

Council Meeting Agenda

April 30, 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. April 9, 2019 Council Meeting Page 4

B FINANCIAL REPORTS

1. All Divisions – File: 2025-350 – 2018 Year End Financial Statements

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C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the following public hearings were advertised in the April 2, 2019 and April 9 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 9 – File: PL20180142 (07802005) – Bylaw C-7868-2019 – Redesignation Item – Site-Specific Amendment to Direct Control Bylaw C-5911-2004 (DC-96)

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2. Division 7 – File: PL20180158 (06403001) – Bylaw C-7872-2019 – Redesignation Item – Direct Control 99 Amendment

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AFTERNOON APPOINTMENTS 1:30 P.M.

3. Division 5 – File: PL20180095 (03332014/03332017) – Bylaw C-7866-2019 – Redesignation Item – Residential Two District to Industrial – Industrial Activity District

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D GENERAL BUSINESS

1. Division 1 – File: N/A – Bragg Creek Connect – Community Broadband Project

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2. All Divisions – File: N/A – Rocky View County Appointment of Fire Guardians for 2019 Fire Season

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3. Division 5 – File: 1015-251 – Terms of Reference – Janet Area Structure Plan Amendments

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4. All Divisions – File: 0160 – Policy Review Subcommittee Request – Aggregate Development Policy

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5. All Divisions – File: 2025-350 – 2019 Spring Budget Finalization

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E BYLAWS

1. Division 9 – File: PL20180114 – Further Consideration of Bylaw C-7839-2018 – Road Closure of a Portion of Parcel B on Plan 8732H.X

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2. Division 2 – File: PL20180075 – Further Consideration of Bylaw C-7826-2018 – Road Closure of a Portion of Road Shown on Plan 741 0359

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3. Division 4 – File: 2025-350 – Bylaw C-7874-2019 – 2019 Langdon Special Levy Tax Rate Bylaw

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4. All Divisions – File: 2025-350 – Bylaw C-7873-2019 – 2019 Tax Rate Bylaw

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F UNFINISHED BUSINESS
- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION

1. All Divisions – File: N/A – Notice of Motion – Councillor Hanson, Councillor Wright, and Councillor Kissel – Policy and Procedure for Recruitment of a Chief Administrative Officer

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 6 – File: PL20190022 (09412003) – Subdivision Item – First Parcel Out

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K COMMITTEE OF THE WHOLE/IN CAMERA
- None

ADJOURN THE MEETING

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COUNCIL MEETING MINUTES
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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on April 9, 2019 commencing at 9:00 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- S. Baers, Executive Director, Community Development Services
- G. Kaiser, Executive Director, Community and Business Connections
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- B. Woods, Manager, Financial Services
- R. Smith, Manager, Fire Services
- S. Hulsman, Manager, Transportation
- M. Wilson, Manager, Planning and Development
- S. MacLean, Planning Supervisor, Planning and Development
- D. Kazmierczak, Planner, Planning and Development
- X. Deng, Planner, Planning and Development
- L. Ganczar, Planner, Planning and Development
- A. Panaguiton, Community Project Coordinator, Recreation, Parks, and Community Support
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

Deputy Reeve Schule assumed the Chair and called the meeting to order at 9:00 a.m. with all members present. Reeve Boehlke participated in the meeting electronically.

1-19-04-09-01

Updates/Acceptance of Agenda

MOVED by Councillor Gautreau that the April 9, 2019 Council meeting agenda be amended as follows:

- Add emergent business item D-5 – Langdon Softball Association Grant Funding Request

Carried

MOVED by Councillor Gautreau that the April 9, 2019 Council meeting agenda be approved as amended.

Carried

1-19-04-09-02

Confirmation of Minutes

MOVED by Councillor McKylor that the March 26, 2019 Council meeting minutes be approved as presented.

Carried

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1-19-04-09-05 (D-1)

All Divisions – 2019 Budget Adjustment – Special Initiatives

File: N/A

MOVED by Reeve Boehlke that the water tender budget adjustment for \$530,000 be deferred to future budget considerations;

AND THAT Administration be directed to coordinate with our mutual aid partners and/or Rocky View County infrastructure for the use of a water truck.

Lost

In Favour:

Reeve Boehlke
Deputy Reeve Schule

Opposed:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Gautreau
Councillor Henn
Councillor Wright
Councillor Kissel

MOVED by Councillor Wright that the water tender budget adjustment for \$530,000 be approved as presented in Attachment 'A' AND that Bylaw C-7877-2019 be given first reading.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

MOVED by Councillor Gautreau that the increase in FCSS grants budget adjustment for \$71,200 be approved as presented in Attachment 'A'.

Carried

MOVED by Councillor Kissel that the full time staff positions budget adjustment for \$1,063,800 be approved as presented in Attachment 'A'.

Carried

In Favour:

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

Opposed:

Reeve Boehlke
Councillor Henn

MOVED by Reeve Boehlke that the plow truck budget adjustment for \$380,000 be approved as presented in Attachment 'A' AND that Bylaw C-7878-2019 be given first reading.

Carried

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MOVED by Councillor Kamachi that the Township Road 252 Bridge Rehabilitation budget adjustment for \$400,000 be approved as presented in Attachment 'A' AND that Bylaw C- 7879-2019 be given first reading.
Carried

MOVED by Councillor McKylor that item D-1 be tabled until after the public hearing.
Carried

The Chair called for a recess at 10:02 a.m. and called the meeting back to order at 10:12 a.m. with all previously mentioned members present.

1-19-04-09-04 (C-1)

Division 9 – Bylaw C-7871-2019 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm Two District to Ranch and Farm Three District
File: PL20180148 (08817002)

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

Person(s) who presented: Terence Moman and Kim Knapp (Applicants)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:33 a.m.
Carried

MOVED by Councillor Kissel that Bylaw C-7871-2019 be given first reading.
Carried

MOVED by Councillor Gautreau that Bylaw C-7871-2019 be given second reading.
Carried

MOVED by Councillor Hanson that Bylaw C-7871-2019 be considered for third reading.
Carried

MOVED by Councillor Kissel that Bylaw C-7871-2019 be given third and final reading.
Carried

1-19-04-09-05 (D-1)

All Divisions – 2019 Budget Adjustment – Special Initiatives
File: N/A

MOVED by Councillor McKylor that item D-1 be lifted from the table.
Carried

MOVED by Councillor McKylor that the Range Road 263 Bridge Replacement budget adjustment for \$1,292,000 be approved as presented in Attachment 'A' AND that Bylaw C-7880-2019 be given first reading.
Carried

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MOVED by Councillor Gautreau that the Range Road 265 Bridge Replacement budget adjustment for \$666,000 be approved as presented in Attachment 'A' AND that Bylaw C-7881-2019 be given first reading.

Carried

MOVED by Councillor McKylor that the Township Road 274 Bridge Replacement budget adjustment for \$666,000 be approved as presented in Attachment 'A' AND that Bylaw C-7882-2019 be given first reading.

Carried

The Chair called for a recess at 10:40 a.m. and called the meeting back to order at 10:47 a.m. with all previously mentioned members present.

1-19-04-09-09 (J-1)

Division 8 – Subdivision Item – Single Residential Lot, Residential Two District

File: PL20180101 (06606037)

MOVED by Councillor Wright that condition 8 in Appendix 'A' be amended as follows:

The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:

- a) from the gross acreage of Lot 2 as shown on the Plan of Survey; and
- b) the gross acreage of Lot 1 shall be deferred.

Carried

In Favour:

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

Opposed:

Councillor Hanson

The Chair called for a recess at 11:12 a.m. and called the meeting back to order at 11:20 a.m. with all previously mentioned members present.

MOVED by Councillor Wright that condition 10 in Appendix 'A' be amended as follows:

The provision of Reserve in the amount of nine percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by RDS Appraisal Group, file 189161, dated September 12, 2018 pursuant to Section 666(3) of the *Municipal Government Act*:

- a) the provision of Reserve in the amount of nine percent on Lot 2, as determined by the Plan of Survey, shall be deferred by caveat in accordance with section 669(2) of the *Municipal Government Act*.

Lost

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In Favour:

Reeve Boehlke
Deputy Reeve Schule
Councillor Henn
Councillor Wright

Opposed:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Gautreau
Councillor Kissel

MOVED by Reeve Boehlke that item J-1 be tabled until the April 30, 2019 Council meeting.

Lost

In Favour:

Councillor Kamachi
Reeve Boehlke

Opposed:

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

MOVED by Councillor Wright that condition 5 in Appendix 'A' be amended as follows:

The Owner is to provide confirmation of the tie-in for connection to the Rocky View Water Coop, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:

- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for proposed Lot 2;
- b) Documentation proving that water supply has been purchased for proposed Lot 2;
- c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

AND THAT condition 7(a) in Appendix 'A' be amended as follows:

Requirements for each future Lot Owner to connect to County wastewater and storm water, and water systems at their cost when such services become available;

Carried

In Favour:

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

Opposed:

Councillor Kamachi
Councillor Gautreau
Reeve Boehlke

MOVED by Councillor Wight that Part A of Appendix 'A' be amended to provide the following reasons for approval of the subdivision application:

- 1) The application is generally consistent with the statutory provisions of the Bearspaw ASP;
- 2) The lands hold the appropriate land use designation (Residential Two District) for the intended subdivision and parcel sizes; and

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-
- 3) All technical considerations are addressed in the conditions of approval.

AND THAT Subdivision Application PL20180101 be approved with the conditions noted in Appendix 'A' as amended:

- A. Should the Subdivision Authority approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the *Subdivision and Development Regulation*. The following reasons were provided:
- 1) The application is generally consistent with the statutory provisions of the Bears paw ASP;
 - 2) The lands hold the appropriate land use designation (Residential Two District) for the intended subdivision and parcel sizes; and
 - 3) All technical considerations are addressed in the conditions of approval.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

Plan of Subdivision

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

Accessibility to a Road

- 2) The Owner shall provide an Access Easement Agreement to provide for mutual access to Lots 1 and 2, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right of way plan;
 - b) Preparation and registration of respective easements on each title, where required.
- 3) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 and 2;

Road Acquisition Agreement

- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lots 1 and 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of a road acquisition ± 400 metres in length and ± 15 metres in width (± 0.6 hectares) along the western boundary of Lot 2, Block A, Plan 8610401, NE-32-26-04-W5M;
 - b) The purchase of land by the County for \$1.

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Water Supply

- 5) The Owner is to provide confirmation of the tie-in for connection to the Rocky View Water Coop, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for proposed Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Wastewater and Storm Water

- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
 - a) Construction of wastewater infrastructure in accordance with the recommendations of the submitted Level 3 PSTS Assessment, prepared by Western Water Resources Inc. on August 7, 2018.
 - b) Construction of storm water infrastructure in accordance with the recommendations of the submitted Storm Water Management Report prepared by Stormwater Solutions Inc. on September 19, 2018.

Deferred Services Agreement

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for both proposed Lot(s) 1 and 2 denoted on the approved Tentative Plan, indicating:
 - a) Requirements for each future Lot Owner to connect to County wastewater and storm water, and water systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - a) from the gross acreage of Lot 2 as shown on the Plan of Survey; and
 - b) the gross acreage of Lot 1 shall be deferred.
- 9) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of three new Lots.

Municipal Reserves

- 10) The provision of Reserve in the amount of nine percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by RDS Appraisal Group, file 189161, dated September 12, 2018 pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

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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

1-19-04-09-10 (J-2)

Division 4 – Subdivision Item – Additional Agricultural Holdings Lot

File: PL20180146 (03322005)

MOVED by Councillor Gautreau that the applicant be allowed to speak on item J-2.

Carried

In Favour:

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

Opposed:

Councillor Hanson

Larry Konschuk proceeded to address Council on behalf of the applicant on the proposed conditions of approval for subdivision application PL20180146.

MOVED by Councillor Henn that item J-2 be tabled until the afternoon.

Carried

1-19-04-09-11 (J-3)

Division 2 – Subdivision Item – Residential One District

File: PL20180131 (05714035)

MOVED by Councillor McKylor that Subdivision Application PL20180131 be approved with the conditions listed in Appendix 'A':

- A. The application to create a ± 1.14 hectare (2.82 acre) parcel with a ± 1.15 hectare (2.84 acre) remainder on Lot 10, Block B, Plan 9512428 within NW-14-25-03-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Central Springbank ASP.
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the

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

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

Plan of Survey

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

Site Plan

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) The Site Plan is to confirm removal of the existing Quonset.

Transportation and Access

- 3) The owner shall provide an Access Right-of-Way Plan and Access Easement Agreement to be registered on title of Lots 1 & 2 for the new shared-road access easement.

Servicing

- 4) The Owner shall enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lots 1 & 2 and shall include the following:
 - a) The system is to be in accordance with the Level 4 PSTS Assessment (Sedulous Engineering Inc. – December, 2018);
 - b) The construction of a Packaged Sewage Treatment Plant shall meet Bureau de Normalisation du Quebec (BNQ) standards.
- 5) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.
 - b) Verification is provided that the well is located within the respective proposed lot's boundaries.
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 6) The Owner is to provide and implement a Site-Specific Storm Water Management Plan that meets the requirements outlined in the County Servicing Standards and the Springbank Master Drainage Plan. Implementation of the Storm Water Management Plan shall include:
 - a) Registration of any required easements and / or utility rights-of-way;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system;
- 7) Should the Site Specific Storm Water Management Plan indicate that improvements are required, then the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 8) A Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie in to municipal water and sanitary services when they become available.

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Payments and Levies

- 9) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-04-09-12 (K-1)

Division 9 – Confidential In Camera Item – Cochrane and District Ag Society Request

File: RVC2019-09

1-19-04-09-13 (K-2)

All Divisions – Confidential In Camera Item – Recreation Board Discussion

File: RVC2019-10

MOVED by Councillor Henn that Council move in camera at 12:05 p.m. to consider the confidential in camera items “Cochrane and District Ag Society Request” and “Recreation Board Discussion” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 16 – Disclosure harmful to the business interests of a third party
- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried

Reeve Boehlke did not participate in the in camera sessions for confidential items K-1 and K-2 as he participated in the meeting electronically.

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

Rocky View County:	A. Hoggan, Chief Administrative Officer
	B. Riemann, Executive Director, Operations
	S. Baers, Executive Director, Community Development Services
	G. Kaiser, Executive Director, Community and Business Connections
	R. Barss, Manager, Intergovernmental Affairs
	T. Cochran, Manager, Recreation, Parks, and Community Support

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

Rocky View County: A. Hoggan, Chief Administrative Officer
 S. Baers, Executive Director, Community Development Services
 G. Kaiser, Executive Director, Community and Business Connections

MOVED by Councillor Kissel that Council move out of in camera at 2:21 p.m.

Carried

MOVED by Councillor Kissel that Council:

- 1) Direct Administration to prepare a response to the Cochrane District Agricultural Society's letter, dated October 18, 2018, that follows the mandate as discussed in camera;
- 2) Direct that the in camera report and discussion remain confidential pursuant to the *Municipal Government Act*, Section 16 (disclosure harmful to business interests of a third party) of the *Freedom of Information and Protection of Privacy Act*.

Carried

1-19-04-09-10 (J-2)

Division 4 – Subdivision Item – Additional Agricultural Holdings Lot

File: PL20180146 (03322005)

MOVED by Councillor Gautreau that item J-2 be lifted from the table.

Carried

Larry Konschuk proceeded to further address Council on behalf of the applicant on the proposed conditions of approval for subdivision application PL20180146.

MOVED by Councillor Gautreau that condition 3 in Appendix 'A' be amended as follows:

Water is to be supplied by cistern on Lot 2.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau condition 4 in Appendix 'A' be amended as follows:

The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:

- a) from three acres on Lot 2 as shown on the Plan of Survey; and
- b) from three acres on Lot 1 as shown on the Plan of Survey shall be deferred.

Carried

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In Favour:

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

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Wright

The Chair called for a recess at 2:58 p.m. and called the meeting back to order at 3:10 p.m. with all previously mentioned members present.

MAIN MOTION:

MOVED by Councillor Gautreau that Part A of Appendix 'A' be amended to provide the following reasons of approval for the subdivision application:

- 1) The lands hold the appropriate land use designation (Agricultural Holdings District) for the intended subdivision;
- 2) All technical considerations are addressed in the conditions of approval; and
- 3) The subdivision conforms with the Rocky View County-City of Calgary Intermunicipal Development Plan and the County Plan; and
- 4) The subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

AND THAT Subdivision Application PL20180146 be approved with the conditions noted in Appendix 'A' as amended.

AMENDING MOTION:

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

THAT Part A of Appendix 'A' be amended to provide the following reasons of approval for the subdivision application:

- 1) The lands hold the appropriate land use designation (Agricultural Holdings District) for the intended subdivision;
- 2) All technical considerations are addressed in the conditions of approval; and
- ~~3) The subdivision conforms with the Rocky View County-City of Calgary Intermunicipal Development Plan and the County Plan; and~~
- 4) The subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

AND THAT Subdivision Application PL20180146 be approved with the conditions noted in Appendix 'A' as amended.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Henn
Councillor Kissel

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Gautreau that Part A of Appendix 'A' be amended to provide the following reasons of approval for the subdivision application:

- 1) The lands hold the appropriate land use designation (Agricultural Holdings District) for the intended subdivision;
- 2) All technical considerations are addressed in the conditions of approval; and
- 3) The subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

AND THAT Subdivision Application PL20180146 be approved with the conditions noted in Appendix 'A' as amended:

- A. Should the Subdivision Authority approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the *Subdivision and Development Regulation*. The following reasons were provided:
 - 1) The lands hold the appropriate land use designation (Agricultural Holdings District) for the intended subdivision;
 - 2) All technical considerations are addressed in the conditions of approval; and
 - 3) The subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval.

Plan of Subdivision

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate, by Plan of Survey, a 30-metre-wide portion of land along the northern boundary of Block 1, Plan 9710832, NE-22-23-28-W4M, to accommodate a service road right-of-way adjoining Highway 560.

Water Well

- 3) Water is to be supplied by cistern on Lot 2.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
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Payments and Levies

- 4) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - a) from three acres on Lot 2 as shown on the Plan of Survey; and
 - b) from three acres on Lot 1 as shown on the Plan of Survey shall be deferred.
- 5) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new Lot.

Municipal Reserves

- 6) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Weleschuk Associates Ltd., dated December 7, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.
- 7) The provision of Reserve in the amount of 10% of Lot 2 is to be deferred by Caveat proportionately to that parcel pursuant to Section 669(2) of the *Municipal Government Act*;

Taxes

- 8) 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

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-04-09-06 (D-2)

All Divisions – 2019 Tax Recovery Sale Properties – Reserve Bids

File: 2020-250

MOVED by Councillor Hanson that the reserve bids for the 2019 tax recovery sale be approved as per Attachment 'A'.

Carried

1-19-04-09-07 (D-3)

All Divisions – Priority Setting for Canada Post Municipal Address Changes

File: N/A

MOVED by Councillor Gautreau that Administration is directed to inform Canada Post that converting Rural Route addresses to municipal addresses is a priority.

Carried

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1-19-04-09-08 (D-4)

Division 6 – Subdivision Fee Waiver Request – Village of Beiseker Airport

File: N/A

MAIN MOTION:

MOVED by Reeve Boehlke that application fees associated with the subdivision of the Village of Beiseker Airport, approximately \$18,315.00 in value, be WAIVED.

TABLING MOTION:

MOVED by Councillor Hanson that the main motion be tabled until Administration returns with a more in-depth report on the tax and financial implications and potential for a visible public good news story no later than the April 30, 2019 Council meeting.

Lost

In Favour:

Councillor Hanson
Councillor Gautreau
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Gautreau
Councillor Henn

TABLING MOTION:

MOVED by Councillor Gautreau that the main motion be tabled until after item D-5.

Carried

In Favour:

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

Opposed:

Councillor Henn

1-19-04-09-09 (D-5)

Division 4 – Emergent Business Item – Langdon Softball Association Grant Funding Request

File: N/A

MOVED by Councillor Gautreau that recreation operational district funding for Langdon Softball Association be approved as recommended by the Bow North Recreation District Board in the amount of \$19,891.89, as follows:

- \$3,129.67 for the infield upgrade; and
- \$16,762.22 pending approved and proper agreements from Rocky View County's Legal & Land Administration and Langdon Community Association

With the remaining operational funding requests to District Recreation Boards to be considered at Council's May 28, 2019 meeting.

Carried

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1-19-04-09-08 (D-4)

Division 6 – Subdivision Fee Waiver Request – Village of Beiseker Airport

File: N/A

MOVED by Councillor Gautreau that the main motion be lifted from the table.

Carried

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Reeve Boehlke that application fees associated with the subdivision of the Village of Beiseker Airport, approximately \$18,315.00 in value, be WAIVED.

Carried

Adjournment

MOVED by Councillor Gautreau that the April 9, 2019 Council meeting be adjourned at 3:47 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



FINANCIAL SERVICES

TO: Council
DATE: April 30, 2019 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2018 Year End Financial Statements

¹POLICY DIRECTION:

The *Municipal Government Act* (MGA) - section 281(1), each year the auditor for Rocky View County must report to Council on the annual financial statements and financial information return.

EXECUTIVE SUMMARY:

The external audit of Rocky View County's financial statements for December 31, 2018 has now been completed by MNP, the County's external auditors. An operating surplus of \$6,950,341 currently exists from an increase in revenue collection and specific expense savings. Administration is respectfully requesting approval of the 2018 Audited Financial Statements so they may be submitted to the Province of Alberta by the May 1 deadline.

BACKGROUND:

Pursuant to the requirements outlined in the *Municipal Government Act* (MGA) - section 281(1), each year the auditor for Rocky View County must report to Council on the annual financial statements and financial information return. On September 24, 2013, Council appointed MNP to be the County's auditors. MNP has conducted Rocky View County's financial statement audit for the year ending December 31, 2018.

The Auditors have issued an unqualified opinion letter. This opinion letter assures that there are no material misstatements within Rocky View County's financial statements.

The financial statements and the auditor's report on the financial statements, as well as the financial information return and the auditor's report on the financial information return are required to be submitted to the Province by May 1 of each year as per section 278 of the *MGA*.

Section I – This section contains the 2018 audited financial statements, supporting schedules and notes to the financial statements. An operating surplus in the amount of \$6,950,341 is derived from an increase in revenue collection and expense savings. The annual surplus will be transferred to the Tax Stabilization Reserve upon approval of the Financial Statements per Rocky View County policy C-222 "Reserve Fund Policy". These funds are available for Council's consideration of future service delivery enhancements or identified project funding.

Section II - This section contains a variance analysis of significant changes in the Statement of Financial Position and the Statement of Operations.

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



Section III – This section provides an overview of audit findings which will be presented by representatives of MNP. During the 2018 Audit one management point was identified which was an amount for liability of gravel pit reclamation for \$2.74M. It was observed that the County has not set up a future liability for gravel reclamation in the amount of \$2.74M. The County forecasts yearly gravel reclamation and budgets \$280,000 per year in funding for this project. The County is also assessing all of their gravel pits to determine remaining capacity output and better estimates for reclamation. As well, there is a new standard that will take effect on April 2021, where Municipalities will be required to review and estimate their long term liabilities and asset retirement obligations.

BUDGET IMPLICATION(S):

Transfer to Reserve - \$ 6,950,341 – Operating surplus

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT the 2018 Audited Financial Statements be approved as presented in Attachment 'A'. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Rocky View County - December 31, 2018 Financial Statements (Draft)

ROCKY VIEW COUNTY

SECTION I

2018 Year End Financial Statements and Notes to the Financial Statements

April 30, 2019

Independent Auditor's Report

To the Reeve and Members of Council of Rocky View County:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Rocky View County (the "County"), which comprise the statement of financial position as at December 31, 2018, and the statements of operations, changes in net financial assets (debt), cash flows and the related schedules for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Red Deer, Alberta

April 30, 2019

Chartered Professional Accountants

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ROCKY VIEW COUNTY
Statement of Financial Position
As at December 31, 2018

	2018 \$	2017 \$
FINANCIAL ASSETS		
Cash (Note 3)	3,663,603	-
Temporary investments (Note 2)	103,588,124	85,005,067
Receivables		
Taxes and grants in place of taxes (Note 4)	3,485,220	3,244,999
Trade and other receivables (Note 4)	13,050,685	9,163,208
Debt charges recoverable (Note 5)	646,752	700,892
	<u>124,434,384</u>	<u>98,114,166</u>
LIABILITIES		
Bank indebtedness (Note 3)	-	5,492,855
Accounts payable and accrued liabilities	11,479,897	8,106,173
Deposit liabilities	6,460,545	5,050,623
Deferred revenue (Note 6)	29,087,162	15,669,053
Employee benefit obligations (Note 7)	1,157,476	1,076,909
Landfill closure and post-closure costs (Note 17)	483,876	518,921
Long-term debt (Note 8)	53,340,042	54,681,047
Capital lease obligations (Note 9)	36,308	120,133
	<u>102,045,306</u>	<u>90,715,714</u>
NET FINANCIAL ASSETS (DEBT)	<u>22,389,078</u>	<u>7,398,452</u>
NON- FINANCIAL ASSETS		
Tangible capital assets (Schedule 2)	620,385,457	584,458,612
Resource asset	16,375,000	16,375,000
Inventory for consumption	1,455,505	1,948,337
Prepaid expenses	652,020	529,194
	<u>638,867,982</u>	<u>603,311,143</u>
ACCUMULATED SURPLUS (Schedule 1, Note 14)	<u>661,257,060</u>	<u>610,709,595</u>

Commitments and contingencies - See Note 11 and 12

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
Statement of Operations
For the Year Ended December 31, 2018

	Budget \$ (Note 21)	2018 \$	2017 \$
REVENUE			
Net municipal taxes (Schedule 3)	69,781,200	69,630,695	66,838,355
User fees and sales of goods	9,115,200	13,339,958	10,092,852
Cash-In-Lieu of Public Reserve	663,000	3,649,979	706,133
Government transfers for operating (Schedule 4)	10,316,100	2,988,886	4,324,555
Investment income	850,000	2,035,340	1,348,412
Penalties and cost of taxes	981,000	1,004,219	982,618
Development agreements and levies	7,278,400	8,123,695	6,215,530
Licenses and permits	2,860,500	3,461,623	2,989,451
Fines	824,800	1,097,512	1,220,207
Other	3,461,400	1,919,963	1,685,698
Total Revenue	106,131,600	107,251,870	96,403,811
EXPENSES			
Legislative	841,300	858,505	814,550
Administration	19,442,400	17,424,360	30,937,517
Fire	12,708,500	12,365,002	11,704,028
Disaster services	185,100	379,643	98,588
Bylaw enforcement	6,047,100	6,030,395	5,497,394
Transportation and field services	47,198,000	38,178,490	36,752,615
Water supply and distribution	4,243,800	4,654,526	4,091,322
Wastewater treatment and disposal	6,835,000	6,810,677	6,335,356
Waste management	2,463,200	1,913,363	2,453,930
Family and community support	1,068,800	1,066,231	1,035,033
Cemetery	1,456,300	1,266,056	1,412,389
Planning and development	4,692,600	3,882,699	4,053,236
Community services	2,301,200	2,153,938	2,099,625
Recreation and parks	7,931,800	3,735,625	3,851,700
Total Expenses	117,415,100	100,719,510	111,137,283
EXCESS (SHORTFALL) OF REVENUE OVER EXPENSES BEFORE OTHER	(11,283,500)	6,532,360	(14,733,472)
OTHER			
Contributed assets	-	20,836,630	13,055,635
Government transfers for capital (Schedule 4)	50,378,400	23,178,475	20,530,335
Total Other	50,378,400	44,015,105	33,585,970
EXCESS OF REVENUE OVER EXPENSES	39,094,900	50,547,465	18,852,498
ACCUMULATED SURPLUS, BEGINNING OF YEAR	610,709,595	610,709,595	591,857,097
ACCUMULATED SURPLUS, END OF YEAR	649,804,495	661,257,060	610,709,595

