discharge for Caveats.

(4)	General Administrative:		
(a)		Actual cost to Municipality + expenses	Third party outsourcing fee.
(b)		Actual cost to Municipality (GST exempt)	Fiscal Impact Assessment. County model.
(5)	Volunteer Labour		
(a)		Aligns with Government of Alberta Employment Standards Regulation minimum wage	General.
(b)		Market Rate	Specialized Trade.
(6)	Voluntary Recreation Contribution:		
(a)		\$800.00 per unit	Residential