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
Statement of Change in Net Financial Assets (Debt)
For the Year Ended December 31, 2018

	Budget \$ (Note 21)	2018 \$	2017 \$
EXCESS OF REVENUE OVER EXPENSES	39,094,900	50,547,465	18,852,498
Acquisition of tangible capital assets	(85,105,300)	(38,361,974)	(27,066,027)
Contributed tangible capital assets	-	(20,836,630)	(13,055,635)
Proceeds on disposal of tangible capital assets	867,000	46,185	329,570
Amortization of tangible capital assets	22,820,600	23,255,449	21,983,993
Loss (gain) on sale of tangible capital assets	-	(29,875)	(168,531)
	<u>(61,417,700)</u>	<u>(35,926,845)</u>	<u>(17,976,630)</u>
Use of (acquisition of) supplies inventories	-	492,832	(581,772)
Use of (acquisition of) prepaid assets	-	(122,826)	19,415
Use of (acquisition of) resource assets	-	-	-
	<u>-</u>	<u>370,006</u>	<u>(562,357)</u>
DECREASE (INCREASE) IN NET DEBT	(22,322,800)	14,990,626	313,511
NET FINANCIAL ASSET (DEBT), BEGINNING OF YEAR	7,398,452	7,398,452	7,084,941
NET FINANCIAL ASSETS (DEBT), END OF YEAR	<u>(14,924,348)</u>	<u>22,389,078</u>	<u>7,398,452</u>

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
Statement of Cash Flows
For the Year Ended December 31, 2018

	2018 \$	2017 \$
NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:		
OPERATING ACTIVITIES		
Excess of revenue over expenses	50,547,465	18,852,498
Non-cash items included in excess of revenue over expenses:		
Amortization of tangible capital assets	23,255,449	21,983,993
Loss (gain) on disposal of tangible capital assets	(29,875)	(168,531)
Tangible capital assets received as contributions	(20,836,630)	(13,055,635)
Non-cash charges to operations (net change):		
Decrease (Increase) in taxes and grants in place of taxes	(240,221)	100,195
(Increase) decrease in trade and other receivables	(3,887,477)	(1,603,570)
(Increase) decrease in inventory for consumption	492,832	(581,772)
(Increase) decrease in prepaid expenses	(122,826)	19,415
Increase in accounts payable and accrued liabilities	3,373,724	3,453,607
Increase in accounts payable amount applied to capital	1,419,492	1,055,634
Increase (decrease) in deposit liabilities	1,409,922	(766,542)
Increase in deferred revenue	13,418,109	2,929,028
Increase (decrease) in employee benefit obligations	80,567	31,515
(Decrease) in provision for landfill closure and post-closure costs	(35,045)	(26,285)
Cash provided by (applied to) operating transactions	68,845,486	32,223,550
CAPITAL		
Accounts payable amount applied to capital	(1,419,492)	(1,055,634)
Acquisition of assets	(38,361,974)	(27,066,027)
Sale of tangible assets	46,185	329,570
Cash provided by (applied to) capital transactions	(39,735,281)	(27,792,091)
INVESTING		
Decrease (Increase) in investments	(18,583,057)	(2,837,271)
FINANCING		
Debt charges recovered	54,140	51,524
Capital lease paid	(83,825)	(79,351)
Long-term debt repaid	(1,341,005)	(4,236,331)
Cash provided by (applied to) financing transactions	(1,370,690)	(4,264,158)
CHANGE IN CASH DURING YEAR	9,156,458	(2,669,970)
CASH (BANK INDEBTEDNESS) AT BEGINNING OF YEAR	(5,492,855)	(2,822,885)
CASH (BANK INDEBTEDNESS) AT END OF YEAR	3,663,603	(5,492,855)

Cash/Bank Indebtedness - See Note 3

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
Schedule of Changes in Accumulated Surplus
For the Year Ended December 31, 2018
Schedule 1

	Unrestricted Surplus	Restricted Surplus	Equity in Other Assets	Equity in Tangible Capital Assets	2018 \$	2017 \$
BALANCE, BEGINNING OF YEAR,	1,312,812	62,663,459	16,375,000	530,358,324	610,709,595	591,857,097
Excess (deficiency) of revenue over expenses	50,547,465	-	-	-	50,547,465	18,852,498
Unrestricted funds designated for future use	(29,233,043)	29,233,043	-	-	-	-
Restricted funds used for operations	5,047,156	(5,047,156)	-	-	-	-
Restricted funds use for tangible capital assets	-	(10,558,140)	-	10,558,140	-	-
Current year funds used for assets	(27,803,834)	-	-	27,803,834	-	-
Contributed tangible capital assets	(20,836,630)	-	-	20,836,630	-	-
Disposal of tangible capital assets	16,310	-	-	(16,310)	-	-
Annual amortization expenses	23,255,449	-	-	(23,255,449)	-	-
Capital lease paid	(83,825)	-	-	83,825	-	-
Long term debt repaid net of debt charges recovered	(1,286,865)	-	-	1,286,865	-	-
Change in accumulated surplus	(377,817)	13,627,747	-	37,297,535	50,547,465	18,852,498
BALANCE, END OF YEAR	934,995	76,291,206	16,375,000	567,655,859	661,257,060	610,709,595

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Schedule of Tangible Capital Assets
For the Year Ended December 31, 2018
Schedule 2

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	Land		Engineered		Machinery and		2018	2017
	Land	Improvements	Buildings	Structures	Equipment	Vehicles	\$	\$
COST:								
BALANCE, BEGINNING OF YEAR	115,161,466	752,157	73,402,322	894,877,811	14,572,152	15,620,726	1,114,386,634	1,075,106,189
Acquisition of tangible capital assets	10,145,710	2,070,874	28,655,438	29,176,258	5,200,065	657,409	75,905,754	18,702,011
Acquisition of tangible capital assets, capital lease	-	-	-	-	-	-	-	-
Construction-in-progress, net	2,021,671	560,691	(23,915,955)	4,954,714	(196,338)	(131,933)	(16,707,150)	21,419,651
Disposal of tangible capital assets	(194)	-	-	(76,723)	(294,103)	(214,956)	(585,976)	(841,217)
BALANCE, END OF YEAR	127,328,653	3,383,722	78,141,805	928,932,060	19,281,776	15,931,246	1,172,999,262	1,114,386,634
ACCUMULATED AMORTIZATION:								
BALANCE, BEGINNING OF YEAR	-	62,006	8,918,081	502,279,212	10,466,202	8,202,521	529,928,022	508,624,207
Annual Amortization	-	86,204	1,545,513	19,514,717	1,092,151	985,064	23,223,649	21,952,193
Annual Amortization, capital lease	-	-	-	-	31,800	-	31,800	31,800
Accumulated amortization on disposals	-	-	-	(76,723)	(292,504)	(200,439)	(569,666)	(680,178)
BALANCE, END OF YEAR	-	148,210	10,463,594	521,717,206	11,297,649	8,987,146	552,613,805	529,928,022
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	127,328,653	3,235,512	67,678,211	407,214,854	7,984,127	6,944,100	620,385,457	584,458,612
2017 NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	115,161,466	690,151	64,484,241	392,598,599	4,105,950	7,418,205	584,458,612	

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Schedule of Property and Other Taxes
For the Year Ended December 31, 2018
Schedule 3

DRAFT

	Budget \$ (Note 21)	2018 \$	2017 \$
TAXATION			
Real property taxes	103,407,852	103,515,702	98,174,857
Linear property taxes	13,899,214	13,913,709	13,367,220
Governments grants in place of property taxes	213,834	214,058	208,098
Special assessments and local improvement taxes	433,800	433,239	429,286
	<u>117,954,700</u>	<u>118,076,708</u>	<u>112,179,461</u>
 REQUISITIONS FROM OTHER AUTHORITIES			
Alberta School Foundation Fund	43,730,100	43,982,839	41,261,416
Calgary Roman Catholic Separate School District	3,717,200	3,737,034	3,455,408
Rocky View Seniors Foundation	663,400	663,342	624,282
Designated Industrial Property Tax	62,800	62,798	-
	<u>48,173,500</u>	<u>48,446,013</u>	<u>45,341,106</u>
 NET MUNICIPAL TAXES	<u>69,781,200</u>	<u>69,630,695</u>	<u>66,838,355</u>

The accompanying notes are an integral part of these financial statements

DRAFT

ROCKY VIEW COUNTY
Schedule of Government Transfers
For the Year Ended December 31, 2018
Schedule 4

	Budget \$ (Note 21)	2018 \$	2017 \$
TRANSFERS FOR OPERATING:			
Provincial Government	10,316,100	2,988,886	4,324,555
Federal Government	-	-	-
	<u>10,316,100</u>	<u>2,988,886</u>	<u>4,324,555</u>
TRANSFERS FOR CAPITAL:			
Provincial Government	44,788,900	23,178,475	20,530,335
Federal Government	5,589,500	-	-
	<u>50,378,400</u>	<u>23,178,475</u>	<u>20,530,335</u>
TOTAL GOVERNMENT TRANSFERS	<u>60,694,500</u>	<u>26,167,361</u>	<u>24,854,890</u>

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Schedule of Expenses by Object
For the Year Ended December 31, 2018
Schedule 5

DRAFT

	Budget \$ (Note 21)	2018 \$	2017 \$
EXPENSES BY OBJECT			
Salaries, wages and benefits	38,656,000	38,888,241	36,592,268
Contracted and general services	36,260,400	24,776,306	38,137,884
Materials, goods and supplies	8,149,500	7,053,824	6,680,308
Interest on long-term debt	1,731,400	1,802,838	1,596,885
Interest on capital lease	4,500	4,514	8,989
Purchased from other Governments	800,200	660,350	673,187
Grants to organizations	5,866,600	2,593,833	3,473,508
Grants to Municipal agencies	2,141,800	1,337,257	1,472,961
Other	984,100	346,898	517,300
Amortization of tangible capital assets	22,820,600	23,255,449	21,983,993
Loss on disposal of tangible capital assets	-	-	-
TOTAL EXPENSES	<u>117,415,100</u>	<u>100,719,510</u>	<u>111,137,283</u>

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
Schedule of Segmented Disclosure
For the Year Ended December 31, 2018
Schedule 6

	General Government	Emergency Services	I & O Services	Planning & Development	Community Services	Total \$
REVENUE						
Net municipal taxes	69,630,695	-	-	-	-	69,630,695
Government transfers	10,459,565	288,635	14,112,085	473,381	833,694	26,167,360
User fees and sales of goods	249,709	563,807	6,803,319	1,132,689	4,590,434	13,339,958
Investment income	2,035,340	-	-	-	-	2,035,340
Contributed assets	-	-	20,836,630	-	-	20,836,630
Other revenues	1,381,855	1,260,238	9,480,023	3,483,511	3,651,365	19,256,992
	83,757,164	2,112,680	51,232,057	5,089,581	9,075,493	151,266,975
EXPENSES						
Salaries, wages and benefits	9,450,871	11,096,933	12,415,651	5,472,750	452,036	38,888,241
Contracted and general services	4,184,683	642,573	17,928,238	1,425,242	595,570	24,776,306
Materials, goods and supplies	307,249	285,021	6,339,163	72,676	49,715	7,053,824
Transfers to local boards	1,256,950	79,000	-	-	2,595,140	3,931,090
Long-term debt interest	-	46,847	1,755,991	-	-	1,802,838
Capital lease interest	-	-	4,514	-	-	4,514
Other expenses	137,535	660,350	209,363	-	-	1,007,248
	15,337,288	12,810,724	38,652,920	6,970,668	3,692,461	77,464,061
NET REVENUE, BEFORE AMORTIZATION	68,419,876	(10,698,044)	12,579,137	(1,881,087)	5,383,032	73,802,914
Amortization expenses	1,116,773	912,354	21,223,164	3,158	-	23,255,449
EXCESS (DEFFICIENCY) OF REVENUE OVER EXPENSES	67,303,103	(11,610,398)	(8,644,027)	(1,884,245)	5,383,032	50,547,465

The accompanying notes are an integral part of these financial statements

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ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

These financial statements of Rocky View County (the "County") are the representations of management prepared in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Professional Accountants. Significant aspects of the accounting policies adopted by the County are outlined as follows:

Reporting Entity

The financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and change in financial position of Rocky View County.

The schedule of taxes levied also includes requisitions for education, health, social and other external organizations that are not part of Rocky View County.

The financial statements exclude trust assets that are administered for the benefit for external parties. Interdepartmental and organizational transactions and balances are eliminated.

Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or the legal obligation to pay.

Revenue Recognition

Funds from external parties and earnings thereon that are restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired. Revenue on investments, fines and penalties are recognized when earned.

Tax Revenue

The County recognized taxes as assets and revenue when they meet the definition of an asset, are authorized by bylaw, and the taxable event has occurred. Tax Revenue is initially measured at administrations best estimate of the amount resulting from the original taxable event in accordance with legislation. The related tax receivable is initially recognized at its realizable value at the date of acquisition.

Requisitions operate as a flow through and are excluded from municipal revenue.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

Government Transfers

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.

Use of Estimates

The preparation of financial statements in conformity with Canadian Generally Accepted Accounting Principles (GAAP) and in conjunction with the Public Services Accounting Board (PSAB) requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditure during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

Accounts receivable are stated after evaluation as to their collectability. Amortization is based on the estimated useful lives of tangible assets. Reclamation, closure and post-closure liabilities are calculated based on management's best estimates of costs and timing.

Investments

Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

Debt Charges Recoverable

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the un-matured long-term debt.

Local Improvement Charges

Construction and borrowing costs associated with local improvement projects are recovered through annual special assessments during the period of related borrowings. These levies are collectable from property owners for work performed by Rocky View County.

Inventories

Inventories held for consumption are recorded at the lower of cost or net realizable value with the cost determined by the average cost method.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

Landfill Closure and Post-Closure Liability

Pursuant to the Alberta Environment Protection and Enhancement Act, the County is required to fund the closure of its landfill sites and provide for post-closure care of the facility. Closure and post-closure activities include the final clay cover, landscaping, as well as surface and ground water monitoring, leachate control, and visual inspection. The requirement is being provided for over the estimated remaining life of the landfill sites based on usage.

Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post remediation including operation, maintenance and monitoring.

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the Change in Net Financial Assets (Debt) for the year.

i) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	YEARS
Land Improvements	15-20
Buildings	10-50
Engineered structures	
Water system	30-75
Wastewater system	30-75
Other engineered structures	5-25
Machinery and equipment (owned and leased)	3-10
Vehicles	8-20

One-half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of Tangible Capital Assets

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

iii) Resource Asset

The water licenses are recorded at cost and have been assessed with an indefinite life. The assets will not be amortized and impairment will be reviewed when there are indicators of a decline in value.

iv) Leases

Leases are classified as capital or operating leases. A lease that transfers substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. At the inception of a capital lease, an asset and payment obligation is recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair market value.

All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

An arrangement contains a lease where the arrangement conveys a right to use the underlying tangible asset, and whereby its fulfilment is dependent on the use of the specific tangible asset. After the inception of the arrangement, a reassessment of whether the arrangement contains a lease is made only in the event that:

- There is a change in contractual terms;
- A renewal option is exercised or an extension is agreed upon by the parties to the arrangement;
- There is a change in the determination of whether the fulfilment of the arrangement is dependent on the use of the specific tangible asset; or
- There is a substantial physical change to the specified tangible asset.

Requisition Over-levy and Under-levy

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

Pensions

The County participates in two multi-employer pension plans. The plan is accounted for as a defined contribution plan. Contributions for current services are recorded as expenditures in the year in which they become due.

Funds Held in Trust

The County held \$ 602,762 in a Cemetery Perpetual Care Trust Account as at December 31, 2018 (2017 - \$ 381,328).

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

Segmented Disclosure

The County conducts its business through a number of reportable segments. The operating segments are established by management and facilitate the achievement of long-term objectives and aid in resource allocation decision. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements.

NOTE 2: INVESTMENTS

	<u>2018</u>	<u>2017</u>
Investments	\$ 103,588,124	\$ 85,005,067

Investments have effective interest rates of 2.51% to 3.06% (2017 – 1.50% to 2.00%) and mature in less than one year.

Investments include funds that are designated for developer's refundable deposits, public reserve funds and grant funds for capital and operating expenditures.

NOTE 3: CASH / BANK INDEBTEDNESS

	<u>2018</u>	<u>2017</u>
Cash in bank	\$ 6,040,040	\$ 4,391,536
Outstanding cheques	<u>(2,376,437)</u>	<u>(9,884,391)</u>
Cash	<u>\$ 3,663,603</u>	<u>\$ (5,492,855)</u>

The County has a \$5,000,000 (2017 - \$5,000,000) unsecured operating line of credit with ATB Financial. This line of credit bears interest, when utilized, at 0.25% below the prime lending rate as established by ATB Financial. The outstanding balance at year end is \$ Nil (2017 - \$ Nil).

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 4: RECEIVABLES

	<u>2018</u>	<u>2017</u>
Property Taxes		
Current taxes and grants in place of taxes	\$ 2,565,797	\$ 2,222,592
Arrears taxes	<u>919,423</u>	<u>1,022,407</u>
	<u>\$ 3,485,220</u>	<u>\$ 3,244,999</u>
Other		
Trade Accounts	\$ 12,631,393	\$ 8,465,550
Fuel Tax Rebate	13,179	12,453
GST	<u>406,113</u>	<u>685,205</u>
	<u>\$ 13,050,685</u>	<u>\$ 9,163,208</u>
Total	<u>\$ 16,535,905</u>	<u>\$ 12,408,207</u>

NOTE 5: DEBT CHARGES RECOVERABLE

	<u>2018</u>	<u>2017</u>
Current debt charges recoverable	\$ 56,888	\$ 54,140
Non-current debt charges recoverable	<u>589,864</u>	<u>646,752</u>
	<u>\$ 646,752</u>	<u>\$ 700,892</u>

The County has secured long-term financing on behalf of several community organizations for joint projects within the County. This debt is recoverable from the organizations at interest rates from 4.758% to 5.250%. The debts mature and will be fully recovered starting in the year 2023 and ending in 2032.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 56,888	\$ 31,498	\$ 88,386
2020	59,777	28,610	88,387
2021	62,812	25,574	88,386
2022	66,001	22,385	88,386
2023	69,353	19,033	88,386
Thereafter	<u>331,921</u>	<u>78,069</u>	<u>409,990</u>
	<u>\$ 646,752</u>	<u>\$ 205,169</u>	<u>\$ 851,921</u>

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 6: DEFERRED REVENUE

	<u>2018</u>	<u>2017</u>
Prepaid property tax	\$ 230,063	\$ 123,103
Deferred grant revenue	26,532,329	12,961,667
Developer contributions	80,825	80,825
Other deferred revenue	<u>2,243,945</u>	<u>2,503,458</u>
	<u>\$ 29,087,162</u>	<u>\$ 15,669,053</u>

NOTE 7: EMPLOYEE BENEFIT OBLIGATIONS

	<u>2018</u>	<u>2017</u>
Vacation	<u>\$ 1,157,476</u>	<u>\$ 1,076,909</u>

The vacation liability is comprised of the vacation that employees are deferring to future years. Employees have either earned the benefit (and are vested) or are entitled to these benefits within the next budgetary year.

NOTE 8: LONG-TERM DEBT

	<u>2018</u>	<u>2017</u>
Operating debt, maturing between 2023 and 2032, bearing interest at rates between 4.758% and 5.250%	\$ 646,752	\$ 700,892
Capital debt, maturing between 2019 and 2046, bearing variable and fixed interest rates at between 1.637% and 3.973%	<u>52,693,290</u> <u>\$ 53,340,042</u>	<u>53,980,155</u> <u>\$ 54,681,047</u>
Funding for future payments from:		
General Tax	\$ 176,186	\$ 206,330
Emergency Services Tax	1,232,442	1,843,579
Local Improvement Tax	5,768,617	5,938,399
Special Levy	46,079,448	46,592,720
User Fees	<u>83,349</u>	<u>100,019</u>
	<u>\$ 53,340,042</u>	<u>\$ 54,681,047</u>

Debenture debt is issued on the credit and security of the County at large.

Principal and interest repayments are as follows, assuming debt will be renewed at similar terms as it comes due:

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

	<u>Capital</u>	<u>Interest</u>	<u>Operating</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 4,132,049	\$ 1,900,133	\$ 56,888	\$ 31,498	\$ 6,120,568
2020	3,667,377	1,759,687	59,777	28,610	5,515,451
2021	3,678,194	1,624,713	62,812	25,574	5,391,293
2022	3,689,393	1,489,358	66,001	22,385	5,267,137
2023	3,700,988	1,353,606	69,353	19,033	5,142,980
Remainder	33,825,289	9,007,401	331,921	78,069	43,242,680
Total	<u>\$ 52,693,290</u>	<u>\$ 17,134,898</u>	<u>\$ 646,752</u>	<u>\$ 205,169</u>	<u>\$ 70,680,109</u>

Of the \$ 646,752 in principal payments to be made in future years on operating debt, all will be paid from tax levies and local improvement tax.

Of the \$ 52,693,290 in principal payments to be made in future years on capital debt, all will be paid from user fees, special levies, local improvement tax and tax levies.

Interest expense on long-term debt amounted to \$ 1,802,838 (2017 - \$ 1,596,885). The County's total cash payments for interest were \$ 1,818,216 (2017 - \$ 1,611,016).

NOTE 9: CAPITAL LEASE OBLIGATIONS

	<u>2018</u>	<u>2017</u>
Obligation under capital lease payable in monthly Instalments of \$ 7,362 including interest at 5.499%, due at every month end.	\$ 36,308	\$ 120,133

Future minimum lease payments related to obligations under capital lease are as follows:

	2019	\$ 36,808
Less: imputed interest		(500)
		<u>\$ 36,308</u>

Capital lease obligations are secured by related property, plant and equipment having a net book value of \$ 206,700 in 2018 (\$ 238,500 in 2017).

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 10: PENSION PLANS

Local Authorities Pension Plan (LAPP)

Employees of the County participate in the Local Authorities Pension Plan ("LAPP" or the "Plan"), which is covered by the Public Sector Pension Plans Act. This plan is financed by employer and employee contributions and by investment earnings of the LAPP Fund. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County is required to make current service contributions to the Plan of 9.39% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan (CPP), and 13.84% of pensionable earnings above this amount. Employees of the County are required to make current service contributions of 8.39% of pensionable earnings up to the year's maximum pensionable earnings and 12.84% on pensionable earnings above this amount.

Total employer contributions by Rocky View County to the LAPP in 2018 were \$ 2,495,058 (2017 - \$ 2,602,778). Total contributions by the employees of Rocky View County to the LAPP in 2018 were \$ 2,245,440 (2017 - \$ 2,418,237).

At December 31, 2017, the date of the most recent actuarial valuation, the Plan disclosed an actuarial surplus of \$ 4,835,515 million (2016 - \$ 637,357 million deficiency).

APEX Supplementary Pension Plan

The APEX Supplementary Pension Plan, an Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pensions Plans Act, commenced in 2008 and provides supplementary pension plan benefits. The plan supplements the Local Authorities Pension Plan.

The Chief Administrative Officer and Executive Directors of the County can participate in the APEX Supplementary Pension Plan. APEX is financed by Employer and Employee contributions and investment earnings of the APEX fund. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County makes current service contributions to the plan of 3.78% of pensionable earnings up to the APEX maximum earnings of \$145,722. Eligible employees of the County can make current service contributions of 2.84% of earnings up to the APEX maximum earnings of \$147,722. Total employer contributions by Rocky View County to APEX in 2018 amounted to \$ 20,717 (2017 - \$22,033). Total contributions by employees of the County to APEX amounted to \$ 15,565 for the 2018 year (2017 - \$ 16,554).

The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and administration's best estimate of salary and benefit escalation and retirement ages of employees. The costs of post-retirement benefits are fully funded.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 11: COMMITMENTS & CONTINGENCIES

No provision has been made on the statement of financial position for the various lawsuits and legal claims filed against the County as the extent of the lawsuits and legal claims are not determinable at December 31, 2018. The amount of any future settlement would be accounted for in the year the losses are determined.

The County has entered into equipment leases. The commitments for the next 5 years are as follows:

	Operating
2019	\$ 623,831
2020	\$ 596,029
2021	\$ 594,268
2022	\$ 316,094
2023	\$ 30,359

The County has entered into an agreement to perform Flood Mitigation work in the Bragg Creek area with an estimated amount payable of \$ 560,784.

NOTE 12: RECIPROCAL INSURANCE EXCHANGE MEMBERSHIPS

The County was a member of the Genesis Reciprocal Insurance Exchange and the Jubilee Reciprocal Insurance Exchange as at December 31, 2018. Under the terms of the membership, the County could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

NOTE 13: DEBT LIMITS

Section 276(2) of the Municipal Government Act and related provincial regulations require that the debt and debt limits, as defined by Alberta Regulation 255/00, for the County, be disclosed as follows:

	<u>2018</u>	<u>2017</u>
Total debt limit	\$ 160,877,804	\$ 144,605,717
Total long term debt	(53,376,350)	(54,801,180)
Total amount of debt limit unused	<u>\$ 107,501,454</u>	<u>\$ 89,804,537</u>
Debt Servicing Limit	\$ 26,812,967	\$ 24,100,953
Debt Servicing	(6,157,376)	(5,456,897)
Amount of Debt Servicing Limit unused	<u>\$ 20,655,591</u>	<u>\$ 18,644,056</u>

The debt limit is calculated at 1.5 times revenue of the County (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the County; rather, the financial statements must be interpreted as a whole.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 14: ACCUMULATED SURPLUS

	<u>2018</u>	<u>2017</u>
Unrestricted surplus	\$ 6,950,341	\$ 7,211,227
Capital deficit	<u>(6,015,346)</u>	<u>(5,898,415)</u>
	<u>\$ 934,995</u>	<u>\$ 1,312,812</u>
Restricted surplus		
Reserve funds		
General Operating	\$ 2,749,766	\$ 3,802,759
Roads	2,718,027	1,942,661
Offsite Levies	26,156,669	19,767,086
Tax Stabilization	22,378,648	19,791,292
Utility	864,002	703,693
Public	16,136,680	12,206,560
Equipment	4,450,677	3,650,519
Voluntary Recreation	836,737	798,889
Equity in water license	16,375,000	16,375,000
Equity in tangible capital assets (Note 19)	<u>567,655,859</u>	<u>530,358,324</u>
	<u>\$ 661,257,060</u>	<u>\$ 610,709,595</u>

NOTE 15: FINANCIAL INSTRUMENTS

The County's financial instruments consist of cash and temporary investments, accounts receivable, investments, debt charges recoverable, bank indebtedness, accounts payable and accrued liabilities, employee benefit obligations, deposit liabilities, long-term debt, and capital lease obligations. It is managements' opinion that the County is not exposed to significant interest or currency risks arising from these financial instruments.

The County is subject to credit risk with respect to taxes and grants in place of taxes, accounts receivable and debt charges recoverable. Credit risk arises from the possibility that taxpayers and entities to which the County provides services may experience financial difficulty and be unable to fulfil their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 16: SALARY AND BENEFIT DISCLOSURE

Salaries and benefits for elected Municipal Officials, the County Manager and the Designated Officers as required by Alberta Regulation 313/2000, is disclosed as follows:

	No. of Persons	Salary \$	Benefits & Allowances \$	Total 2018 \$	No. of Persons	Total 2017 \$
Councillors:						
Division 1	1	45,603	32,987	78,590	2	79,879
Division 2	1	45,603	32,987	78,590	2	77,140
Division 3	1	48,603	33,843	82,446	2	75,922
Division 4	1	46,251	33,035	79,286	2	76,893
Division 5	1	48,203	34,870	83,073	2	79,699
Division 6	1	61,602	41,667	103,269	1	101,694
Division 7	1	45,603	33,037	78,640	2	76,383
Division 8	1	45,703	33,039	78,742	2	77,756
Division 9	1	45,603	32,987	78,590	2	80,154
County Manager	3	374,120	23,849	397,969	1	285,205
Designated Officers	2	237,545	31,492	269,037	2	259,117

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.
- (2) Elected Officials: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, travel allowance and general expense allowance.
- (3) County Manager/Designated Officers: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), employment insurance, extended health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, local authorities pension plan (LAPP), and APEX Supplementary Pension Plan.
- (4) During the 2018 financial year there were 2 people holding this position due to staff turnover. The third person was an interim Chief Administrative Officer.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 17: LANDFILL CLOSURE AND POST-CLOSURE LIABILITY

Pursuant to the Alberta Environment Protection and Enhancement Act, the County is required to fund the closure of its landfill sites and provide for post-closure care of the facility. Closure and post-closure activities include the final clay cover, landscaping, pumping of ground water and leachates from the site, and ongoing environmental monitoring, site inspection and maintenance.

The County is responsible for landfill sites which have been capped and closed with no further useful life and capacity. No performance bonds have been paid on the sites and no assets have been specifically allocated to these sites.

The estimated total liability is based on the sum of discounted future cash flows of post closure activities for the remainder of the terms (between 16 years and 19 years) using a discount rate of 3.76 %.

The total estimated liability is \$ 483,876, of which \$ 483,876 has been accrued as a liability.

	<u>2018</u>	<u>2017</u>
Estimated post-closure costs	<u>483,876</u>	<u>518,921</u>
Estimated total liability	<u>\$ 483,876</u>	<u>\$ 518,921</u>

NOTE 18: CONTAMINATED SITES LIABILITY

On January 1, 2015, the County adopted PS 3260 Liability for Contaminated Sites. The standard was applied on a retroactive basis and did not result in any adjustments to the financial liabilities, tangible capital assets or accumulated surplus of the County. During 2018 the County did not identify any sites that qualify as contaminated under PS 3260 and therefore no Contaminated Sites Liability was required.

NOTE 19: EQUITY IN TANGIBLE CAPITAL ASSETS

	<u>2018</u>	<u>2017</u>
Tangible capital assets (Schedule 2)	\$ 1,172,999,262	\$ 1,114,386,634
Accumulated amortization (Schedule 2)	(552,613,805)	(529,928,022)
Long-term debt (Note 8)	(53,340,042)	(54,681,047)
Capital lease (Note 9)	(36,308)	(120,133)
Debt charges recoverable (Note 5)	<u>646,752</u>	<u>700,892</u>
	<u>\$ 567,655,859</u>	<u>\$ 530,358,324</u>

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE 20: COMPARATIVE FIGURES

Certain prior year corresponding figures have been restated to conform to the current year's presentation.

NOTE 21: BUDGET

The budget figures presented in these financial statements are based on the budget approved by council on April 24, 2018 and subsequent budget adjustments are not included.

NOTE 22: APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements.

ROCKY VIEW COUNTY

SECTION II

Variance Analysis

April 30, 2019

ROCKY VIEW COUNTY

Financial Statement Variance Analysis

For The Year Ending December 31, 2018

Statement of Financial Position - Year over Year

The Statement of Financial Position reports on the County's assets, liabilities and accumulated surplus as at December 31, 2018. Material changes have been identified and analyzed as follows:

FINANCIAL ASSETS

Cash – Increased due to timing of matured investments.

Temporary investments – Increased due to improved cash flow predictions and unallocated grant funding of approved projects resulting in an excess amount available for investments.

Taxes and grants in place of taxes – Increased due to higher outstanding property taxes of \$240K.

Trade and other receivables - This change is due to; a) Increased accrual of receivables of \$1.4M from Rocky View School Division for the Langdon Joint Use Project, b) Increased grant receivables of \$ \$2.4M, c) Decreased GST refund (\$278K), and d) Increased accrued investment interest of \$305K.

LIABILITIES

Bank Indebtedness – This decrease is due to a timing difference between investment maturities and outstanding accounts payable payments at year end (\$5.5M).

Accounts payable and accrued liabilities – This change is due to; a) Increased trade payables \$3.0M, b) Increase accrued accounts payable \$1.6M c) Decrease in developer holdbacks (\$931K), and d) Accrued Provincial School requisition of (\$304K).

Deposit liabilities – This change is due to; a) Increased collection of refundable development deposits \$878K, and b) Increased cost recovery due to others (developers) \$529K.

Deferred revenue – This change is due to an Increase in grant funding available for committed projects of \$13.5M. This is composed of; a) Cooperative Storm water Management Initiative (CSMI) \$7.6M b) Municipal Sustainability Initiative (MSI) capital grants \$3.2M, 197, c) Strategic transportation infrastructure Program (STIP) \$535K, and d) Alberta Environment and Sustainable Resource Development (AESRD – Bragg Creek Flood Mitigation) \$2.3M.

Long term debt – This change is due to the pay down of Long term debt for the 2018 year of (\$1.3M). Offsite levies were not collected as predicted and as a result less debt was paid down compared to budget.

NON-FINANCIAL ASSETS

Tangible capital assets – This change is due to the construction, contribution and amortization of capital assets; a) Land \$3.7M, b) Land improvements \$1.6M, c) Buildings \$27M (Admin Building), d) Vehicles (\$342K), e) Equipment \$4M, f) Engineering Structures (\$4.3M), g) Construction in progress (\$16.7M), h) Contributed assets of \$20.8M.

Inventory for consumption – This change is due to a decrease in gravel inventory.

Statement of Operations – Budget to Actual – December 31, 2018

The Statement of Operations reports on revenue and expenses for both operating and capital activities, contributed assets, grants applied to projects and the change in the accumulated surplus for the period of January 1 to December 31, 2018.

REVENUE

Net municipal taxes – The actual revenue is decreased to budget due to assessment changes throughout the year (\$151K).

User fees – These fees consist of payments from rate payers for various services provided by Rocky View County. This variance is due to; a) Sale of land and increased access fees \$3.0M, b) Increased Fire response and Alberta Infrastructure and Transportation (Emergency Response Recovery) revenue \$213K, d) Increased Planning and Engineering fees \$ 278K, e) Increased Cemetery plot sales \$348K, f) Increased Utility Revenue \$260K, and g) Increased compliance, permitting and inspections \$126K.

Cash-in-Lieu of public reserve – This revenue is received from developers who are required to contribute land or cash in lieu of land to the County. This variance is due to increased collection of “cash in lieu of land” payments, (\$3.0M).

Government transfers for operating – This line consists of transfers (grants) from various levels of Government used to fund approved operating projects. This variance is due to; a) Unallocated CSMI grant revenues (\$7.1M), b) Unallocated erosion control grant (\$378K), c) Southern Alberta Disaster Relief Program 2018 flood \$188K (not budgeted). Both CSMI and Erosion Control projects will continue to be constructed in 2019.

Investment income – This line consists of the investment of excess funds held by the County. This variance is due to better negotiated interest rates and effective timing of cash flows, \$1.2M.

Development agreements and levies – This line consists of special levies collected from developers. They include transportation, storm water, water and wastewater levies. This variance is due to; a) Increased storm water levies \$1.3M, b) Decreased East Rocky View water and wastewater development levies (\$3.43M), c) Decreased Bragg Creek development levy (\$123K), and d) Increased transportation levies \$3.1M.

Licenses and permits – Licenses and permits relate to the issuance of development and building permits across the County. This variance is due to increased issuance of building related permits within the County of \$601K.

Fines – Fines consist of revenue from various bylaw violations. This variance is due to the increased issuance of fines of \$273K.

Other – Other revenue consists of cost recoveries from other local governments, oil well drilling tax, annexation compensation. The variance is due to decreased Langdon joint use funding from Rocky View Schools of \$1.5M.

EXPENSES

Administration services – These services include Council, Chief Administrative Officer, Executive Directors office, Human Resources, Financial services, Communications, Legislative services, Corporate properties, and Information technology. This variance is due to; a) Vacant position and staff costs (\$1.2M), b) Decreased printing and advertising (\$118K), c) Unspent engineering fees (\$264K), d) Unspent intergovernmental affairs project costs (\$80K), e) Unspent personnel training (\$87K), f) Unspent employee relations services (Avanti payroll program) (\$90K), g) miscellaneous other savings in expenses across all departments (\$180K).

Fire services – This service provides Fire protection to all areas of Rocky View County. This variance is due to overtime \$344K.

Disaster Management Services – The variance is due to an unbudgeted flood event in 2018 (\$195K).

Transportation and field services – This service consists of road construction, maintenance, engineering, construction of capital projects and fleet services. This variance is due to; a) CSMI – ongoing \$(7.1M), b) Langdon Joint use project – ongoing (\$548K), c) Engineering fees (\$190K), d) Line painting (\$104K), e) Gravel Development (\$241K), f) Erosion control (\$378K), g) Defaulted development agreement (\$166K), h) Salaries and Wages (\$125K), i) Other drainage projects (\$979K), j) Reallocation of material road projects from operating budget to capital budget based on Tangible Capital Asset Policy 216, (948K).

Water supply and distribution – This service consists of the operation of the County's water systems. The variance is due to a) Increased costs - Balzac water system of \$208K, b) Increased costs for the Bragg Creek Water Systems \$ 40K, c) Increased amortization costs \$212K.

Waste management – This service consists of solid waste and recycling programs. This variance is due to; a) vacant position (\$114K), b) Contract efficiencies (\$127K) and c) Reduced transfer site costs (\$303K).

Cemetery – This section provides end of life services. This variance is due to; a) Vacant positions \$(68K), b) Services – various smaller projects (\$76K).

Planning and development services – This service relates to the administration of land use and includes Assessment services and Business and Economic development departments. This variance is due to; a) Ongoing amounts on Municipal Policy project (\$467K), b) Decreased usage of materials and services (\$297K), and c) Decreased internal fleet usage (\$49K).

Community services – This service provides assistance to community groups for the benefit of Rocky View County residents and includes Agriculture Services. This variance is due to; a) Decreased contracted services (\$27K), b) Decreased fleet usage (\$52K), and c) Rural Library Services (\$76K).

Recreation and Parks – This service consists of various recreational initiatives. The variance is due to; a) Less operational funding requests received than expected from the various Recreation Boards (\$809K) - these funds are transferred to the Public Reserve, b) Unallocated capital grants (\$3.2M) – these funds are transferred to the Public Reserve, and c) Decreased contacted and professional services – (needs and governance assessments) (\$81K), and d) Vacant position and staff costs (\$66K).

Contributed assets – This category consists of developer constructed assets that are transferred to the County during the year. These assets include; a) Land and Land Improvements of \$6.9M, b) Roads of \$6.2M, c) Wastewater \$1.4M and d) Water of \$1.1M and e) Storm water \$5.3M. No budget exists for this category as it changes from year to year and cannot be reasonably estimated.

Government transfers for capital – This category consist of transfers (grants) from various levels of Government for the construction of capital infrastructure. The following capital projects are still under construction a) Bragg Creek Flood Mitigation (\$23.5M), b) Langdon Fire Hall (\$3.9M), c) Road improvements (\$232K), d) Langdon joint use (\$126K), e) Bridge Replacement (\$110K), f) Salt and sand storage building, \$623K.

Legend

K – Thousand dollars

(K) – Decrease of a thousand dollars

M – Million dollars

(M) – Decrease of a million dollars

ROCKY VIEW COUNTY

SECTION III

Audit Findings Report

April 30, 2019

**Rocky View County
Report to Council**

For the Year Ending December 31, 2018
For presentation at the Council meeting April 30, 2019



April 30, 2019

Members of Council of Rocky View County

Dear Sirs/Mesdames:

We are pleased to submit to you this report for discussion of our audit of the financial statements of Rocky View County (the "County") as at December 31, 2018 and for the year then ended. In this report we cover those significant matters which, in our opinion, you should be aware of as members of Council.

We have completed our audit of the financial statements of the County which has been carried out in accordance with Canadian generally accepted auditing standards.

Unless unforeseen complications arise, our Audit Report will provide an unqualified opinion to the members of Council of the County. A draft copy of our proposed Independent Auditors' Report is attached at the end of this report.

This report is intended solely for the information and use of Council and management and should not be distributed to or used by any other parties than these specified parties.

The matters raised in this and other reports that will flow from the audit are only those which have come to our attention arising from or relevant to our audit that we believe need to be brought to your attention. They are not a comprehensive record of all the matters arising, and in particular we cannot be held responsible for reporting all risks in your business or all control weaknesses. This report has been prepared solely for your use and should not be quoted in whole or in part without our prior written consent. No responsibility to any third party is accepted as the report has not been prepared for, and is not intended for, any other purpose.

We would like to express our appreciation for the excellent cooperation we have received from management and employees with whom we worked.

We appreciate having the opportunity to meet with you and to respond to any questions you may have about our audit, and to discuss any other matters that may be of interest to you.

Sincerely,

MNP LLP

Chartered Professional Accountants

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INTRODUCTION

As auditors, we report to the Council on the results of our examination of the financial statements of Rocky View County (the "County") as at and for the year ended December 31, 2018. The purpose of this Audit Findings Report is to assist you, as members of Council, in your review of the results of our audit. To facilitate in your understanding of our findings, Appendix A to this report summarizes our audit process.

Our report will discuss the status of our engagement, as well as communicate to you significant audit, accounting and reporting matters arising from our procedures. We hope that this report is of assistance to you, and we look forward to discussing our findings and answering your questions.

ENGAGEMENT STATUS

We have completed our audit of the financial statements of the County and are prepared to sign our Auditors' Report subsequent to completion of the following procedures:

- Receipt of the remaining outstanding legal confirmations;
- Receipt of the signed management representation letter;
- Discussion of subsequent events with Council;
- The Council's review and approval of the financial statements.

We expect to have the above procedures completed and to release our Audit Report on April 30, 2019. Our draft report, which will provide an unqualified opinion, is attached at the end of this report.

SIGNIFICANT AUDIT, ACCOUNTING AND REPORTING MATTERS

CHANGES FROM AUDIT SERVICE PLAN

There were no deviations from the Audit Service Plan previously presented to you.

AREAS OF AUDIT EMPHASIS

The following lists the key areas of our audit emphasis for your County:

- Financial Statement Presentation and Disclosure; and
- Fraud and misstatements.

Detailed information on Areas of Audit Emphasis is included as Appendix B to this report.

FINAL MATERIALITY

Materiality is a concept used to assess the significance of misstatements or omissions that are identified during the audit and is used to determine the level of audit testing that is carried out. The scope of our audit work is tailored to reflect the relative size of operations of the County, and is affected by our assessment of materiality and audit risk.

Final materiality used for our audit was \$3,000,000 for December 31, 2018 and \$3,000,000 for December 31, 2017.

DEFICIENCY IN INTERNAL CONTROL

Our audit process focuses on understanding the controls utilized in management's reporting systems to the extent necessary to identify overall and specific financial reporting risks. This risk assessment allows us to concentrate our audit procedures on high risk areas and, where possible, place reliance on controls within the financial reporting system to reduce the extent of our testing.

It is important to note that our assessment was not, nor was it intended to be, sufficient to comment or conclude on the sufficiency of internal controls.

We are required under Canadian generally accepted auditing standards to communicate all significant deficiencies identified during an audit to Council on a timely basis. However, we may not be aware of all significant deficiencies that do, in fact, exist.

While our review of controls was not sufficient to express an opinion as to their effectiveness or efficiency, no significant deficiencies in internal control have come to our attention.

DIFFICULTIES ENCOUNTERED

No significant limitations were placed on the scope or timing of our audit.

IDENTIFIED OR SUSPECTED FRAUD

Due to the inherent limitations of an audit and the nature of fraud, including attempts at concealment through forgery or collusion, an audit conducted in accordance with Canadian generally accepted auditing standards cannot be relied upon to detect fraud.

While our audit cannot be relied upon to detect all instances of fraud, no incidents of fraud, or suspected fraud, came to our attention in the course of our audit.

IDENTIFIED OR SUSPECTED NON-COMPLIANCE WITH LAWS AND REGULATIONS

Nothing has come to our attention that would suggest any non-compliance with laws and regulations that would have a material effect on the financial statements.

GOING CONCERN

We have not identified any material uncertainties related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern.

We are of the opinion that the going concern assumption is appropriate in preparation of the financial statements.

AUDITORS' VIEWS OF SIGNIFICANT ACCOUNTING PRACTICES

The application of Canadian public sector accounting standards allows and requires the County to make accounting estimates and judgments regarding accounting policies and financial statement disclosures.

As auditors, we are uniquely positioned to provide open and objective feedback regarding your County's accounting practices, and have noted the following items during the course of our audit that we wish to bring to

your attention.

Accounting Policies

- The accounting policies used by the County are appropriate and have been consistently applied.
- No new accounting policies, or changes in accounting policies were applied.

Accounting Estimates

The preparation of the financial statements is subject to significant accounting estimates made by management. All significant management estimates were reviewed for the current period and no material differences were noted.

Inventory measurement

- Net realizable value determined as the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated selling costs.

Provision for legal contingencies

- No provision deemed necessary.

Amortization period of tangible capital assets

- Amortized over the estimated useful life of the respective assets. For assets under the straight-line method, the rates were from 5 to 75 years.

Liabilities

- Amortization period and costs associated with landfill closure and post closure and gravel pit reclamation.

Financial Statement Disclosures

The disclosures made in the notes to the financial statements appear clear, neutral and consistent with our understanding of the entity and the amounts presented in the financial statements.

MATTERS ARISING FROM DISCUSSIONS WITH MANAGEMENT

We would like to formally acknowledge the cooperation and assistance we received from the management and staff of the County.

There were no significant matters discussed, or subject to correspondence, with management that in our judgment need be brought to your attention.

SIGNIFICANT DIFFERENCES

There was one significant difference proposed to management with respect to the December 31, 2018 financial statements.

An estimate for gravel pit reclamation obligation was left unadjusted. The impact is an increase to liabilities and an increase to expenses of \$2,738,000.

MODIFICATIONS TO THE INDEPENDENT AUDITORS' REPORT

As discussed earlier, our independent auditors' report will provide an unqualified opinion to the members of Council.

MANAGEMENT REPRESENTATIONS

We have requested certain written representations from management, which represent a confirmation of certain oral representations given to us during the course of our audit.

This letter, provided by management, has been included as additional material to this report.

AUDITOR INDEPENDENCE

We confirm to Council that we are independent of the County. Our letter to Council discussing our independence is included as part of the additional materials attached to this report.

APPENDIX A – MNP Audit Process

Our audit was carried out in accordance with Canadian generally accepted auditing standards, and included a review of all significant accounting and management reporting systems, with each material year end balance, key transaction and other events considered significant to the financial statements considered separately.

Our audit process focused on understanding the controls utilized in management's reporting systems to the extent necessary to identify overall and specific financial reporting risks. This risk assessment enabled us to concentrate our audit procedures on the areas where differences were most likely to arise. Our assessment was not, nor was it intended to be, sufficient to conclude on the effectiveness or efficiency of internal controls.

During the course of our audit, we have:

- Examined, on a test basis, evidence supporting the amounts and disclosures in the financial statements;
- Assessed the accounting principles used and significant estimates made by management;
- Obtained an understanding of the County and its environment, including management's internal controls (regardless of whether we relied on them for the purpose of the audit), sufficient to identify and assess the risks of material misstatement of the financial statements and to design and perform audit procedures;
- Reviewed and assessed those accounting systems deemed necessary to support our audit opinion;
- Evaluated the overall financial statement presentation;
- Performed a subsequent events review with management;
- Reviewed and assessed the status of contingencies, commitments and guarantees;
- Reviewed and assessed exposure to environmental liabilities.

We have obtained written representations from management, included as additional materials following this report, in order to confirm oral representations given to us and reduce the possibility of misunderstanding. Specifically, we have obtained written confirmation of significant representations provided on matters that are:

- Directly related to items that are material, either individually or in the aggregate, to the financial statements;
- Not directly related to items that are material to the financial statements, but are significant, either individually or in the aggregate, to the engagement; and
- Matters relevant to management judgments or estimates that are material, either individually or in the aggregate, to the financial statements.

APPENDIX B – Areas of Audit Emphasis

Financial statement presentation and disclosure

- We have reviewed the financial statements and concluded that the corresponding presentation and disclosure is in accordance with Canadian public sector accounting standards.
- We have participated in discussions with management on all significant transactions during the course of the past 12 months, and have assisted in ensuring appropriate treatment and disclosure.
- We have concluded that the County's financial statements have been appropriately presented and appropriate disclosures have been made in accordance with Canadian public sector accounting standards. A matter with respect to the treatment of offsite levies has been referred to the CPA Canada as there is diversity in practice.

Fraud and misstatements

- Obtained from management and those charged with governance an assessment of the entity's susceptibility to material misstatements arising from fraud;
- Discussed with management and those charged with governance the entity's susceptibility to material misstatements arising from fraud; and,
- Obtained management representations concerning fraud.
- There were found to be omissions and errors in contributed tangible assets in the year, requiring a restatement. Procedures were applied to ensure that this was extent of the error and a management letter point on considering updating the processes has been added.
- We concur with management's assessment that the County's susceptibility to material misstatements arising from fraud or misstatement is reasonably low.

Draft Independent Auditors' Report

(See Attached)

Independent Auditor's Report

To the Reeve and Members of Council of Rocky View County:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Rocky View County (the "County"), which comprise the statement of financial position as at December 31, 2018, and the statements of operations, changes in net financial assets (debt), cash flows and the related schedules for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

DRAFT

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Red Deer, Alberta

April 30, 2019

DRAFT

Chartered Professional Accountants

Management Representations

(See Attached)

April 30, 2019

MNP LLP
4922 - 53 St.
Red Deer, Alberta T4N 2E9

To Whom It May Concern:

In connection with your audit of the financial statements of Rocky View County ("the County") as at December 31, 2018 and for the year then ended, we hereby confirm to the best of our knowledge and belief, the following representations made to you during the course of your audit.

We understand that your audit was made in accordance with Canadian generally accepted auditing standards. Accordingly, the audit included an examination of the accounting system, controls and related data, and tests of the accounting records and such other auditing procedures as you considered necessary in the circumstances, for the purpose of expressing an opinion on the financial statements. We also understand that such an audit is not designed to identify, nor can it necessarily be expected to disclose, misstatements, non-compliance with laws and regulations, fraud or other irregularities, should there be any.

Certain representations in this letter are described as being limited to matters that are material. An item is considered material, regardless of its monetary value, if it is probable that its omission from or misstatement in the financial statements would influence the decision of a reasonable person relying on the financial statements.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated October 23, 2018, for the preparation and fair presentation of the County's financial statements and comparatives in accordance with Canadian public sector accounting standards. We believe these financial statements and comparatives are complete and present fairly, in all material respects, the financial position of the County as at December 31, 2018 and the results of its operations and its cash flows, in accordance with Canadian public sector accounting standards.
2. All transactions have been recorded in the accounting records and are reflected in the financial statements, and are reported in the appropriate period.
3. We acknowledge that we are responsible for the accounting policies followed in the preparation of the County's financial statements. Significant accounting policies, and any related changes to significant accounting policies, are disclosed in the financial statements. The selection of accounting policies is appropriate in accordance with the requirements of Canadian public sector accounting standards, and are applied consistently throughout the financial statements.
4. We have disclosed to you all significant assumptions used in making accounting estimates and judgments, and believe they are reasonable.
5. We are aware of and concur with the contents and results of the journal entries prepared pertaining to the prior period error correction, and accept responsibility for the financial statement effects of the entries.
6. We believe the effects of those uncorrected financial statement differences aggregated by you during the audit are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. A summary of these differences has been attached to this written representation.

7. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian public sector accounting standards.
8. All events or transactions that have occurred subsequent to the statement of financial position and for which Canadian public sector accounting standards require adjustment or disclosure have been adjusted or disclosed appropriately in the financial statements.
9. All plans or intentions that may affect the carrying value or classification of assets and liabilities are appropriately reflected in the financial statements in accordance with Canadian public sector accounting standards.
10. All liabilities, both known and contingent, requiring recognition or disclosure in the financial statements in accordance with the requirements of Canadian public sector accounting standards have been adjusted or disclosed as appropriate.
11. All outstanding and possible claims, whether or not they have been discussed with legal counsel, have been disclosed to you and are appropriately reflected in the financial statements.
12. All assets, wherever located, to which the County had satisfactory title at the year-end, have been fairly stated and recorded in the financial statements. The assets are free from hypothecation, liens and encumbrances, except as noted in the financial statements. We have disclosed the nature and carrying amounts of any assets pledged as collateral. All assets of uncertain value, and restrictions imposed on assets, are appropriately reported in the financial statements.
13. All aspects of laws, regulations or contractual agreements, including non-compliance, are appropriately reflected in the financial statements.
14. Accounts and contributions receivable are correctly described in the records and represent valid claims as at December 31, 2018. An appropriate allowance has been made for losses from uncollectible accounts and for costs or expenses that may be incurred with respect to sales made or services rendered.
15. Inventory is correctly recorded in the financial statements in accordance with the requirements of Canadian public sector accounting standards. All required provisions for slow-moving, obsolete, and unsaleable stock have been recorded. Inventory does not include any goods on consignment to others or goods invoiced to customers.
16. All charges to tangible capital assets represent capital expenditures. No expenditures of a capital nature were charged to operations of the County. Depreciation of property, plant and equipment has been recorded according to our best estimates of their useful lives. All events or circumstances giving rise to impairments are appropriately reflected in the financial statements.
17. All long-term debt and capital lease obligations have been appropriately recorded in the financial statements. All payments and accrued interest has been accounted for. The current portion of long-term debt and capital lease obligations is appropriately classified.
18. Revenue has been recognized only where sales have been made and items delivered, or services rendered, and the amounts have been collected or are collectible. Revenues do not include any amounts arising from consignment sales or from any other transaction from which the County is not entitled to the proceeds.

Information provided

1. We have responded fully to all inquiries made to us and have made available to you:
 - A complete record of all financial records that are relevant to the preparation and presentation of the financial statements and minutes of the meetings of the Council held throughout the year to the present date as well as summaries of recent meetings for which minutes have not yet been prepared;
 - Additional information that you have requested from us for the purpose of your audit;

- Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
2. We acknowledge management's responsibility for the design, implementation and operation of controls that have been designed to prevent and detect fraud.
 3. We have assessed the risk that the financial statements may be materially misstated as a result of fraud, and have determined such risk to be low.
 4. Where the impact of any frauds or suspected frauds, and non-compliance or possible non-compliance with laws and regulations, has a material effect on the financial statements, we have disclosed to you all known significant facts relating thereto, including circumstances involving management, employees having significant roles over controls, and others. We have made known to you any allegations of fraud or suspected fraud communicated by employees, former employees, analysts, regulators and others. The effects of such events, if any, are properly presented in the financial statements.
 5. We have disclosed to you all deficiencies in the design or operation of internal controls over financial reporting of which we are aware.
 6. We have disclosed to you all aspects of laws, regulations or contractual agreements that may affect the financial statements, including non-compliance.
 7. We have disclosed to you the identities of all related parties to the County and all related party relationships and transactions of which we are aware.
 8. We have no knowledge of side agreements (contractual or otherwise) with any parties that have not been disclosed to you.
 9. The previous year's representation letter dated April 24, 2018 is still applicable to the prior year's financial statements and comparatives, and no matters have arisen that require restatement of those financial statements and comparatives.
 10. There are no discussions with your firm's personnel regarding employment with the County.

Professional Services

1. We acknowledge the engagement letter dated October 23, 2018, which states the terms of reference regarding your professional services.
2. We are not aware of any reason why MNP LLP would not be considered independent for purposes of the County's audit.

Sincerely,
Rocky View County

Signature

Title

Signature

Title

Independence Communication

(See Attached)



April 30, 2019

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

Dear Sirs/Mesdames:

We have been engaged to audit the financial statements of Rocky View County ("the County") as at December 31, 2018 and for the year then ended.

CAS 260 *Communication With Those Charged With Governance* requires that we communicate with you matters that are significant to our engagement. One such matter is relationships between the County and its related entities or persons in financial reporting oversight roles at the County and MNP LLP and any affiliates ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence. In determining which relationships to report, the Standard requires us to consider relevant rules and related interpretations prescribed by the appropriate professional accounting body and applicable legislation, covering such matters as:

- (a) Holding a financial interest, either directly or indirectly, in a client;
- (b) Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client or a related entity;
- (c) Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client or a related entity;
- (d) Economic dependence on a client; and
- (e) Provision of non-assurance services in addition to the audit engagement.

We are not aware of any relationship between the County and MNP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2018 to April 30, 2019.

We hereby confirm that MNP is independent with respect to the County within the meaning of the Rules of Professional Conduct of the Institute of Chartered Professional Accountants of Alberta as of April 30, 2019.

The total fees charged to the County for 2018 audit services interim billings were \$21,000 during the period from January 1, 2018 to April 30, 2019. In addition, the total fees charged for the 2017 audit services was \$46,000. There were no billings for non-audit services.

This report is intended solely for the use of Council, management and others within the County and should not be used for any other purposes.

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you at our meeting on April 30, 2019. We will be prepared to answer any questions you may have regarding our independence as well as other matters.

Sincerely,

MNP LLP

Chartered Professional Accountants



PLANNING & DEVELOPMENT

TO: Council
DATE: April 30, 2019 **DIVISION:** 9
TIME: Morning Appointment
FILE: 07802005 **APPLICATION:** PL20180142
SUBJECT: Redesignation Item – Site Specific Amendment to Direct Control Bylaw C-5911-2004 (DC-96)

¹POLICY DIRECTION:

The application was evaluated in accordance with the policies within the County Plan and the Direct Control Bylaw C-5911-2004 (DC-96) and was found to be compliant:

- The proposal new use complies with the Section 14 Business Development of the County Plan;
- The proposed new use is compatible to existing uses and listed uses in DC-96.

EXECUTIVE SUMMARY:

The purpose of this application for site-specific amendment to Direct Control Bylaw C-5911-2004 (DC-96) to include Mini Storage as a new use in Development Cell B & Cell C with maximum number of mini storage units.

The subject land is located at the northeast junction of Highway 22 and Highway 567 (Big Hill Springs Road), and can be accessed by the existing approach along Highway 567. The property has been used for RV campground and RV storage for over 10 years with supportive services, such as a convenience store, liquor store, gas station, staff residence and accessory buildings. The property is serviced by the existing water well and wastewater treatment system.

Enforcement Services received a complaint for the unshielded lighting fixtures on the existing mini storages, and found out that the existing 92 mini storage does not have a valid Development Permit. The Applicant applied to amend DC-96, to include Mini Storage as a discretionary use. If this application is approved, applications for a Development Permit and Building Permit will be required for the existing buildings to bring the existing 92 mini storage buildings into compliance.

Administration determined that the application is consistent with the applicable policies.

DATE APPLICATION RECEIVED: November 20, 2018
DATE DEEMED COMPLETE: March 15, 2019

PROPOSAL: A site-specific amendment to Direct Control Bylaw C-5911-2004 (DC-96) to include Mini Storage as a new use in Development Cell B & Cell C with maximum number of mini storage units.
LEGAL DESCRIPTION: SW-02-27-04-W05M
GENERAL LOCATION: Located at the northeast junction of Highway 22 and Highway 567.

¹ **Administration Resources**

Xin Deng & Gurbir Nijjar, Planning & Development



APPLICANT:	Sean Veraart
OWNERS:	Veraart Holdings Ltd.
EXISTING LAND USE DESIGNATION:	Direct Control District (DC-96)
PROPOSED LAND USE DESIGNATION:	Direct Control District (DC-96)
GROSS AREA:	± 11.84 hectares (± 29.26 acres)
SOILS (C.L.I. from A.R.C.):	Class 4H - The soil contains severe limitations for crop production due to temperature.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated between November 27 and December 18, 2018; 1 letter in opposition was received out of 60 landowner notifications sent (see Appendix 'E'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

September 19, 2017	Redesignation application PL20170019 was approved for a site-specific amendment to DC-96, to increase the size of a future outdoor recreation facility, and to allow for an increase to the maximum size of a wastewater building.
November 22, 2016	Redesignation application PL20160066 was approved for a site-specific amendment to DC-96, to allow for an increase in the length of stay for visitors to the RV Campground.
September 23, 2013	Redesignation application 2013-RV-039 was approved to adjust the boundaries of Cells B and C within DC-96, and include "Outdoor Recreational Facilities" as a listed use.
October 30, 2012	Redesignation application 2011-RV-121 was approved to adjust the boundaries of Cells A and B within DC-96, in order to broaden the range of uses applicable.
September 14, 2004	Redesignation application 2004-RV-076 was approved to redesignate the subject lands from Ranch and Farm District to Direct Control District, in order to accommodate the development of a multi-use commercial development, including a gas bar, convenience store, liquor store, RV park, and storage.
March 16, 1999	Redesignation application 1996-RV-056 was approved to redesignate a portion of the subject lands from Ranch and Farm District to Direct Control District, to accommodate the development of a restaurant and service station. However, the previous Applicant never proceeded with this development.

BACKGROUND:

The subject land is located approximately 4.8 kilometers (3.0 miles) north of the Town of Cochrane, at the northeast junction of Highway 22 and Highway 567 (Big Hill Springs Road). The surrounding area has been experiencing transition over the years with a variety of land uses including residential, commercial and industrial uses.

The property has been used for RV campground and RV/Trailers storage for over 10 years. The Direct Control Bylaw C-5911-2004 (DC-96) divides the site into three development cells. Development Cell A contains a complex commercial building (including a convenience store, liquor store, gas station, RV/Storage office, laundry and shower facilities), wastewater treatment facility, non-conforming staff residence, and staff RV. Development Cell B contains RV campground and new mini storages.



Development Cell C contains an outdoor RV/Trailers storage area and owner's residence for security purpose.

Each mini storage building is approximately 3.00 m x 2.44 m (10 ft. x 8 ft.) or 7.43 sq. m (80 sq. ft.) in size,. The Applicant indicated that they had shut down some lighting fixtures on the mini storages that could be seen along the Highway, which addressed the complaints.

The property is accessed by the existing approach along Highway 567 and is serviced by a water well for potable water and a sewage treatment system for wastewater disposal which is released to an onsite septic field. Stormwater is managed via a stormwater pond located in Development Cell C and also provides water for firefighting purposes via an onsite drafting hydrant.

POLICY ANALYSIS:

The application was evaluated in accordance with the Interim Growth Plan, County Plan and the Direct Control Bylaw C-5911-2004 (DC-96).

Interim Growth Plan

The proposed application does not fall within the development types identified in the Interim Growth Plan; therefore, the application was primarily evaluated in accordance with the County Plan.

County Plan

The County Plan provides general policies for Agricultural, Residential, and Business development within the County. Section 14 contains regulations regarding business development within the County. The subject land is identified on Map 1 of the County Plan as a Highway Business Area. The purpose of a highway business area is to contribute to county's fiscal goals, provide designation commercial and business services and provide services to the traveling public. The highway business is intended to take advantage of the provincial highway system.

Policy 14.9 Area structure plan shall be adopted to provide the framework for highway business development.

- Although there is no area structure plan covering the subject land and adjacent areas, Policy 14.4 provides exception for the lands without an area structure plan.

Policy 14.4 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.

- The subject land was designated Direct Control District in 2004 prior to the adoption of the County Plan in 2013. The purpose of the Direct Control District is to facilitate RV campground, RV storage and other associated commercial development in the future. The existing development is located at the intersection of Highway 567 and Highway 22, and the property contains commercial designation, which meets the intent of highway business area.

The subject land has an appropriate land use that allows for highway commercial development. The proposed mini storage is suitable in the highway business area and compatible with the existing development on the property.

Alberta Transportation intends to develop a roundabout at the intersection of Highway 567 and Highway 22 and a service road along Highway 567 in the future (beyond 10 years time frame). The service road would eventually replace the existing access to the subject land, and would extend to Cook Road to the east. There is adequate land in the south portion of the property, should the service road be dedicated in the future.



As the time frame for this roundabout is beyond the 10-year horizon, the Applicant provided a Trip Generation Memo which compared the trip generation rates of self-storage storage (proposed used) in comparison to RV Storage (current allowable use). The memo indicated that trip generation associated with self-storage is less than RV storage, drawing less traffic to the subject land. Administration are satisfied with the letter that the existing access can accommodate the proposed new development, and no further improvements needed at this time.

Appropriate screening from Highway 22 and landscaping could be addressed through the Development Permit, if this application is approved. This would ensure that the impact of the proposed development on adjacent lands will be minimized, protecting the interests of surrounding community.

Direct Control Bylaw C-5911-2004 (DC-96)

The purpose of this Direct Control Bylaw is to allow for highway commercial development. Development Cell A supports commercial uses that provide services to highway travelers and RV campground tourists, such as gas station, liquor store, grocery store, automotive services, truck shop, truck trailer service, etc. Development Cell B contains RV campground and building that provides services to the campground tourists. Development Cell C allows for outdoor RV storage and accessory facilities, and existing owner's residence.

The Applicant proposes to include Mini Storage in Development Cell B & Cell C with the proposed maximum 580 mini storage units. The existing 92 mini storage units replaced 94 RV that were previously stored on site. The Applicant has indicated that if the market demands more mini storage units, additional RV storage units will be replaced with additional mini storage units. Therefore as the number of mini storage units increase, the number of the RV storage units will decrease. The proposed mini storage meets the purpose of DC-96, compatible with the existing RV storage and RV campground, and compatible with other commercial uses listed in DC-96. The specific amendments are highlighted in red in Appendix 'C'.

CONCLUSION:

Administration evaluated this application based on the applicable policies and determined that the proposed site-specific amendments to include Mini Storage in Development Cell B & Cell C comply with the Highway Business Area policies of the County Plan, meet the intent and purpose of DC-96, and compatible with the existing and future commercial uses within DC-96.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7868-2019 be given first reading.
 Motion #2 THAT Bylaw C-7868-2019 be given second reading.
 Motion #3 THAT Bylaw C-7868-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7868-2019 be given third and final reading.
- Option #2: THAT application PL20180142 be refused.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

A/Executive Director
Community and Development Services

Chief Administrative Officer

XD/ltt



APPENDICE

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7868-2019 and Schedule A

APPENDIX 'C': Proposed Amendment to DC-96

APPENDIX 'D': Map Set

APPENDIX 'E': Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	No response.
Alberta Transportation	<p>Please be advised, the department conducted a Roundabout Review in 2012 at the intersection of Highways 22 & 567. The lines to the final report and plans are included below. As indicated on page 10, section 8.1.1 the existing direct highway 567 access will be relocated to the intersection located approximately 940 m east of the intersection of Highway 22 & 567. As shown on attached Figure 3 Plan. Stage 1 of the roundabout may be in the 10+ year time frame but ultimately subject to provincial priority and funding availability.</p> <p>Recommendations from the Hwy 791 Functional Planning Study is available on our website at http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy%2022%20@%20Hwy%20567/Report.pdf http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy%2022%20@%20Hwy%20567/single%20lane%20roundabout.pdf</p> <p>Alberta Transportation is not opposed to the proposal. Please note, however, that subsequent development activity at this location will require a Roadside Development Permit from the department.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response.
Alberta Health Services	No response

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No response
AltaLink Management	No response.
FortisAlberta	No comment.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	If approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the commercial use from the agricultural land surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Rocky View Ranch Land Recreation Board	No comments.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No concerns with this application as parks, open space, or active transportation networks are not affected.
Development Authority	No response.
Municipal Enforcement	No concerns.
Fire Services	No comments at this time; however, the Fire Service will comment at the next phase.
GIS Services	No response.
Building Services	No Building Permit or Application on file or received. Double Permit Fees Apply including All Sub-Trades.
	1. Prior to Issuance- provide 3.2.2 Building Code analysis



AGENCY	COMMENTS
Planning & Development: Engineering	<p data-bbox="618 262 1156 294">to Building Services and Fire Services</p> <p data-bbox="618 315 1443 420">2. Advisory condition - Building shall conform to the National Energy Code 2011, with documentation/design at Building Permit stage.</p> <p data-bbox="618 426 1446 493">http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/resources/NECB-Submission-Requirements.pdf</p> <p data-bbox="618 527 737 558">General:</p> <ul data-bbox="667 581 1422 709" style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="618 730 812 762">Geotechnical:</p> <ul data-bbox="667 783 1248 814" style="list-style-type: none"> Engineering has no concerns at this time; <p data-bbox="618 831 834 863">Transportation:</p> <ul data-bbox="667 884 1458 1602" style="list-style-type: none"> The parcel is accessible via a paved approach (Type III standard) onto Highway 567 and is located approximately 230m east of the intersection of Hwy 567 and Hwy 22; As per comment received from AT, there are future plans to upgrade the intersection of Hwy 567 and Hwy 22 to a roundabout within a 10+ year timeframe. At that time, the access to the subject lands shall be relocated to a future service road (extension of Cook Road); The Transportation Offsite Levy has been previously collected for the subject lands; The applicant provided a Trip Generation Memo, prepared by ISL Engineering, dated March 14, 2019 which compares the trip generation rates of self-storage storage (proposed used) in comparison to RV Storage (current allowable use). The memo indicates that trip generation associated with self-storage (2 - 4 trips per unit per month) is less than RV Storage (6 - 8 trips per unit per month) drawing less traffic to the subject site. Engineering as reviewed the memo and has no further concerns at this time. <p data-bbox="618 1623 914 1654">Sanitary/Wastewater:</p> <ul data-bbox="667 1675 1406 1904" style="list-style-type: none"> Engineering has no concerns at this time <ul data-bbox="761 1707 1406 1904" style="list-style-type: none"> Wastewater is collected in a holding tank (dumping station) and is treated via an onsite wastewater treatment system constructed previously under PRDP20140296 and has EAP approval #312683-00-00 with expiry date January 1, 2024.



AGENCY	COMMENTS
	<p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • Engineering has no concerns at this time <ul style="list-style-type: none"> ○ Water is currently being sourced from a ground water and supplied through a cistern (filling station) <p>Stormwater Management:</p> <ul style="list-style-type: none"> • Engineering has no concerns no requirements at this time. <ul style="list-style-type: none"> ○ The site is currently serviced by an onsite stormwater pond. At future DP stage update to the stormwater management plan may be required should the applicant propose further develop the site. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering has no concerns at this time. <ul style="list-style-type: none"> ○ The wetland impact model shows no wetlands on site.
Transportation	No concerns.
Capital Project Management	No concerns.
Road Operations	No concerns.
Utility Services	No concerns.

Circulation Period: November 27 – December 18, 2018



BYLAW C-7868-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5911-2004

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7868-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Direct Control Bylaw C-5911-2004, and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5911-2004 be amended to include mini storage as a listed use within Development Cell B & C, affecting SW-02-27-04-W05M as shown on the attached Schedule 'A'; and

PART 4 – TRANSITIONAL

Bylaw C-7868-2019 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.

Division: 9
File: 07802005/ PL20180142

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-7868-2019

Schedule of textual amendments to Direct Control Bylaw C-5911-2004.

Amendment #1

Add a new provision 2.4.4 under Section 2.4.0 Development Cell B

2.4.4 Mini Storage

Amendment #2

Add a new provision 2.5.6 under Section 2.5.0 Development Cell C

2.5.6 Mini Storage

Amendments #3

Add a new provision 2.7.13 under Section 2.7.0 Maximum Requirements

2.7.13 Maximum number of Mini Storage units: 580

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5911-2004**

DC-96

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-5911-2004	Original Bylaw	September 14, 2004
C-7203-2012	Amendments to Schedule 'B' to adjust the boundaries of Development Cells 'A' and 'B' and to broaden the range of uses applicable to Development Cells 'A' and 'B'	October 30, 2012
C-7294-2013	Amendments to Schedule 'B' and text to adjust the boundaries of Development Cells 'B' and 'C', add "Outdoor Recreational Facilities" (Section 2.5.5) as a use to Development Cell "c", delete Development Cell 'D' and its associated uses, and increase the maximum number of stored recreational vehicles (Section 2.7.5) (Note: includes re-numbering due to deletion of sections and administrative corrections to metric values in Sections 2.6.2 and 2.6.3.)	September 24, 2013
C-7611-2016	Amending Section 2.7.3 regarding length of stay	November 22, 2016
C-7702-2017	Amending Section 2.5.5 and 2.3.16 to increase the size of a future outdoor recreation facility, and to allow for an increase to the maximum size of a wastewater building.	September 19, 2017
C-7868-2019	Amending Section 2.4.0 and 2.5.0 to include mini storage as a listed use; Amending Section 2.7.0 to include maximum number of mini storage unit.	April 30, 2019

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5911-2004**

DC-96

DIRECT CONTROL BYLAW REGULATIONS

1. That Direct Control District Bylaw – C-5025-99 (DC-60) be repealed.
2. That the Land Use Bylaw be amended by redesignating the use of the Lands from Ranch and Farm District and Direct Control District to Direct Control District with special regulations.
3. That the special regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations
 - 3.0.0 Development Regulations
 - 4.0.0 Definitions

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" and shall notionally identify Development Cells as indicated in Schedule "B" attached hereto and forming part hereof, except as otherwise approved by Council.
- 1.2.0 The final location and shape of the Development Cells will be determined at the Development Permit stage, to the satisfaction of the Municipality.
- 1.3.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.4.0 Parts One, Two, and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
- 1.5.0 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the Lands.

2.0.0 LAND USE REGULATIONS

2.1.0 Purpose and Intent

The purpose and intent of this District is to allow for highway commercial land uses, which will provide for the development of a gas bar with grocery store/convenience store, liquor store, recreational vehicle storage, automotive and business services and a recreational vehicle park/campground.

2.2.0 All Development Cells

Uses:

- 2.2.1 Fencing
- 2.2.2 Landscaping
- 2.2.3 Parking

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5911-2004**

DC-96

2.3.0 Development Cell 'A'

Uses:

- 2.3.1 Gas Bar
- 2.3.2 Liquor Sales
- 2.3.3 Grocery Store / Convenience Store
- 2.3.4 Restaurant
- 2.3.5 Automotive Services
- 2.3.6 Banks or Financial Institutions
- 2.3.7 Car Wash
- 2.3.8 Dealership/Rental Agency, Automotive
- 2.3.9 Drinking Establishment
- 2.3.10 Offices
- 2.3.11 Patio, accessory to the principal building use
- 2.3.12 Personal Service Business
- 2.3.13 Truck Stop
- 2.3.14 Truck Trailer Service
- 2.3.15 Warehouse
- 2.3.16 Accessory Buildings less than 120 square metres in building area
- 2.3.17 Sign associated with the principal use of Development Cell 'A', 'B' and 'C'
- 2.3.18 Offices, washroom and laundry facilities located in the principle building and accessory to the principal use of Development Cells 'B' and 'C'
- 2.3.19 Recreation Room located in principle building and accessory to the principal use of Development Cell 'B'

2.4.0 Development Cell 'B'

Uses:

- 2.4.1 General Agriculture
- 2.4.2 Campground Tourist
- 2.4.3 Buildings containing office, washroom, laundry, maintenance and recreation facilities that are accessory to the Campground Tourist use with a combined area that does not exceed 550 square metres in building area.

2.4.4 Mini Storage**2.5.0 Development Cell 'C'**

Uses:

- 2.5.1 General Agriculture
- 2.5.2 Outdoor Recreational Vehicle Storage Area
- 2.5.3 One single family dwelling
- 2.5.4 Accessory buildings less than 90 square metres in building area

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DIRECT CONTROL BYLAW C-5911-2004**

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2.5.5 Outdoor recreational facilities area that is accessory to the Campground Tourist use that does not exceed 1600 square metres in size.

2.5.6 Mini Storage

2.6.0 Minimum Requirements

2.6.1 *Parcel size: 11.97 hectares (29.6 acres)*

2.6.2 *Yard, Front for Buildings:*

- a) 60.0 m (196.8 feet) from any *road or highway*
- b) 10.0 m (32.8 feet) from any *road, service* adjacent to a highway

2.6.3 *Yard, Side for Buildings:*

- a) 60.0 m (196.8 feet) from any *road or primary highway*
- b) 10.0 m (32.8 feet) from any *road, service* adjacent to a *road, highway*
- c) 6.0 m (19.7 feet) all other

2.6.4 *Yard, Rear for Buildings:*

- a) 6.0 m (19.7 feet)

2.6.5 *Yard, Front for Parking, Storage and Display of Products:*

- a) 15.0 m (49.2 feet) from any *road, municipal, road, or highway*
- b) 8.0 m (26.24 feet) from any, *road, internal subdivision, or road, service* adjacent to a *road, highway or road,*

2.6.6 *Yard, Side for Parking, Storage and Display of Products:*

- a) 15.0 m (49.2 feet) from any *road, municipal, road highway*
- b) 8.0 m (26.2 feet) from any *road internal subdivision, or road, service* adjacent to a *road, highway or road,*
- c) 6.0 m (19.7 feet) all other

2.6.7 *Yard, Rear for Parking, Storage and Display of Products:*

- a) 6.0 m (19.7 feet) all other

2.7.0 Maximum Requirements

2.7.1 *Building height:*

- i) 10 m (32.81 feet) for principal buildings;
- ii) 8 m (26.2 feet) for accessory buildings.

2.7.2 Maximum number of stalls for Recreational Vehicles within the Tourist Campground Park: 90

2.7.3 Maximum length of stay for any visitor to the Tourist Campground is six (6) months.

2.7.4 Maximum of five stalls within the Tourist Campground to be set aside for Seasonal Staff working in Campground, permitted for a stay beyond 14 days.

2.7.5 Maximum number of stored Recreational Vehicles: 650

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- 2.7.6 Maximum Area of Recreational Vehicle Storage shall not exceed 12 acres.
- 2.7.7 Height of fence: 3.1 m (10.17 feet)
- 2.7.8 Building coverage:
 - i) Principal and accessory buildings: 25% of the lot.
- 2.7.9 Number of freestanding signs: 1
- 2.7.10 Maximum area of the sign is 10 square metres (107 square feet)
- 2.7.11 Minimum setback for any road for sign: 15 metres
- 2.7.12 Freestanding sign height: 12 m (39.37 feet)

2.7.13 Maximum number of Mini Storage units: 580

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 No Development Permit shall be issued by the Development Authority and no *development* shall occur on the lands until:
 - 3.1.1 The Owner has prepared a Stormwater Management Plan that is satisfactory to both the Municipality and Alberta Transportation, which shows that the development will not adversely affect the adjacent lands and/or highways;
 - 3.1.2 An Emergency Response Plan has been prepared by the *Applicant* and submitted to the satisfaction of the Fire Chief, which establishes, among other things, measures for chemical containment and remediation, storage of fuels and chemicals, soil contamination and fire suppression;
 - 3.1.3 The Owner has received all necessary permits and/or approvals from Alberta Environmental Protection in accordance with the Water Act for the supply of water necessary to service the *development* to the satisfaction of the Municipality and Alberta Environment.
 - 3.1.4 The Owner has completed a Traffic Impact Analysis for the entire *development*, and it has been approved by both the Rocky View County and Alberta Transportation, and further, that all road improvements identified in the Traffic Impact Analysis be completed by the *Owner* to the satisfaction of the Municipality and Alberta Transportation.
 - 3.1.5 The Owner has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, satisfactory to the Municipality, which details amongst other items, erosion, dust and noise control measures and stormwater management during construction.
 - 3.1.6 The Owner has received all necessary permits and/or approvals from Alberta Transportation, in accordance with the Public Highways Development Act and the Highway Development Control Regulation.
- 3.2.0 Water Supply and Sewage Treatment
 - a) Potable water for all development on the site shall be provided through the use of water wells, licensed and approved for commercial use by Alberta Environment, to the satisfaction of the Municipality or hauled to the site and stored in cisterns, as approved by the Municipality, and to the satisfaction of the Municipality.

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- b) Disposal of wastewater from the development on the site shall be subject to all requirements of Alberta Environment and/or Alberta Municipal Affairs and all Municipal approvals pursuant to this Bylaw. Waste water shall be treated and disposed of by septic tank and field, installed to the satisfaction of the Municipality or stored in holding tanks and removed on a regular basis for disposal and treatment at an approved disposal facility.
- c) Any non-domestic waste water, anti-freeze, oil or fuels accumulated on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site to the satisfaction of the Municipality and/or Alberta Environment.
- d) Solid waste shall be disposed of on a regular basis at an approved disposal site.
- e) A caveat regarding a Deferred Services Agreement is registered on the Lands, notifying the Owner any future owners and all lessees of the requirement to connect to Municipally owned piped water and wastewater systems at their own cost when such services become available. This Agreement is to outline the location of existing services within the Lands, the operation and maintenance of these services, the requirements for their decommissioning once Municipal Servicing becomes available, and a commitment from the Owner to participate in mutually beneficial discussions with the Municipality regarding the provision of future Municipal Services, including the possible future ownership of their facilities by the Municipality, all to the satisfaction of the Municipality.

3.2.1 Access

- a) No direct access to Highway #22 shall be permitted. All access to the land shall be from Highway #567 and shall be a minimum of 140 m (449.47 feet) east of Highway #22, or as otherwise approved by Alberta Transportation and Rocky View County.

3.3.0 Development and Building Standards

3.3.1 Landscaping

- a) Landscaping shall be provided in accordance with a Landscape Plan to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all landscaping proposed for the lands, and shall require that a minimum of 10% of the site be landscaped. Within this landscaped area, there shall be a minimum of one (1) tree for every 50 square m (538.2 square feet); a combination of deciduous trees with a minimum caliper of 2.5 inches; and, coniferous trees with a minimum height of 5 feet.
- b) The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed and the methods of irrigation and maintenance of landscaped areas.
- c) All areas of the site not disturbed as part of the Development Permit shall be maintained in a natural state or under cultivation.
- d) All areas of the site to have weed control program in accordance with the Weed Control Act of Alberta, and confirmed in a Development Permit.

3.4.0 Controlled Appearance

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DIRECT CONTROL BYLAW C-5911-2004**

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- a) Parking and loading facilities, where proposed, shall be provided for in accordance with the requirements of the Land Use Bylaw, except that parking shall be screened and/or integrated into building architecture and/or landscaped pursuant to 3.3.1 above. Parking shall not be permitted within any minimum setback area.
 - b) Signage shall be considered concurrently with a Development Permit application and may be integrated into building architecture and shall be consistent with the overall development theme.
 - c) Lighting shall be located, oriented and shielded to prevent adverse affects on adjacent properties and the safe and efficient function of Highway #22 and Highway #567.
 - d) The entire area of the Recreational Vehicle Storage Area shall be fenced.
 - e) Recreational vehicle storage areas shall at all times be visually screened from Highway 22 and Highway 567, as well as the adjacent lands to the satisfaction of the Municipality.
- 3.4.1 The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to:
- i) the compatibility with and the affect on adjacent properties and the surrounding rural area; and,
 - ii) the visual enhancement of Highway #22 and Highway #567 as important transportation corridors.
- 3.4.2 Building form should be consistent with the following:
- i) building materials should reflect the architectural heritage of the surrounding rural landscape by emphasizing natural textures and/or original and historic building materials;
 - ii) building massing should present a profile that is more horizontal than vertical to reflect the traditional rural building forms associated with agricultural communities;
 - iii) roof forms should be sloped and accented with, for example, the use of cupolas or dormers and constructed of historic and/or natural materials;
 - iv) building facades parallel to Highway #22 should avoid long unbroken expanses through the use of architectural detailing and window placement; and,
 - v) colours should reflect and complement natural colour tones evident in the surrounding rural landscape.
- 3.5.0 Performance Standards
- 3.5.1 Air Contaminants, Visible and Particulate Emissions
- a) No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building which contains them.
- 3.5.2 Odorous Matter

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DC-96

- a) No use or operation within a building shall cause or create the emission of odorous matter or vapour beyond the building which contains the use or operation.

3.5.3 Toxic Matter

- a) No use or operation on the lands or within a building shall cause or create the emission of toxic matter beyond the lands or the building which contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

3.5.4 Garbage Storage

- a) Garbage and waste material shall be stored in weatherproof and animal-proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of the Development Authority.

3.5.5 Fire and Explosive Hazards

- a) Uses and operations on the site which handle, store or utilize products which may be hazardous due to their corrosive, poisonous, flammable, or explosive characteristics shall comply with the applicable fire regulations of the Municipality or the regulations of any other government authority having jurisdiction and in accordance with any hazardous materials or emergency management plan that may be required by the Municipality, and as defined in a Development Permit.

3.5.6 Fire Protection

- a) Fire protection measures shall be provided as may be required by the Municipality and included in a Development Permit.

4.0.0 DEFINITIONS

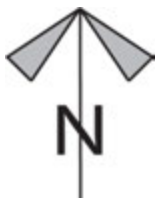
Gas Bar - means development providing gasoline and related products and services for sale to the public.

Grocery Store - means development providing the display of groceries, convenience goods and merchandise for sale to the public.

Recreational Vehicle Storage – means an area of land set aside or otherwise defined for the outdoor storage of recreational vehicles.

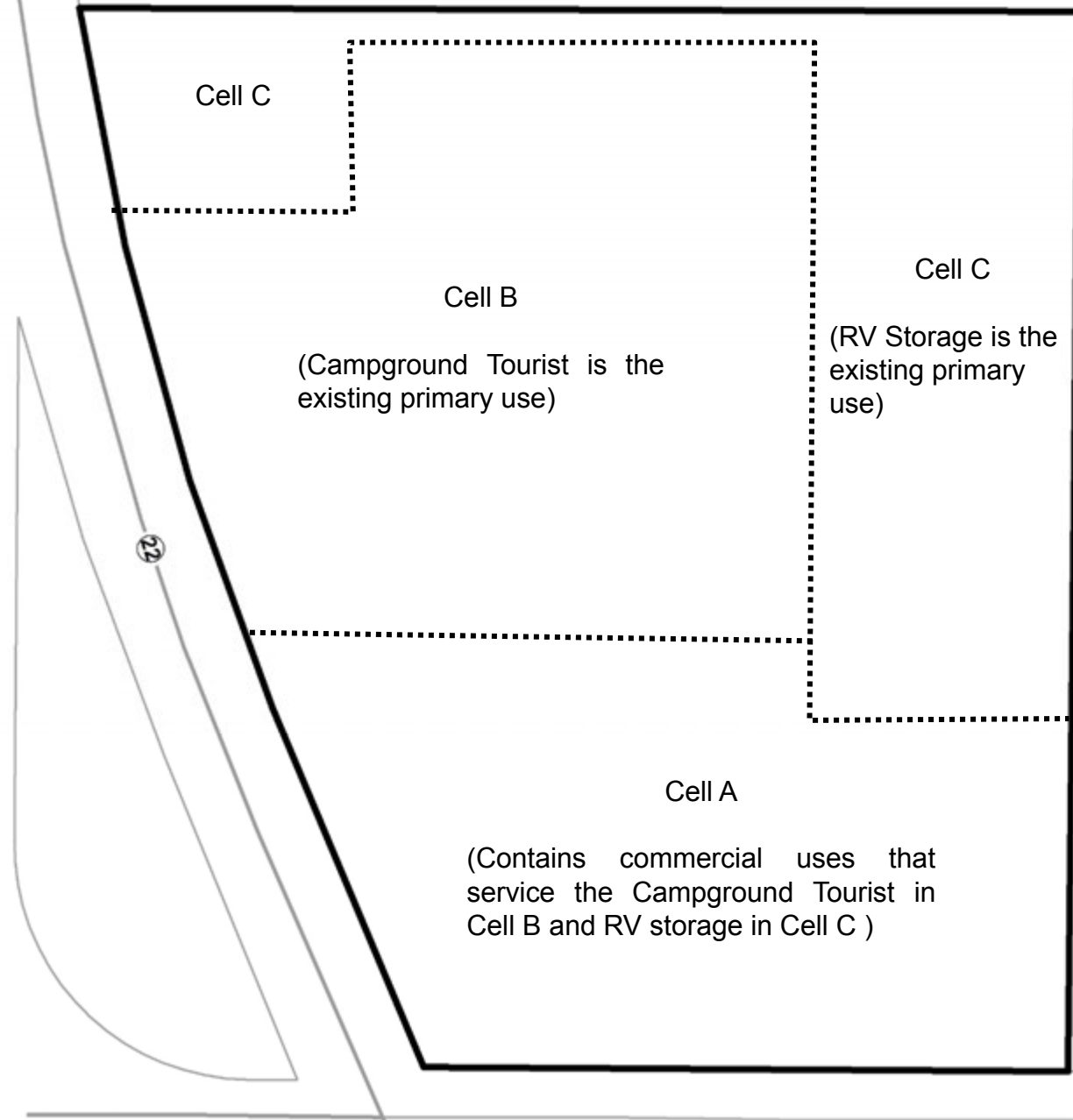
Recreation Room – means an area within the principal building set aside for recreation and entertainment services provided for the patrons of the campground.

4.1.0 Terms not defined above have the same meaning as defined in Section 8.0.0 of Land Use Bylaw C-4841-97.



File: PL20180142 - 07802005

Proposal: A site-specific amendment to Direct Control Bylaw (DC-96) to include Mini Storage as a new use within Development Cell B & Cell C.



DEVELOPMENT PROPOSAL

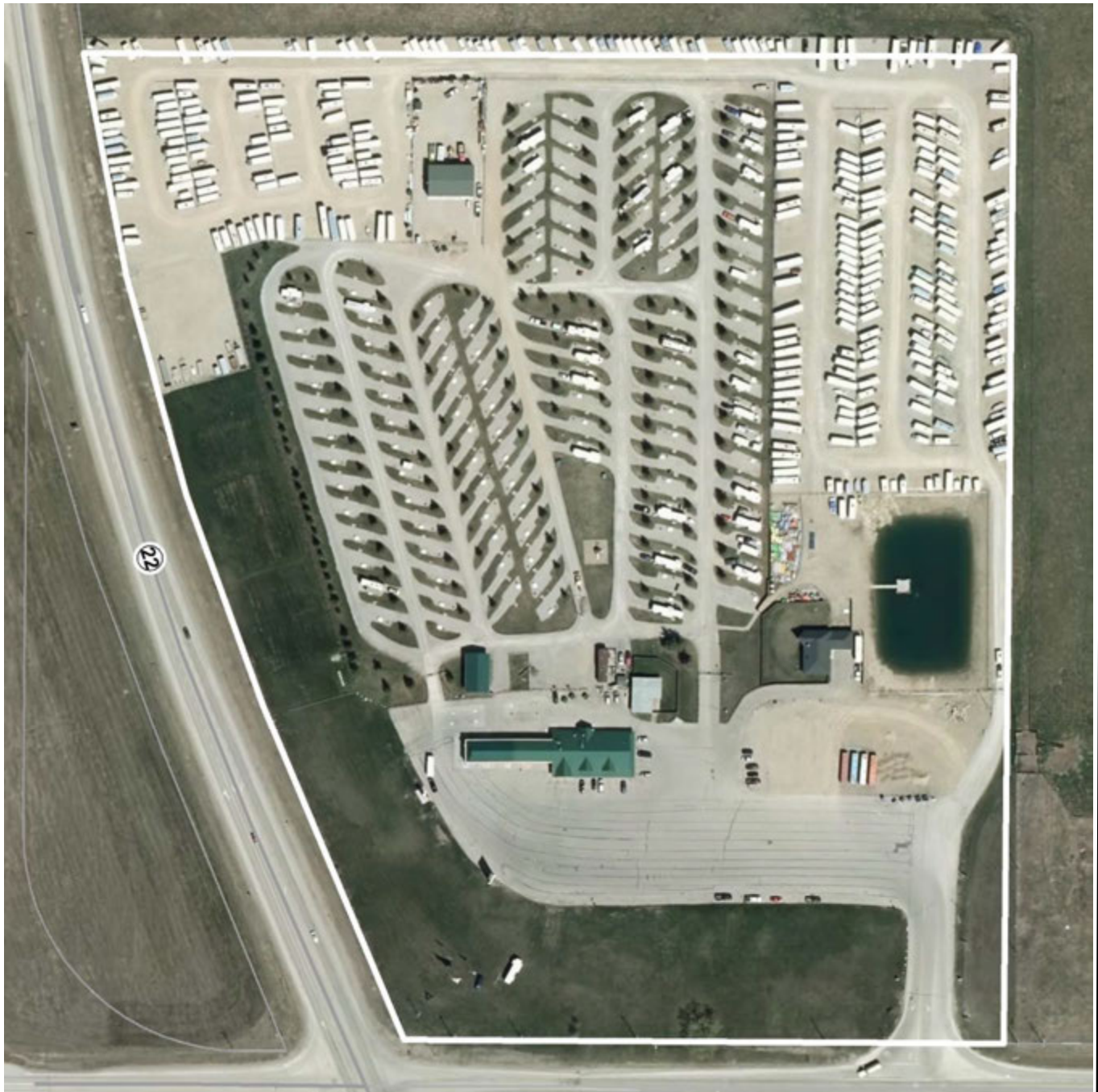


SW-02-27-04-W05M

Date: 17-Apr-19

Division # 9

File: PL20180142 - 07802005



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

AIR PHOTO

Spring 2018

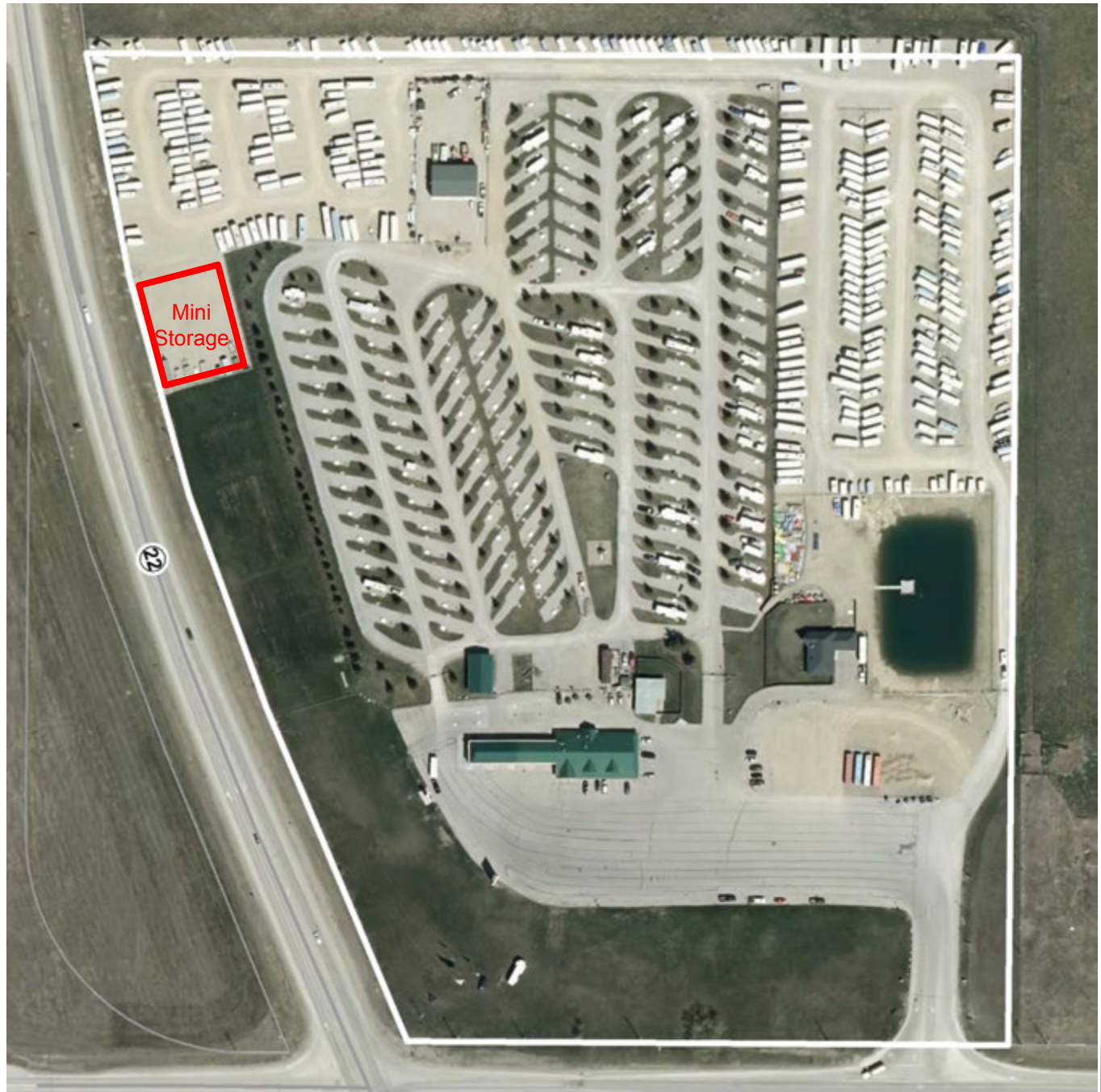


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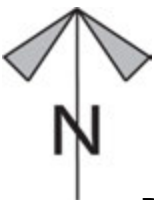
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Division # 9

File: PL20180142 - 07802005



Location of existing mini storage



SW-02-27-04-W05M

Date: 17-Apr-19

Division # 9

File: PL20180142 - 07802005



Site Photos



SW-02-27-04-W05M

Date: 17-Apr-19

Division # 9

File: PL20180142 - 07802005



Site Photos

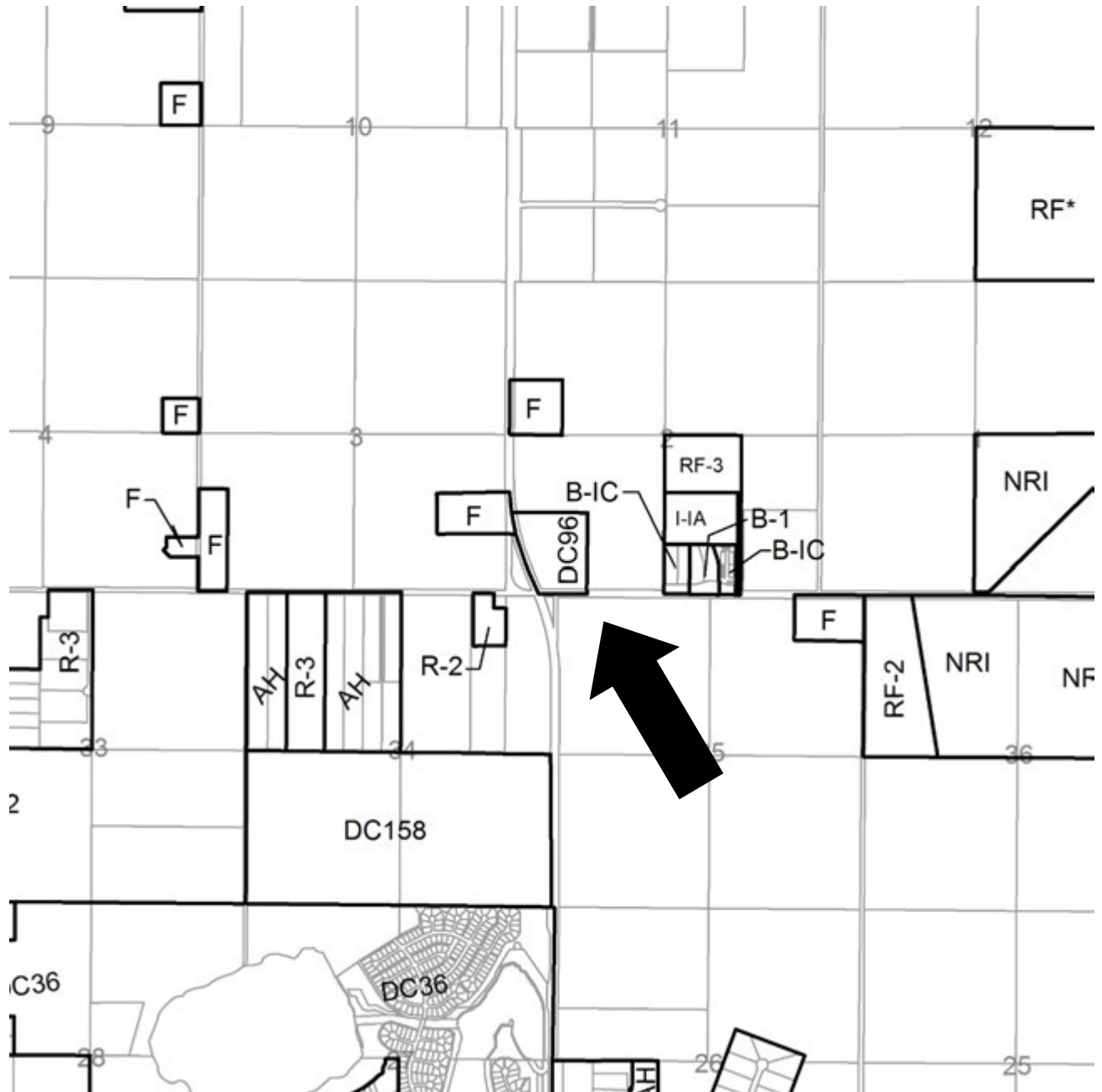


SW-02-27-04-W05M

Date: 17-Apr-19

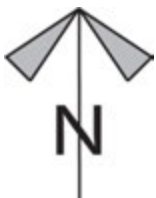
Division # 9

File: PL20180142 - 07802005



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-02-27-04-W05M

Date: 17-Apr-19

Division # 9

File: PL20180142 - 07802005



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

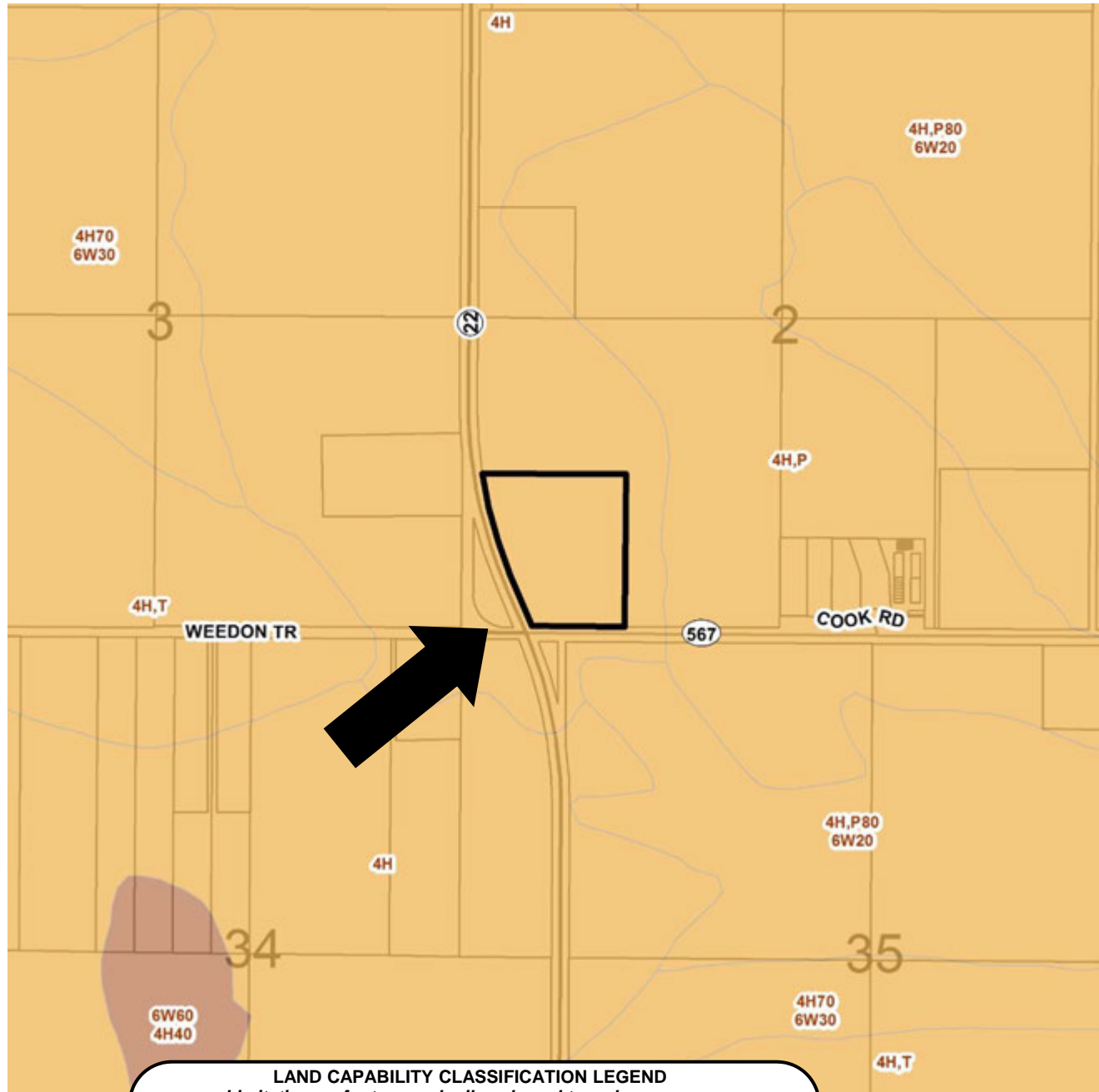


SW-02-27-04-W05M

Date: 17-Apr-19

Division # 9

File: PL20180142 - 07802005



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

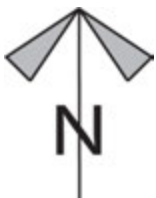
CLI Class

- 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



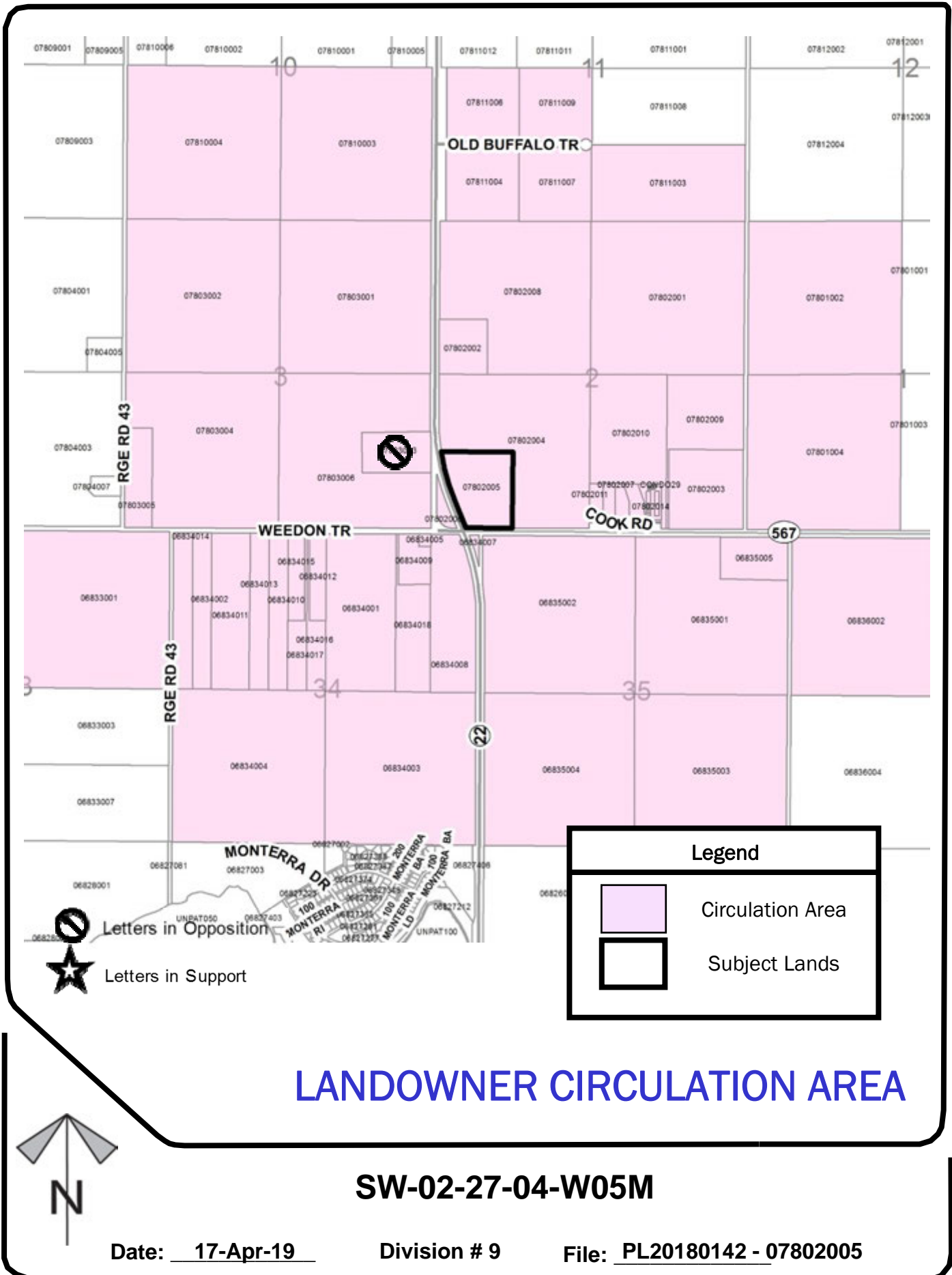
SW-02-27-04-W05M

Date: 17-Apr-19

Division # 9

File: PL20180142 - 07802005

AGENDA
Page 101 of 468



[REDACTED]

From: Jan Fehr [REDACTED]
Sent: Wednesday, December 12, 2018 11:24 AM
To: [REDACTED]
Subject: RE: File 078902005 application PL20180142 Division 09

My comments are as follows:

The elevation of the project causes severe light pollution for the neighbours. When first completed the lights were so bright that it was a safety risk for people driving on highway 22. They did dim the lights some, but I sit in my yard or lie in my bed and the lights shine brightly into my bedroom window and across the yard. These lights should have a shroud so that the light is shining down on the doorway to the storage unit instead of across the highway and into the neighbourhood.

I find it disconcerting that a business can go ahead with such a project without proper application/permits. There were signs at the Shell all year that a mini storage was coming it seems odd that none of your staff noticed the sign and checked that application/approvals had been made prior to start of construction at this major intersection in Rockyview County. I know that part of their job is to drive the county and check on permits for any new building that a farmer/farmsteader is building on their property; apparently not so for commercial.

Sent from Mail for Windows 10

PLANNING & DEVELOPMENT

TO: Council
DATE: April 30, 2019 **DIVISION:** 7
TIME: Morning Appointment
FILE: 06403001 **APPLICATION:** PL20180158
SUBJECT: Redesignation Item – Direct Control 99 Amendment

¹POLICY DIRECTION:

The application was evaluated against the *Municipal Government Act* and policies found within the County Plan, the Balzac East Area Structure Plan, and the McLellan Business Park Conceptual Scheme and were found to be compliant:

- The proposal meets the intent of the Balzac East Area Structure Plan, the McLellan Business Park Conceptual Scheme, and the Direct Control Bylaw;
- The proposed new uses are generally compatible and similar in nature with the existing uses established within Cell C of the Direct Control Bylaw; and
- Site servicing and other technical details would be further addressed at the future subdivision or development permit stage.

EXECUTIVE SUMMARY:

The purpose of this application is a site-specific amendment to Direct Control Bylaw C-6031-2005 (DC-99) to allow for two new uses within a portion of Cell C: Cannabis Cultivation and Cannabis Facility. The proposed new uses would require a development permit and are similar in nature to the existing industrial uses listed within DC 99.

The subject lands are currently undeveloped with a pending subdivision application (PL20180133) to create a multi-lot business park with lot sizes ranging from ± 2.35 hectare (± 5.79 acre) to ± 8.67 hectare (± 21.42 acre). The amendments would be applicable on a portion of the subject lands (as shown on "Schedule E"), restricting the new uses to this area and reducing the potential impact throughout the business park. Site servicing and other technical details would be further addressed at the future subdivision or development permit stage.

The subject lands were evaluated against the Municipal Government Act, Interim Growth Plan, Balzac East Area Structure Plan, McLellan Business Park Conceptual Scheme and it was determined that the application meets policy.

DATE APPLICATION RECEIVED: December 18, 2018
DATE DEEMED COMPLETE: December 27, 2018

PROPOSAL: Site-specific amendment to Direct Control District 99 to allow for two new uses within Cell C: Cannabis Cultivation and Cannabis Facility.

LEGAL DESCRIPTION: SE-03-26-29-W04M

¹ **Administration Resources**

Jamie Kirychuk & Gurbir Nijjar, Planning & Development

GENERAL LOCATION:	Located in the Balzac East area, just north of the city of Calgary, approximately 0.8 kilometres (1/2 mile) south of Crossiron Drive on the east side of Dwight McLellan Trail.
APPLICANT:	Urban Systems Ltd.
OWNERS:	Pacific East Balzac GP Ltd.
EXISTING LAND USE DESIGNATION:	Direct Control District 99
PROPOSED LAND USE DESIGNATION:	Direct Control District 99 (amended)
GROSS AREA:	± 59.35 hectares (± 146.65 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 2T50, 2T, E50: Slight limitation due to adverse topography and erosion damage.</p> <p>Class 3D40, 3N, W30, 2T30: Moderate limitation due to low permeability, high salinity, excessive wetness/poor drainage, and adverse topography.</p> <p>Class 5W70, 5T30: Very severe limitation due to excessive wetness/poor drainage and adverse topography.</p>

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to fifteen adjacent Rocky View County landowners and 1,887 City of Calgary residents. One letter from an adjacent Rocky View County landowner and 214 letters from the City of Calgary residents (Communities of Redstone and Skyview), outlining 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:

2016	Council adopted Bylaw C-7624-2016, being the McLellan Business Park Conceptual Scheme, providing a comprehensive planning framework for subdivision and development of an industrial / commercial business park.
2005	Council adopted Bylaw C-6031-2005, being Direct Control District (DC-99), to guide future development in the area.
2000	Council adopted the Balzac East Area Structure Plan (Bylaw C-5177-2000).

BACKGROUND:

The subject land is located in the Balzac East area, just north of the city of Calgary. Surrounding areas are mainly lands designated for commercial and industrial purposes (DC-99).

Several industrial parks are situated within a mile (1.6 km) of the subject land; Crosspointe Industrial Park, Ham West Industrial Park, and Wagon Wheel Industrial Park are to the north, High Plains Business Park is to the east, and Nose Creek Industrial Park is to the west. Lands located south of 144 Avenue NE are within the city of Calgary boundaries, and are guided by the Calgary Northeast Residual Area Policy Plan. The Residual Area Policy Plan identifies this area for limited industrial and general industrial uses.

The subject lands are currently undeveloped with a pending subdivision application (PL20180133) to create a multi-lot business park with lot sizes ranging from ± 2.35 hectare (± 5.79 acre) to ± 8.67 hectare (± 21.42 acre). The amendments would be applicable on a portion of the subject lands (as shown on "Schedule E"), restricting the new uses to this area and reducing the potential impact throughout the

business park. Site servicing and other technical details would be further addressed at the future subdivision or development permit stage.

POLICY ANALYSIS:

Interim Growth Plan

The Interim Growth Plan identified the subject lands an employment area. Policy 3.4.5.1 indicates employment areas shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services. As the lands are within an approved Area Structure Plan and Conceptual Scheme the proposal is in alignment with the growth plan.

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

Map 4 of the Rocky View County / City of Calgary IDP identifies the subject' lands as being within a Rocky View County growth corridor. The goals of this section are further considered under the McLellan Business Park Conceptual Scheme, and would be addressed at the future subdivision and or development permit stage. The City of Calgary was circulated for comments and responded with "no comments".

County Plan (C-7820-2013)

The subject lands are identified on Map 1 of the County Plan, as being within a regional business area and are guided by an approved Area Structure Plan and Conceptual Scheme.

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

The Balzac East Area Structure Plan supports the goals outlined in the County Plan by providing a planning and development framework to guide business and commercial growth in an identified regional business area. The McLellan Business Park Conceptual Scheme further captures these goals and policies outlined under the Area Structure Plan. These policies would be implemented at the future subdivision and or development permit stage.

McLellan Business Park Conceptual Scheme

The Conceptual Scheme was adopted in 2005 to provide a comprehensive planning framework for subdivision and development of an industrial/commercial business park within NE-10-26-29-W04M, NW-11-26-29-W04M, and SW-11-26-2-W04M. As the proposed new uses are compatible with the development of an industrial/commercial business park, the intent of the conceptual scheme is met.

Land Use Bylaw

The proposed application would add *Cannabis Cultivation* and *Cannabis Facility* as listed uses within Cell C. Under Section 7 of the Land Use Bylaw, *Cannabis Cultivation* is defined as the means of growing and harvesting of cannabis as licensed by Health Canada. While *Cannabis Facility* means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, and / or stored on site, but does not include Cannabis Retail Store.

Section 20.9 of the Land Use Bylaw further provides regulations for the above proposed uses which specify that both Cannabis Cultivation and Cannabis Facility shall not occur in a building where a residential use is located. The proposed uses must also maintain a minimum separation distance of 150 metres from a Health Care Site or School Site, and 100 metres from a residential site or a site is designated as a school reserve.

Direct Control Bylaw DC-99 (C-6031-2005)

The purpose and intent of the Direct Control Bylaw is to provide for the development of the Balzac East Special Development Area #4 Lands for commercial and light industrial uses that do not impact adjacent



residential development. The proposed application would add *Cannabis Cultivation* and *Cannabis Facility* as listed uses within Cell C.

As the proposed uses would be carried out within an industrial/commercial building, subject to a development permit, and Health Canada approvals, the site-specific amendment would be considered compatible and similar in nature to the majority of uses already provided within DC-99 such as General Industry Type I and II. It is important to note, that *Health Care Services*, and *Schools – public, private, and separate* are also listed uses within Cell C. As noted under Section 20.9 of the Land Use Bylaw, a minimum separation distance of 150 metres must be adhered to between the respective and proposed uses. However, as the lands are currently undeveloped there are no immediate concerns.

CONCLUSION:

This application was evaluated against the policies found within the County Plan, the Balzac East Area Structure Plan, and the McLellan Business Park Conceptual Scheme and was found to be compliant. The proposed new uses are generally compatible and similar in nature with the existing uses established within Cell C of the Direct Control Bylaw; and Site servicing and other technical details would be further addressed at the future subdivision or development permit stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7872-2019 be given first reading.
 Motion #2 THAT Bylaw C-7872-2019 be given second reading.
 Motion #3 THAT Bylaw C-7872-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7872-2019 be given third and final reading.
- Option # 2 THAT application PL20180158 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

A/Executive Director
Community and Development Services

Chief Administrative Officer

JK/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
 APPENDIX 'B': Bylaw C-7872-2019 and Schedule E
 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>Upon review of the application, it is noted that the subject land is outside of Alberta Transportation's area of jurisdiction outlined in the Highways Development and Protection Act & Regulation, as it is greater than 800 metres from Highway 2 or Highway 201 (Stoney Trail). Therefore, A Roadside Development will not be required for subsequent development of the land.</p> <p>Alberta Transportation, therefore, is not opposed to the proposal. However, the Traffic Impact Assessment should include a traffic analysis of the Stoney Trail / Dwight McLellan Trail interchange, to ensure continued safe and effective operation of the interchange.</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	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we do not have any concerns with the information as Provided. Please contact me if the application is changed in any way, or you have any questions or concerns.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.

AGENCY	COMMENTS
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	The City of Calgary has no comments regarding Application # PL20180158 – A site-specific amendment to Direct Control District 99 to allow for two new uses within Cell C: Cannabis Cultivation and Cannabis Facility.
Tsuut'ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
AASB Farm Members and Agricultural Fieldmen	No comments received.
Recreation Board	No comments.
<i>Internal Departments</i>	
Recreation, Parks & Community Services	The Parks office of the Recreation, Parks and Community Support department has no concerns with this redesignation application as parks, open space, or active transportation networks are not affected.
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No comments.
Planning & Development: Engineering	<p><u>General</u></p> <ul style="list-style-type: none"> The applicant will be responsible for all 3rd party costs associated with the review and approval of the supporting technical studies at the time of subdivision/development.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The applicant will be responsible for payment of engineering fees in accordance with the master rates bylaw at the time of development. As this application is for land use only, the engineering team have no concerns with the application. Detailed technical requirements noted below will be required a future development permit stage based on actual development proceeding. Comments below are provided for the applicants understanding only. <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> No requirements. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> No requirements apply at the land use stage. Future development on the site will be required to adhere to County access management requirements for the East Balzac network. Future development on the site will require traffic impact assessment updates and/or traffic letters to confirm future uses are in line with traffic generation assumptions used to establish the local road network at subdivision. The Transportation Offsite Levy will apply in accordance with the applicable bylaw at time of DP. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> No requirements. This application is for land use only and no development is currently being proposed onsite. When future development occurs on the subject lands, additional servicing requirements will apply. This includes confirmation of servicing requirements, design and construction of sanitary collection system extensions and internal site servicing plans. The subject lands are intended to be serviced via connection to the County's East Rocky View Sanitary Collection System. The Water and Wastewater Offsite Levy will apply to future development on the subject lands in accordance with the applicable bylaw at time of DP. <p><u>Water Supply and Waterworks:</u></p> <ul style="list-style-type: none"> No requirements. This application is for land use only and no development is currently being proposed onsite. When future development occurs on the subject lands, additional servicing requirements will apply. This includes confirmation of servicing requirements, design and construction of potable water system extensions and internal site servicing plans. The subject lands are intended to be serviced via connection to the County's East Rocky View Potable Water Distribution

AGENCY	COMMENTS
	<p>System.</p> <ul style="list-style-type: none"> The Water and Wastewater Offsite Levy will apply to future development on the subject lands in accordance with the applicable bylaw at time of DP <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> No requirements. This application is for land use only and no changes are being proposed to the development onsite. When future development propose changes to the site's impervious coverage, additional requirements will apply. This includes storm water reporting/design and erosion sediment control reporting/design to support site development.
Transportation Service	No concerns.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No concerns.
Agriculture and Environment Services	No comments.

Circulation Period: January 11th – February 11th, 2019



BYLAW C-7872-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw 99 (C-6031-2005)

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7872-2019

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Direct Control Bylaw 99 (C-6031-2005), Land Use Bylaw (C-4841-97), and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Direct Control Bylaw 99 (C-6031-2005) be amended, as detailed in Schedule “A” forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7872-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 7
File: 06403001 / PL20180158

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7872-2019

Amendment #1

Add the following provision as 2.5.29, under Section 2.5.0 'Cell C – List of Uses'

The following uses are allowed within a portion of SE-03-26-29-W04M as shown on Schedule 'E':

Cannabis Cultivation

Cannabis Facility

Amendment #2

Insert the following map as Schedule 'E' of Direct Control Bylaw C-6031-2005:

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6031-2005	Original Bylaw	March 8, 2005
C-6191-2005	Insert <i>Section 2.3.17, 2.4.11 & 2.5.28</i> - Dwelling, mobile home for farm help	February 07, 2006
C-6234-2006	Amended Schedule A & B	April 25, 2006
C-6983-2010	To make setbacks along Highway 566 and Rg. Rd. 294 consistent with existing Conceptual Schemes	November 23, 2010
C-7451-2015	To add: 1) provision 2.5.28 to "Cell C List of Uses"; 2) (ii) to 2.5.15 to except out A Portion of lots; 3) (i) to Section 3.14.0 to Amend Site Coverage; and 4) to add Schedule 'C' to this Bylaw.	March 10, 2015
C-7651-2017	To add: 2.3.18 for lot specific amendments.	June 13, 2017
C-7730-2017	To add Schedule D. To add a provision for site coverage under Section 3.14.0 ii) To Amend Schedule C	November 28, 2017

(NOTE: DC 99 no longer applies to SW 10-2-29 W4M. It was repealed from SW 10 and DC 109 Bylaw C-6234-2006 has replaced it)

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

DIRECT CONTROL BYLAW REGULATIONS

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof, except as otherwise approved by Council.
- 1.2.0 Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw.
- 1.3.0 Notwithstanding any provisions to the contrary, this area shall be known as the Balzac East Special Development Area #4 Lands.
- 1.4.0 Except where specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for listed uses in each development cell in this bylaw provided the provisions of Sections 1, 2 and 3 are completed in a form and substance satisfactory to the *County*.
- 1.5.0 For the purposes of this bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in attached Schedule "B".
- 1.6.0 No subdivision of lands within SDA#4 shall be permitted until the County has adopted a Conceptual Scheme for the lands. .
 - 1.6.1 Notwithstanding Section 1.6.0, a subdivision may be permitted if the intent of the subdivision is to create blocks of land that will facilitate Conceptual Scheme planning within the NW ¼ 3-26-29-W4M.
- 1.7.0 The *County* may, through *Development Agreement* and *Development Permits*, specify any development regulation, criteria or condition necessary to ensure all subdivision and *development* on the lands conforms with the provisions of the Balzac East Area Structure Plan, as amended, and with the purpose and intent of the respective Conceptual Scheme..

2.0.0 LAND USE REGULATIONS

- 2.1.0 The purpose and intent of this District is to provide for the *development* of the Balzac East Special Development Area #4 Lands for commercial and light industrial uses that do not impact adjacent residential development.
- 2.2.0 The Balzac East Area Structure Plan area has divided the subject land into three distinct cells that have unique characteristics relating to the adjacent uses, access issues, and existing uses. These cells have been detailed in Schedule "B." For each cell, a specific list of uses has been developed.
- 2.3.0 **Cell A – List of Uses**
 - 2.3.1 *Agriculture, General*
 - 2.3.2 *Childcare Facilities*
 - 2.3.3 *Churches and Religious Assembly*

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

- 2.3.4 *Commercial Communication Facilities – Type A, Type B*
- 2.3.5 *Country Inn (not to exceed 10 suites)*
- 2.3.6 *Dwelling Unit, accessory to principal use*
- 2.3.7 *General Industry Type I*
- 2.3.8 *Indoor Participant Recreation Services*
- 2.3.9 *Health Care Services*
- 2.3.10 *Museum*
- 2.3.11 *Offices*
- 2.3.12 *Personal Service Businesses*
- 2.3.13 *Public Buildings, uses, utilities and services*
- 2.3.14 *Retail Store (less than 25 000 square feet)*
- 2.3.15 *School – Private*
- 2.3.16 *Signs*
- 2.3.17 *Dwelling, mobile home for farm help*
- 2.3.18 *The following additional uses are allowed on Lot 1, Block 1, Plan 1611467, as shown on Schedule 'D':*
 - Animal Health Services, small animal;*
 - Banks or Financial Institutions;*
 - Convenience Store;*
 - Drinking Establishment;*
 - General Store;*
 - Grocery Stores, Local;*
 - Grocery Stores, Regional;*
 - Liquor Sales;*
 - Restaurant;*
 - Retail Food Store;*
 - Patio, accessory to the principal business use;*
 - Service Station; and*
 - Specialty Food Store.*

2.4.0 Cell B – List of Uses

- 2.4.1 *Agriculture, General*
- 2.4.2 *Accessory Buildings*
- 2.4.3 *Bed and Breakfast Home*
- 2.4.4 *Commercial Communication Facilities – Type A, Type B*
- 2.4.5 *Dwelling, single family detached*
- 2.4.6 *General Industry – Type I*
- 2.4.7 *Home Based Businesses – Type I*
- 2.4.8 *Home Based Businesses – Type II*
- 2.4.9 *Special Care Facility (less than 5 clients)*
- 2.4.10 *Signs*
- 2.4.11 *Dwelling, mobile home for farm help*

2.5.0 Cell C – List of Uses

- 2.5.1 *Agriculture, General*
- 2.5.2 *Accessory Buildings*
- 2.5.3 *Accommodation and Convention Services*
- 2.5.4 *Agricultural Processing*
- 2.5.5 *Agricultural Support Services*
- 2.5.6 *Amusement and Entertainment Services*

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

- 2.5.7 *Animal Health Care Services*
- 2.5.8 *Automotive, Equipment and Vehicle Services*
- 2.5.9 *Bulk storage, processing and distribution of peat moss and potting soil*
- 2.5.10 *Commercial Communication Facilities – Type A, Type B*
- 2.5.11 *Colleges and Post Secondary Education Institutions*
- 2.5.12 *Dwelling Unit, accessory to principal use*
- 2.5.13 *General Industry Type I*
- 2.5.14 *General Industry Type II*
- 2.5.15 *General Industry Type III*
 - (i) Excepting out all lots adjacent to Dwight McLellan Trail.
 - (ii) Excepting out all lots within a portion of SE 10-26-29-W4M as shown on Schedule 'C'.
- 2.5.16 *Horticultural Development, where there is a surface water supply*
- 2.5.17 *Offices*
- 2.5.18 *Outdoor Participant Recreation Services*
- 2.5.19 *Power Co-Generation Station*
- 2.5.20 *Public Buildings, uses, utilities and services*
- 2.5.21 *Restaurant*
- 2.5.22 *Retail Store*
- 2.5.23 *Signs*
- 2.5.24 *Warehouse*
- 2.5.25 *Warehouse Stores*
- 2.5.26 *Schools – public, private and separate*
- 2.5.27 *Dwelling, mobile home for farm help*
- 2.5.28 *The following uses are allowed within a portion of SE 10-26-29-W4M as shown on Schedule 'C':*
 - Auctioneering Services*
 - Automotive Services*
 - Child Care Facility*
 - Religious Assembly*
 - Dealership/Rental Agency, Automotive*
 - Health Care Services*
 - Indoor Participant Recreation Services*
 - Mini-Storage*
 - Personal Service Business*
- 2.5.29 *The following uses are allowed within a portion of SE-3-26-29-W4M as shown on Schedule "E"*
 - Cannabis Cultivation*
 - Cannabis Facility*

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 All *development* within the subject lands shall conform to the provisions and policies set out in the Balzac East Area Structure Plan, as amended.
- 3.2.0 No *development* of the lands shall be permitted without and until the Developer has prepared and submitted a Management Plan for the handling and storage of hazardous or other waste materials proposed to be generated from the

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

- development in form and substance satisfactory to each of the *County* and / or Alberta Environment.
- 3.3.0 No subdivision and/or *development* of the lands shall be permitted without and until the Developer has prepared and submitted a Storm Water Management Plan in form and substance satisfactory to each of the *County* and / or Alberta Environment.
- 3.4.0 No subdivision and/or *development* shall be permitted until the developer has prepared a Transportation Impact Assessment that takes into account all proposed, approved and existing development, and identifies any necessary transportation improvements, to the satisfaction of the *County* and/or Alberta Transportation. Recommendations regarding infrastructure improvements shall be implemented as conditions of development permit or subdivision to the satisfaction of the *County*.
- 3.5.0 Notwithstanding any provision of this bylaw to the contrary, a *Development Permit* for foundations, grading of the lands and installation of utilities may be issued by the Development Officer provided the conditions are satisfactory to the *County* in form and substance, including a Stormwater Management Plan to guide such *development*.
- 3.6.0 Road widening will be dedicated prior to or concurrent with registration of the first plan of subdivision or bare land condominium affecting any lots abutting Highway 566, Range Roads 292 and 293, Township Roads 260 and 261.
- 3.7.0 Landscaping will be required in accordance with the provisions of the Balzac East Area Structure Plan.
- 3.8.0 Minimum landscaping requirements for lands abutting Range Road 292 or 293 will be 15% (blended hard and soft landscaping).
- 3.9.0 A minimum of 30 metres in width for those lots adjacent to Highway 566, or a minimum of 10 metres in width for those lots adjacent to the Municipal Reserve land that borders Highway 566, shall be landscaped.
- 3.10.0 An emergency access must be available, constructed, and signed for any development with more than 2 lots, or for a single lot over 20 acres.
- 3.11.0 All internal roads to access any development on any site must be constructed in accordance with the *County's* Servicing Standards for Subdivision and Development, as amended.
- 3.12.0 Maximum Building height:**
- 3.12.1 Cell A
Principal Building: 10.00 metres
Accessory Building: 8.00 metres
- a) Notwithstanding section 3.11.1, Lot 4, Block 2, Plan 0810343 within NE-10-26-29-W4M is permitted a maximum building height requirement of 11.7 m for *religious assembly* uses.
- 3.12.2 Cell B
Principal Building: 10.00 metres
Accessory Building: 8.00 metres
- 3.12.3 Cell C
Principal Building: 20.00 metres

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

Accessory Building: 15.00 metres

- a) The maximum height of machinery and structures subordinate to the industrial process or principal use on the site will be at the discretion of the Development Authority.

3.13.0 Minimum Setbacks

3.13.1 All buildings shall be set back a minimum of 10.00 metres from any property line excepting out the following:

- (i) Fifty (50.00) metres from the north property boundary of Cell A for those lots immediately adjacent to Highway 566;
- (ii) Thirty (30.00) metres for those lots adjacent to the Municipal Reserve land that borders Highway 566.
- (iii) Within the SE 10-26-29-W4M, 25.00 metres from Range Road 292 and Township Road 261.

3.14.0 Site Coverage

Maximum Site Coverage for Cell A is 25%

Maximum Site Coverage for Cell B is 25%

Maximum Site Coverage for Cell C is 40%

- (i) Notwithstanding Section 3.14.0, the Maximum Site Coverage for a portion of SE-10-26-29-W4M as shown on Schedule 'C' is 55%.
- (ii) Notwithstanding Section 3.14.0, the Maximum Site Coverage for Lot 1, Block 1, Plan 0511076 within NE-10-26-29-W4M as shown on Schedule "C" is 55%

3.15.0 Special Development Regulations

A Parking Assessment prepared by a qualified person shall be submitted to determine parking requirements for *religious assembly* uses for Lot 4, Block 2, Plan 0810343 within NE-10-26-29-W4M to the satisfaction of the *Development Authority*.

4.0.0 DEFINITIONS

- 4.1.0 Colleges and Post-Secondary Education Institutions – means a facility where the primary use of the site is for provision of post secondary education to students, including student housing and research facilities.
- 4.2.0 Co-Generation Station – means a facility for the joint generation of electricity and thermal energy (usually steam). A steam turbine may be bedded to produce more energy from high-pressure steam recovered from the hot flue gases from first stage gas turbine, creating the production of two forms of useful power from a single fuel source in a single process.

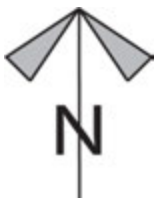
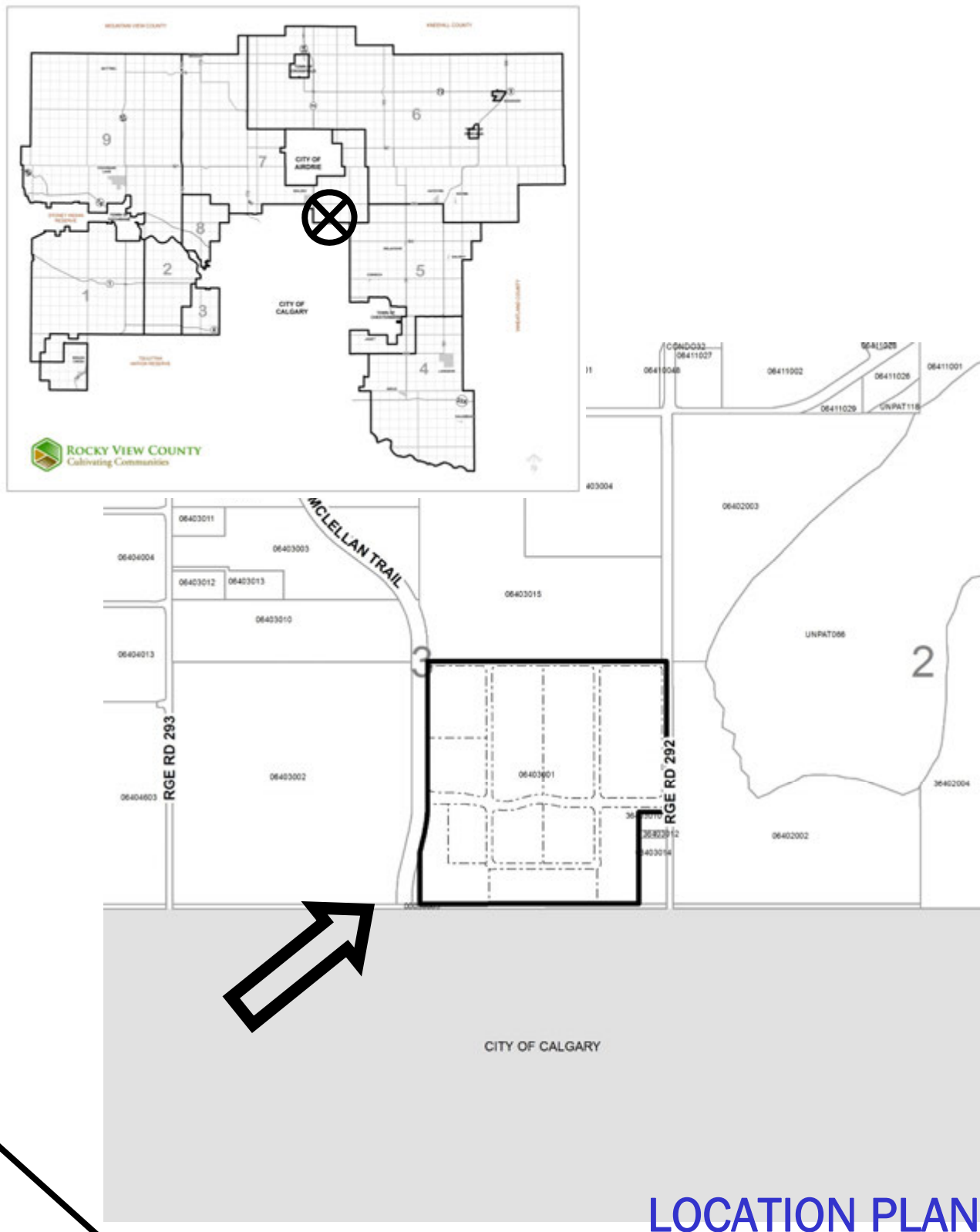
5.0.0 IMPLEMENTATION

- 5.1.0 The boundaries of the cells will be confirmed through the subdivision process, and may require amendments to the schedules of this bylaw.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-6031-2005**

DC-99

5.2.0 This Bylaw comes into effect upon the date of its third reading

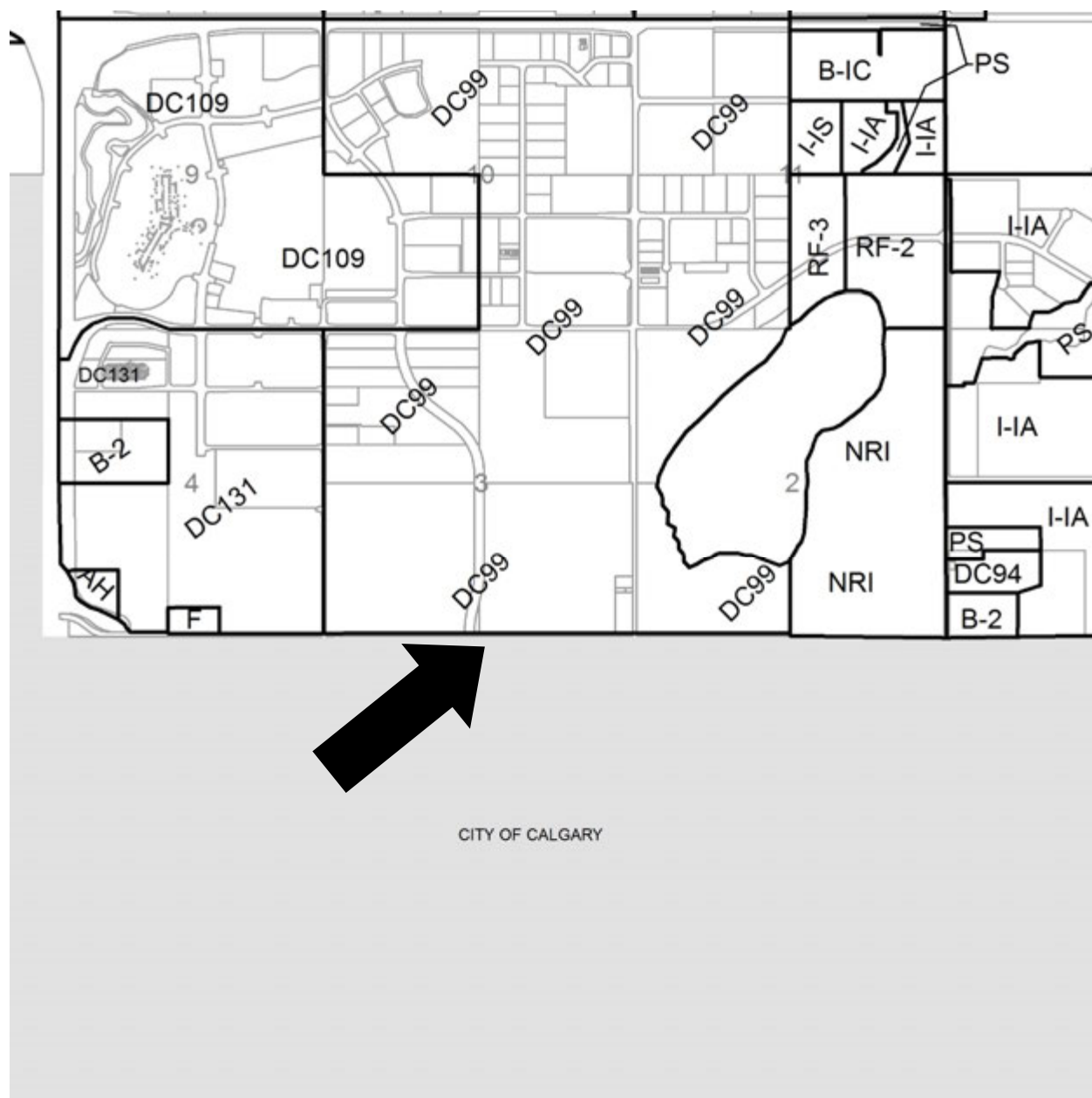


SE-03-26-29-W04M

Date: 16-Apr-19

Division # 7

File: 06403001



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

LAND USE MAP

SE-03-26-29-W04M

Date: 16-Apr-19

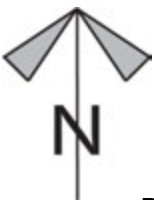
Division # 7

File: 06403001

Redesignation Proposal: A site-specific amendment to Direct Control District 99 to allow for two new uses within a designated area of Cell C: Cannabis Cultivation and Cannabis Facility



DEVELOPMENT PROPOSAL



SE-03-26-29-W04M

Date: 16-Apr-19

Division # 7

File: 06403001

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

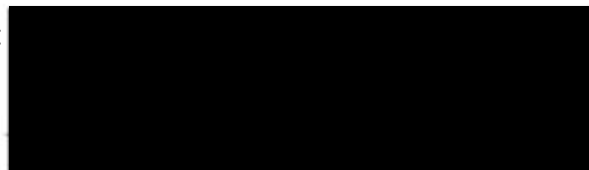
I highly OPPOSE this proposal.

All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : Paresh Shah

No. of People in House : 3

Residential Address :



Paresh Shah Signature

4/13/2019 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

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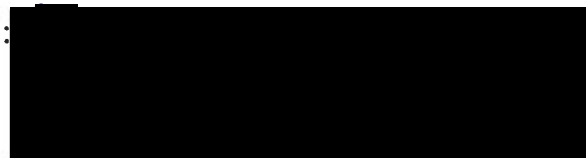
I highly **OPPOSE** this proposal.

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Name : Mahendran. MP

No. of People in House : 03

Residential Address :



MP. Mahendran Signature
04/13/19 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

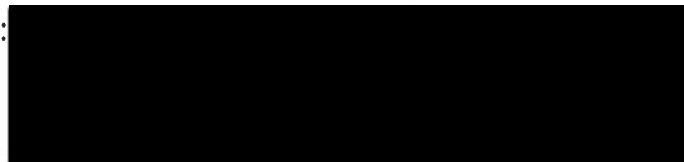
I highly **OPPOSE** this proposal.

All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : Kumar Patel

No. of People in House : 4

Residential Address :




Signature

Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

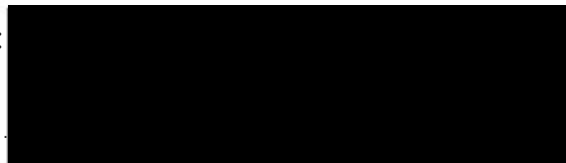
I highly **OPPOSE** this proposal.

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Name : GURPAL SINGH GURAYA

No. of People in House : 4

Residential Address :



Signature

A handwritten signature in blue ink, appearing to read 'Gurpala'.

Date

April 11, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

I highly **OPPOSE** this proposal.

All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : Parminder Kaur

No. of People in House : 5

Residential Address : 


Signature

April 11 2019
Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

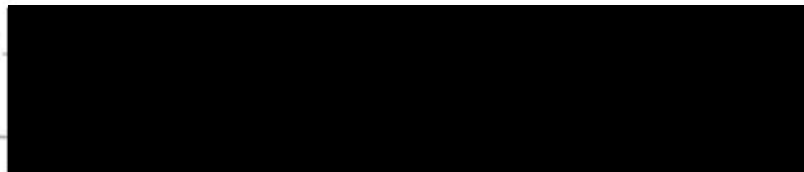
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All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : Kiranjit Brar

No. of People in House : 4

Residential Address :



Kiranjit Brar Signature

Apr 11, 2019 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

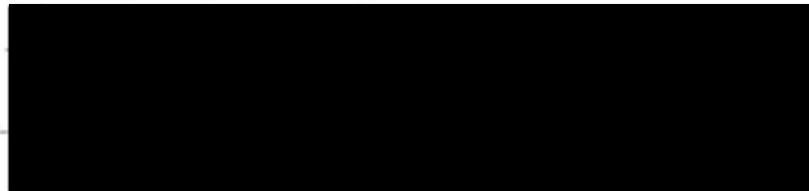
I highly **OPPOSE** this proposal.

All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : Kuljit Brar

No. of People in House : 4

Residential Address :



Signature
K Brar
Date
Apr 11, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

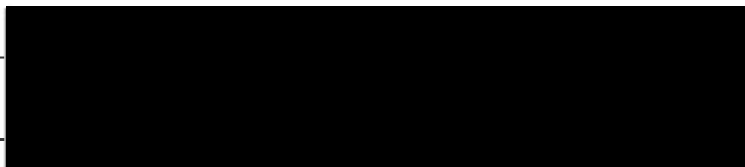
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Name : KARANJEET KAUR

No. of People in House : 7

Residential Address :



Signature
Karanjeet Kaur

Date
April 11, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

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Name : AMITA MINHAS

No. of People in House : 4

Residential Address : 

Amita Signature

April 10th 2019 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

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Name : VEENA VERMA

No. of People in House : 4

Residential Address : 

Signature

Veena Verma

Date

11 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

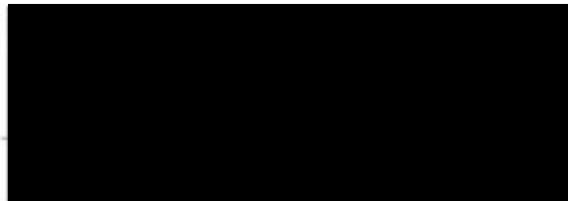
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Name : Yogesh Kumar Patel

No. of People in House : 6

Residential Address :



 Signature

April 14 2019 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

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Name : JATINDER SINGH THIND

No. of People in House : 6

Residential Address : 

Signature



Date

14/04/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

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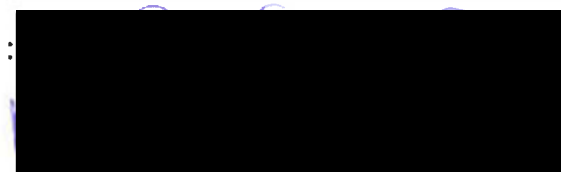
Name

: Gagan Mann

No. of People in House

: 6

Residential Address

: 

 Signature

Date

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

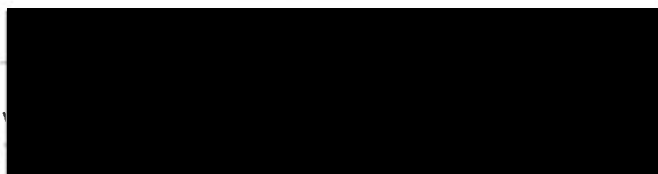
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Bijal . G. Dave

No of People in House: 4

Address:



Signature: B. G. Dave

Date: 12/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Pranav BodawalaNo of People in House: 5Address: Signature: Date: Apr 12 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

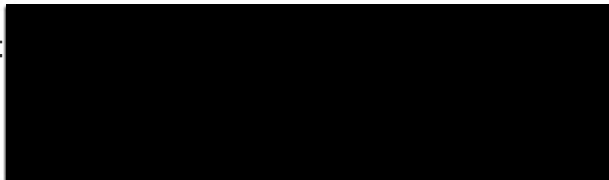
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Parth Shah

No of People in House: 5

Address:



Signature:

Parth Shah

Date:

14/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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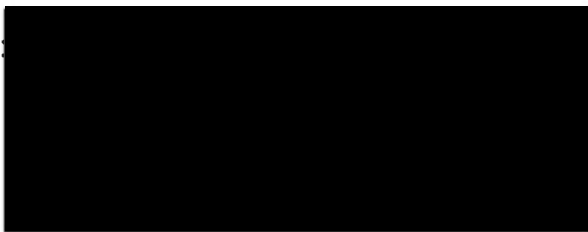
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: RAVINDER UBHI

No of People in House: 5

Address:



Signature:

Ravinder UBHI

Date:

14-04-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Khushwant Choudhary

No of People in House: 4

Address:



Signature: [Signature]

Date: Apr 11 / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Carlos Bethel

No of People in House: 5

Address:



Signature: [Handwritten Signature]

Date: April 13, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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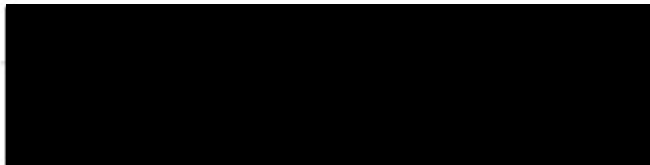
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SUCIAN KHAN/UNSA SHUAIB.

No of People in House: 5

Address:



Signature: 

Date: APR -13-2019.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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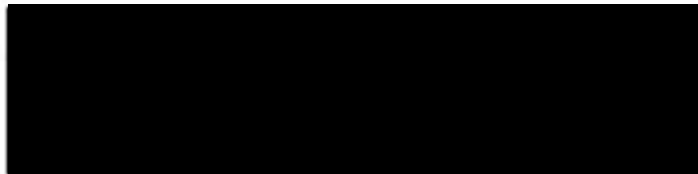
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Guy of Dhillon

No of People in House: 06

Address:



Signature:

A handwritten signature in blue ink, appearing to read "Guy of Dhillon", written over a horizontal line.

Date:

13 Apr 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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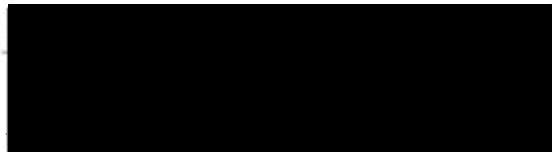
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Name: VICHYKUMAR MODI AND SEJALBEL MODI

No of People in House: 3

Address:



Signature: V.M. Modi 

Date: 13th APRIL, 19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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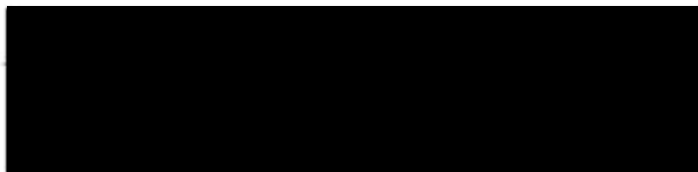
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Name: Bhavesh Dami

No of People in House: 5

Address:



Signature:

A handwritten signature in black ink, appearing to be 'Bhavesh Dami', written over a horizontal line.

Date:

Apr 13, 2019.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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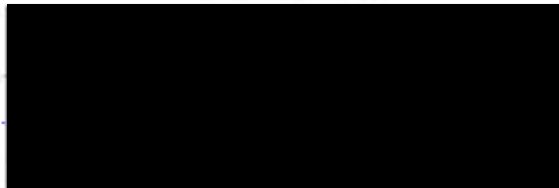
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: HARI & SHVETA

No of People in House: 4

Address:



Signature: [Signature]

Date: APR 13, 19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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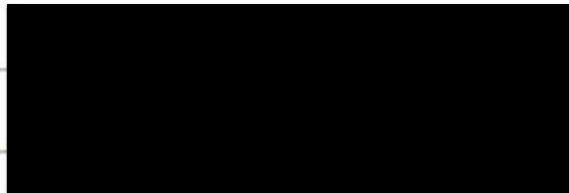
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Manul Patel

No of People in House: 4

Address:



Signature: (Signature)

Date: 04/12/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

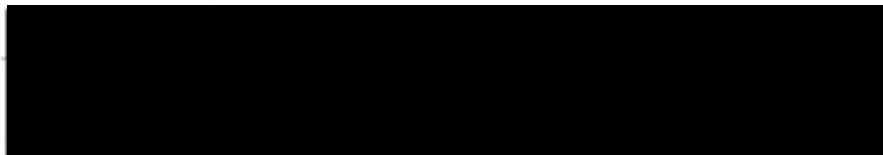
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Raja Usman Arshad

No of People in House: 4

Address:



Signature:

A handwritten signature in black ink.

Date:

14-Apr-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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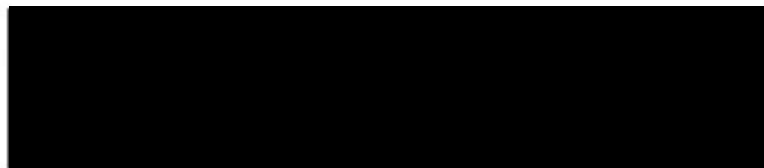
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MANINDER DHANOA

No of People in House: 5

Address:



Signature: Maninder Singh

Date: 13 Apr 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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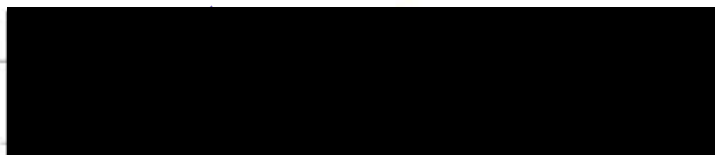
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Rajesh Kumar Prajapati & Midhi Prajapati

No of People in House: 4

Address:



Signature: Rm Prajapati

Date: 14 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Dharmistha Patel

No of People in House: 6

Address: 

Signature: 

Date: 12th April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2


Hi Jamie,

Subject: OPPOSE of PL20180158: File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name:  Amir

No of People in House: 4

Address: 

Signature: 

Date: April 12, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

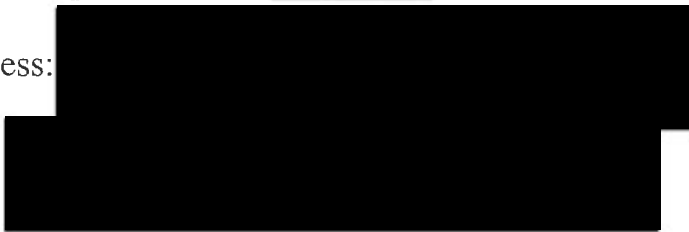
We highly OPPOSE this proposal. All resident of ^{skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Bhaven & Nimisha Bhatt

No of People in House: 3

Address:



Signature:

A handwritten signature in blue ink, appearing to read "Bhavan".

Date:

12/Mpr/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ~~Redstone~~ ^{Skyview} community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ~~Redstone~~ ^{Skyview} are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Behan Shyammbhai Patel

No of People in House: 4

Address:



Signature:

[Signature]

Date:

April-13-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

SKYVIEW
I am resident of ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

SKYVIEW
We highly OPPOSE this proposal. All resident of ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: *Jaimini Patel*

No of People in House: *4*

Address: 

Signature: *JG Patel*

Date: *April-13-2019*

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

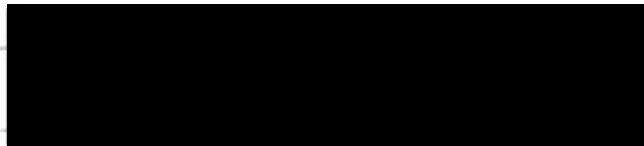
We highly OPPOSE this proposal. All resident of ^{Skyview} ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Yday Desai

No of People in House: 3

Address:



Signature: Yday Desai

Date: _____

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ~~Redstone~~ ^{Skyview} community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ~~Redstone~~ ^{Skyview} are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Harsh Pansari

No of People in House: 4

Address: 

Signature: Harsh

Date: 13 Apr 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

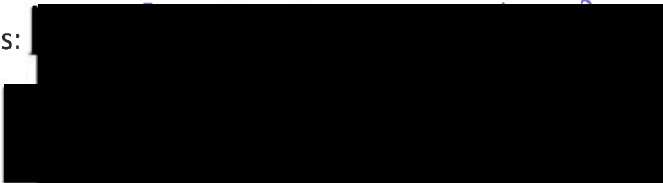
We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: ARVIND DANDYAN

No of People in House: 3

Address:



Signature:

A handwritten signature in blue ink, appearing to read 'Arvind Dandyan'.

Date:

April 14/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: RACHHPAL GREWAL

No of People in House: 04

Address: 

Signature: Rachhpal

Date: April/13/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

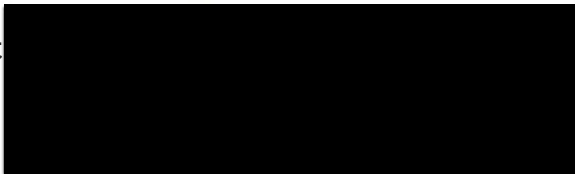
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mandeep Grewal

No of People in House: 04

Address:



Signature:

A handwritten signature in blue ink, appearing to be 'Mandeep Grewal'.

Date:

April/13/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: ONIKAR

No of People in House: 6

Address: 

Signature: 

Date: 04/13/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: JAG DEV SINGH

No of People in House: 5

Address:



Signature: Jagdev Singh

Date: 13 APR 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

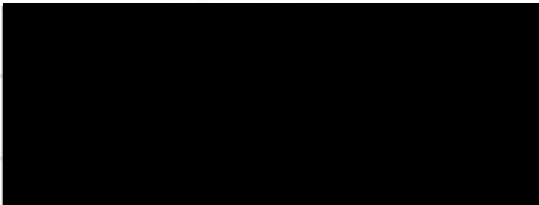
I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Ravi Mehay

No of People in House: 4

Address: 

Signature: 

Date: 13 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: RAMANDEEP

No of People in House: 6

Address: 

Signature: 

Date: 04/13/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001


I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: Gurjant Sekhon

No of People in House: 6

Address: 

Signature: GURJANT SEKHON

Date: 14-Apr-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

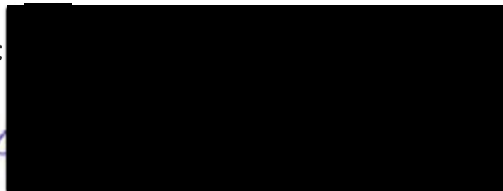
We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: Jalpaben Trivedi

No of People in House: 6

Address:



Signature: JalpaAU

Date: Apr 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

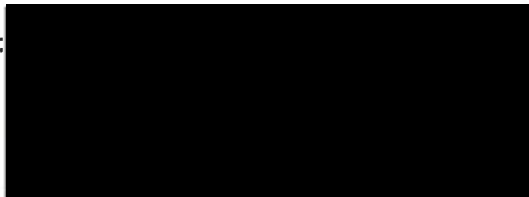
We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: Jigneshkumar Trivedi

No of People in House: 6

Address:



Signature:

A handwritten signature in blue ink.

Date:

Apr 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: Gausan VermaNo of People in House: 5

Address

Signature: Gausan VermaDate: Apr 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

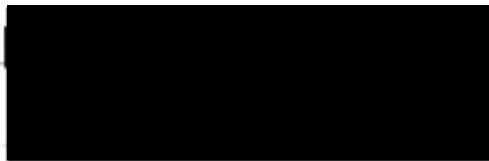
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Solanki Neelaben

No of People in House: 04

Address:



Signature:

Ansolkani

Date:

April 13/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

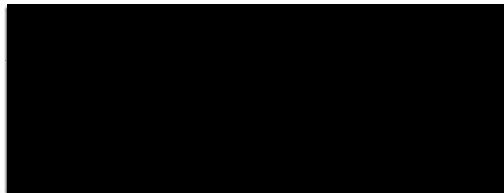
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Sohnki Manishkumar

No of People in House: 04

Address:



Signature:

A handwritten signature in blue ink, appearing to read "S. Manishkumar".

Date:

April/13/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SUKHDEV S. BAINS

No of People in House: 2

Address:



Signature:

S. Bains

Date:

April 15 / 19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

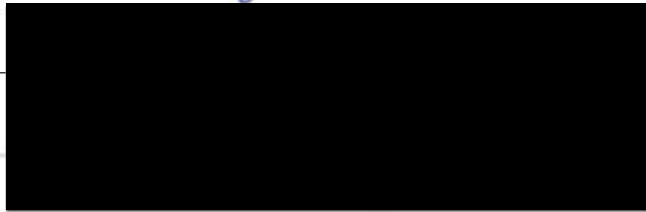
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Hetal Patel

No of People in House: 6

Address: _____



Signature: 

Date: 2018 / 04 / 10

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: HARRY

No of People in House: 6

Address: 

Signature: 

Date: April/10/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

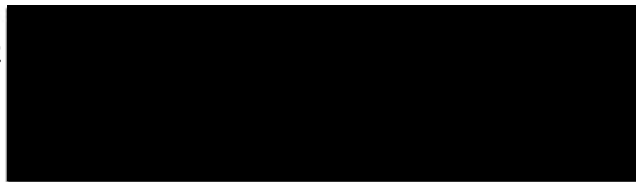
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mandeep Chahal

No of People in House: 7

Address:



Signature:

A handwritten signature in blue ink, appearing to read "M Chahal", written over a horizontal line.

Date:

10 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

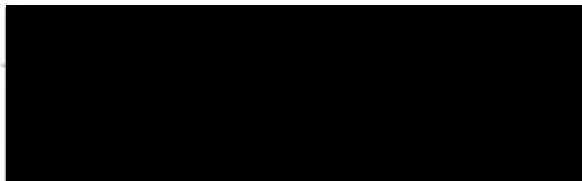
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MANJINDER DEOL

No of People in House: 4

Address:



Signature: 

Date: April 10/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Suzanne Craggsom

No of People in House: 4

Address:



Signature: [Signature]

Date: April 10, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mark Lower

No of People in House: 4

Address: 

Signature: 

Date: 04/10/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

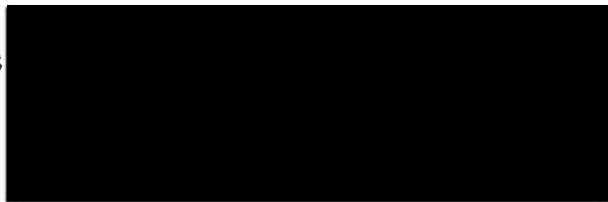
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Hineer Patel

No of People in House: 6

Address



Signature: [Handwritten Signature]

Date: 10 Aug '19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

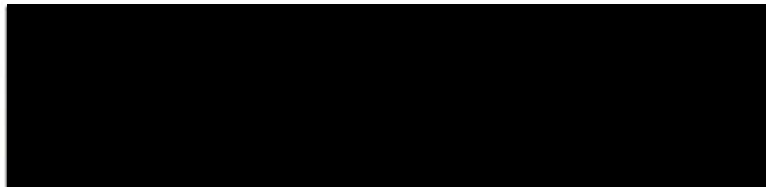
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MICHAEL OTARU

No of People in House: 2

Address:



Signature:

A handwritten signature in blue ink, appearing to read "Michael Otaru".

Date:

10/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: LAKHVIR Gill

No of People in House: 5

Address:



Signature:

Lakhv Gill

Date:

04/10/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

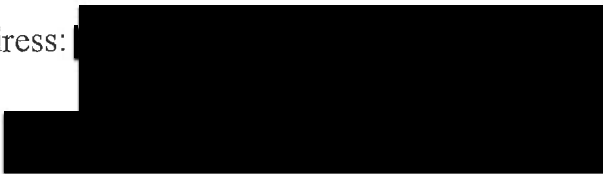
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: JASPREET Gill

No of People in House: 4

Address:



Signature: 

Date: April 10, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: JAGPAL

No of People in House: 7

Address: 

Signature: Jagpal Singh

Date: 10-4-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158: File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

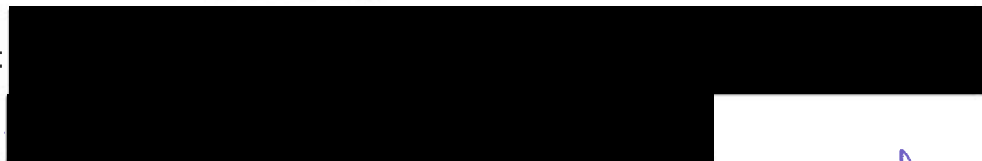
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MANISH PATEL

No of People in House: 05

Address:



Signature:

Ms Patel

Date:

APRIL 12 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ^{Skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Hemang Patel.

No of People in House: 4

Address: 

Signature: 

Date: April 13th 2019.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

Skyview
I am resident of ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

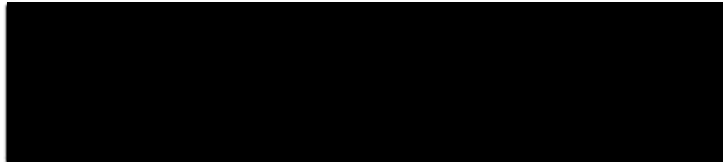
Skyview
We highly OPPOSE this proposal. All resident of ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: ARPAN SHAH

No of People in House: 4

Address:



Signature:

A handwritten signature in black ink, appearing to be 'Arpan Shah', written over a horizontal line.

Date:

04/13/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

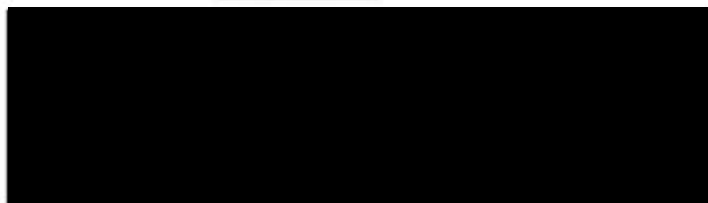
I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: yogesh punbat

No of People in House: 4

Address: 

Signature: 

Date: Apr 13, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ^{Skyview} ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Vijendra Singh Gharia

No of People in House: 3

Address:



Signature:

A handwritten signature in black ink, appearing to read 'Vijendra Singh'.

Date:

04/13/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ^{Skyview} ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: KISHOR SWAMI

No of People in House: 3

Address: 

Signature: 

Date: APR 13/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Carpent

No of People in House: 3

Address:

Signature: [Signature]

Date: Apr 12, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

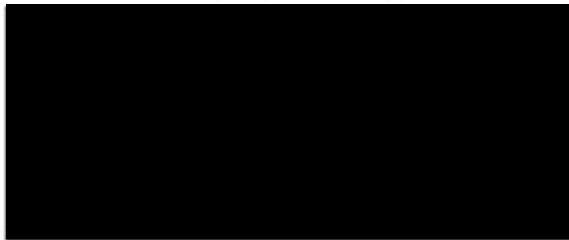
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: AJETUNMOBI AISHA (MRS),

No of People in House: 8

Address



Signature: 

Date: APRIL 13TH 2019.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

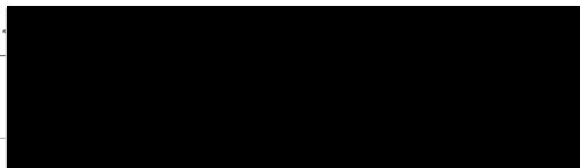
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: HARMINDER SINGH PARMAR

No of People in House: 6

Address:



Signature:

A handwritten signature in black ink, appearing to read "Harminder Parmar".

Date:

APRIL -13-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

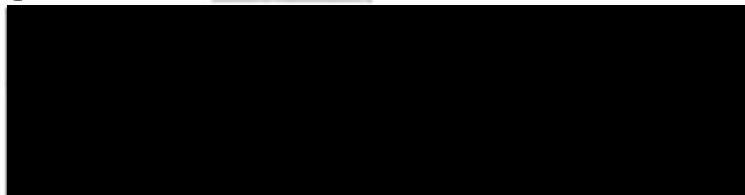
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Shinder Sanghera

No of People in House: 5

Address:



Signature: _____

A handwritten signature in dark ink, appearing to be 'SP' or similar, written over a horizontal line.

Date: _____

13 APR / 19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{SKYVIEW} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

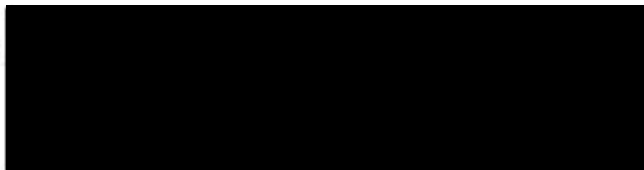
We highly OPPOSE this proposal. All resident of ^{SKYVIEW} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Pulin Patel, Henish Patel

No of People in House: 4

Address:



Signature: [Signature]

Date: 13/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

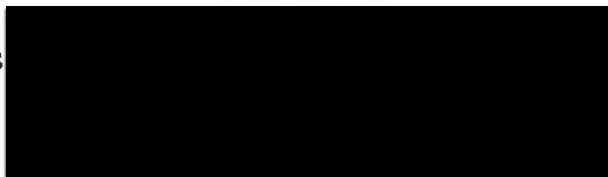
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Krishna Joshi

No of People in House: 4

Address



Signature: K. D Joshi

Date: 2019/04/13

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

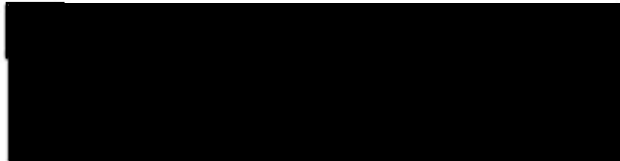
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Devang Joshi ~~XXXXXXXXXX~~ ~~2 Joshi~~

No of People in House: 4

Address:



Signature:

A handwritten signature in blue ink, appearing to be 'Joshi'.

Date:

2019-04-13

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

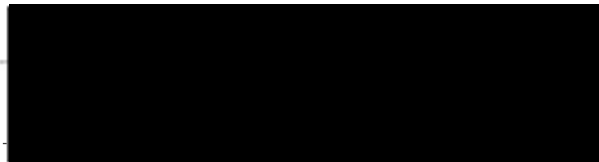
We highly OPPOSE this proposal. All resident of ^{Skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Urvashi Pandya

No of People in House: 4

Address:



Signature: Urvashi Pandya

Date: APRIL 12, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ~~Redstone~~^{Skyview} community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

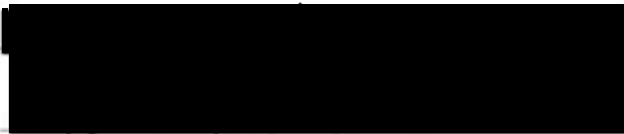
We highly OPPOSE this proposal. All resident of ~~Redstone~~^{Skyview} are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MANISH PANJIA.

No of People in House: 4.

Address:



Signature: _____

A handwritten signature in black ink, appearing to read "M. Panjia", written over a horizontal line.

Date: _____

April 13/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.


We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Ahmad Masood

No of People in House: ~~10~~ 8

Address: 

Signature: 

Date: April 10, 17

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

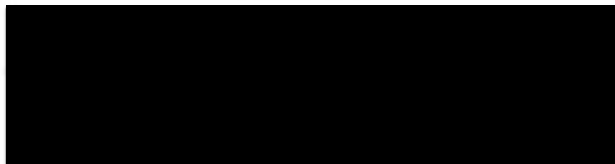
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Priyanka.

No of People in House: 3

Address:



Signature: P.V. Mundeel

Date: April 10th 2014.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: HARPINDER SHARMA

No of People in House: 7

Address:



Signature:

A handwritten signature in blue ink, appearing to be 'H. Sharma', written over a horizontal line.

Date:

10-04-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158: File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

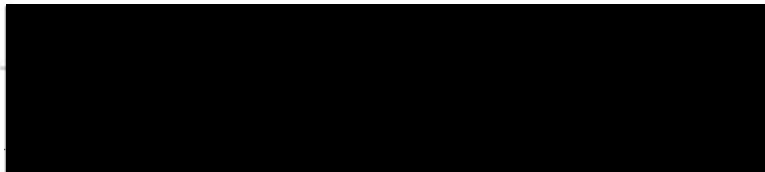
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: NAYANKUMAR PATEL

No of People in House: 4

Address:



Signature:

A handwritten signature in blue ink, appearing to read 'N. Patel'.

Date:

April 16 / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

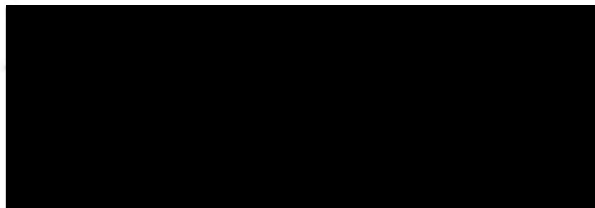
We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: CHETAN PATEL

No of People in House: 2

Address:



Signature: C. Patel

Date: 18th April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

Cornerstone
I am resident of ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

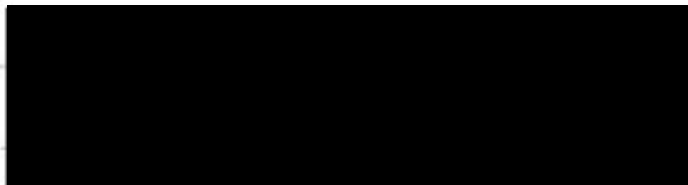
Cornerstone
We highly OPPOSE this proposal. All resident of ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Harjot Singh

No of People in House: 5

Address:



Signature: Harjot Singh.

Date: April 14/2019.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

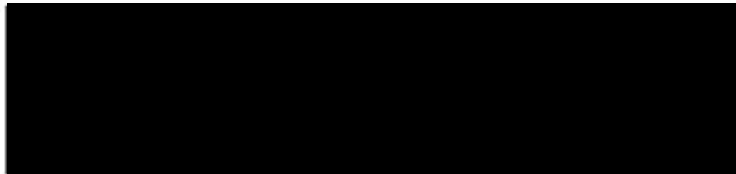
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: DALVIR

No of People in House: 5

Address:



Signature: 

Date: Apr/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

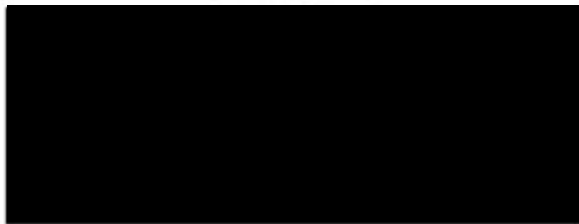
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Vijay Guleshmi Dutta, Satvir Singh

No of People in House: 2

Address:



Signature:

A handwritten signature in black ink, appearing to read "Satvir Singh".

Date:

14 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

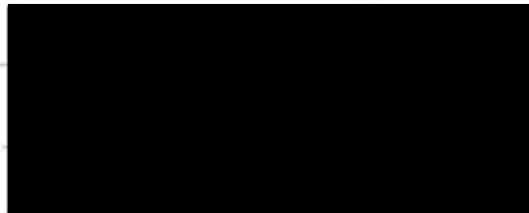
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Satvir Singh

No of People in House: 4

Address:



Signature:

S Singh.

Date:

14 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

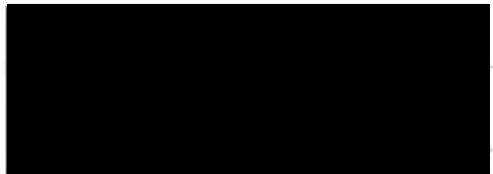
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SUNITA PARMAR

No of People in House: 6

Address:



Signature: Sunita Parmar

Date: APRIL - 13 - 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

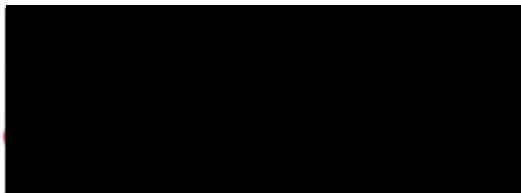
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Satwinder Singh Parmar

No of People in House: 6

Address:



Signature: Sun .

Date: April 13/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

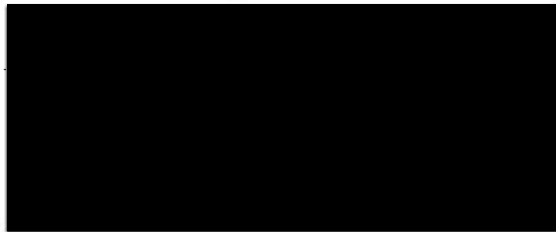
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Kulbir Parmar

No of People in House: 3

Address:



Signature: [Signature]

Date: April 14/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mindy Howter

No of People in House: 4

Address: 

Signature: Mindy Howter

Date: Apr 14/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

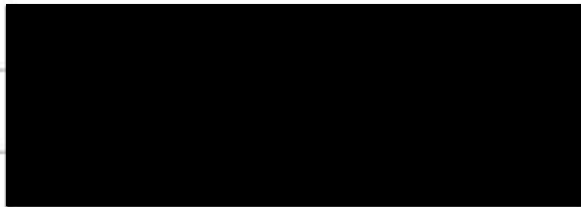
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: PRADEEP VENNETI

No of People in House: 4

Address:



Signature:

A handwritten signature in blue ink, appearing to be 'Pradeep Venneti'.

Date:

04/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

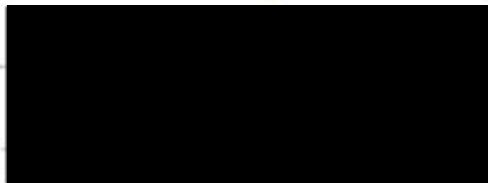
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Eliza Manoharan

No of People in House: 4

Address:



Signature: 

Date: 2019/ Apr / 14

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Merit Singh

No of People in House: 4

Address:



Signature:

B. Dhillon

Date:

04/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

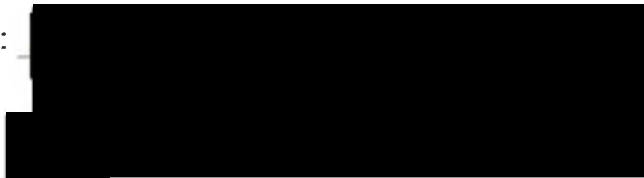
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mahendra Jangir

No of People in House: 4

Address:



Signature:

Mj - P1 ✓

Date:

2019 Apr-14

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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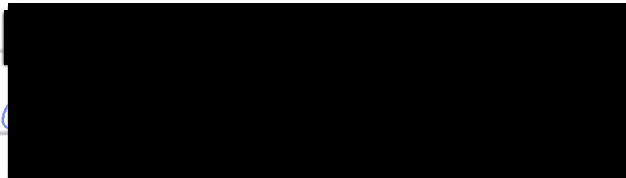
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Sangeeta Jangid

No of People in House: 4

Address:



Signature: Sangeeta Jangid

Date: 2019 APR-14

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

Cornerstone

I am resident of ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

Cornerstone

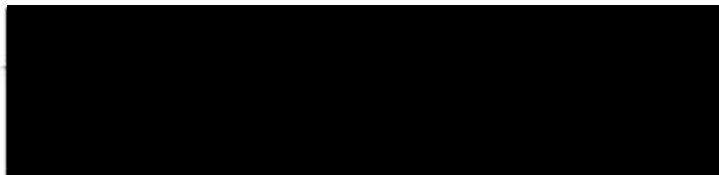
We highly OPPOSE this proposal. All resident of ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Pasmadh Sharma

No of People in House: 4

Address:



Signature: *Pasmadh Sharma*

Date: April, 13, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: AUTONETTE MALHOTNo of People in House: 7Address: Signature: fralintDate: APRIL 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Liz

No of People in House: 2

Address: 

Signature: 

Date: April 14 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: RAUL BATILES

No of People in House: 4

Address: 

Signature: 

Date: April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: RONALD TML

No of People in House: 4

Address 

Signature: 

Date: 04/14/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Vaidah Chohan

No of People in House: 3

Address:



Signature: V. Chohan

Date: 14/4/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Name: KINJAL Patel

No of People in House: 3

Address: 

Signature: K. K. Patel

Date: April 14th 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

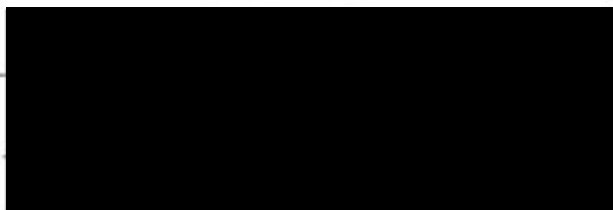
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Deepinder Singh

No of People in House: 5

Address:



Signature: 

Date: APR. 14. 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

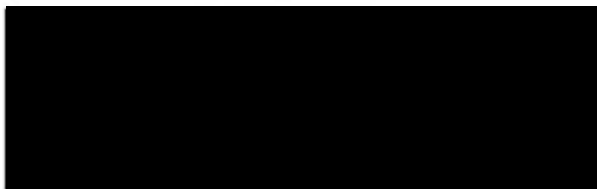
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Racheal Olawuyi

No of People in House: 6

Address:



Signature: _____

A handwritten signature in black ink, appearing to be 'Racheal Olawuyi'.

Date: _____

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

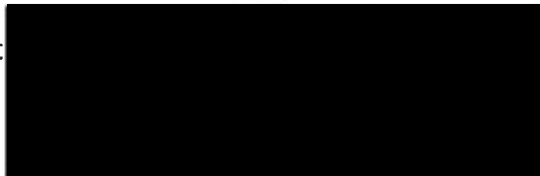
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Abhdeep Singh / Surinderpal Kaur

No of People in House: 2

Address:



Signature: Abhdeep / Surinderpal

Date: 14-Apr-19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: PARAMITSRAHNo of People in House: 7Address: Signature: ParamitsraDate: April 14-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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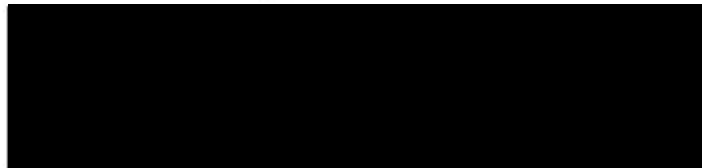
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MUKESH KAURA

No of People in House: 7

Address:



Signature: Mukesh

Date: 14/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

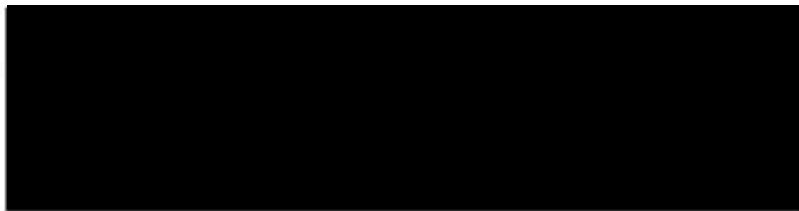
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Amita KundliNo of People in House: 4

Address:



Signature:

Amita Kundli

Date:

15/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

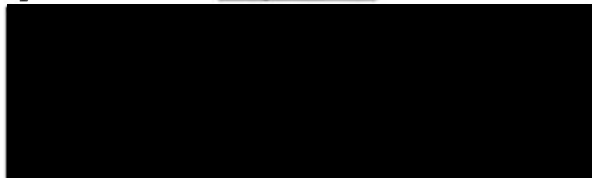
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: PARAMJIT JANDU

No of People in House: 5

Address:



Signature: PL

Date: April 14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

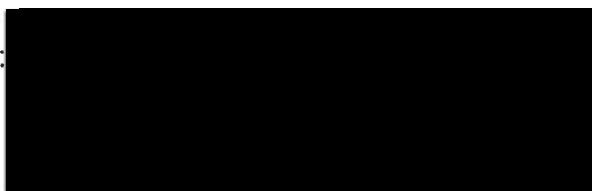

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Parveen GillNo of People in House: 6

Address:

Signature: Date: April 14, 2018

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: Tejinder Sidhu

No of People in House: 5

Address: 

Signature: T.S.

Date: 14 Apr / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: NIRBHAI DHALIWA

No of People in House: 6

Address: 

Signature: Nirbhai

Date: APRIL 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: GURDEEP SAMRA

No of People in House: 3

Address



Signature: Gurdeep Samra

Date: 14 APR, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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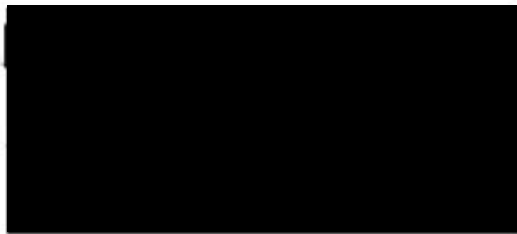
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Damanjeet Chand 19

No of People in House: 5

Address:



Signature:

A handwritten signature in black ink, appearing to be 'Damanjeet Chand', written over a horizontal line.

Date:

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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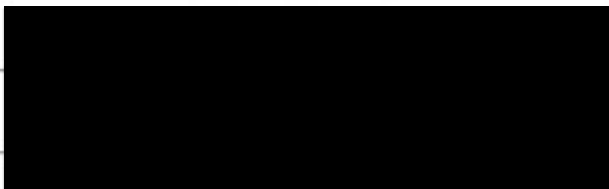
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Sukhdeep Singh

No of People in House: 4

Address:



Signature: [Signature]

Date: 14 April, 2019.

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

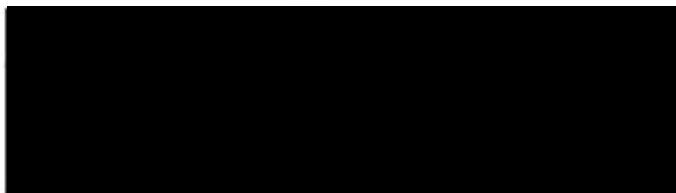
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: JASPREET SINGH

No of People in House: 5

Address:



Signature:

A handwritten signature in ink, appearing to be 'Jaspreet Singh', written over a horizontal line.

Date:

14-4-2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

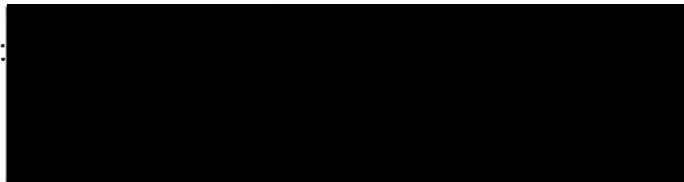

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Dwight S. GredNo of People in House: 6

Address:

Signature: Date: 13 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

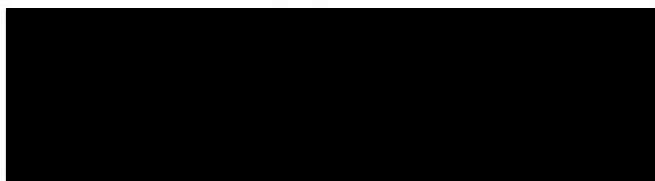
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Name: Binos ABRAHAM / LINDY VARGHESENo of People in House: 3

Address:

Signature: BinosDate: April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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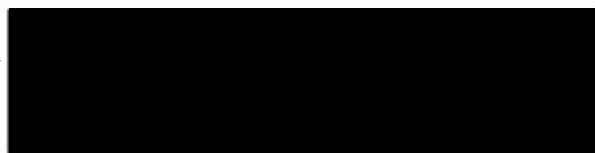
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: RAWBIR SINGH

No of People in House: 2

Address:



Signature: [Signature]

Date: April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

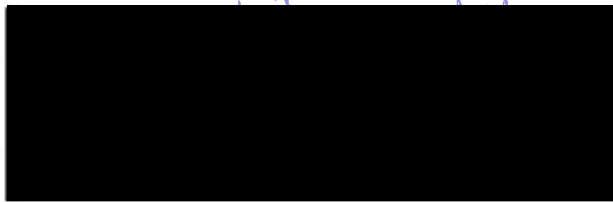
We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: KIRAN MAGGAM

No of People in House: 3

Address:



Signature: [Signature]

Date: 14/12

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

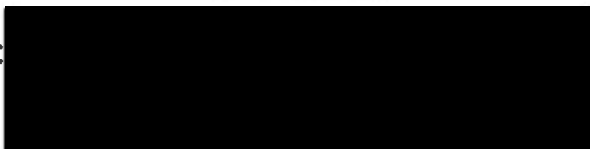
We highly OPPOSE this proposal. All resident of Redstone opposing this proposed change as we have family and kids and play area around.

The Smell of cannabis while cultivation is unstoppable and will spear in the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SHIRINA YASMIN

No of People in House: Six

Address:



Signature:

A handwritten signature in black ink, appearing to be 'Shirina'.

Date: APRIL 12, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

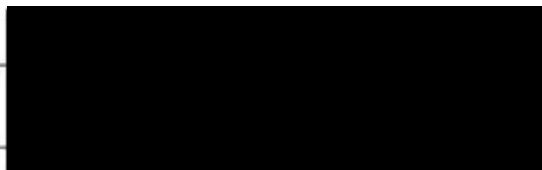
I highly **OPPOSE** this proposal.

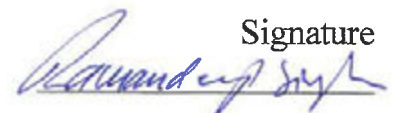
All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : RAMANDEEP SINGH

No. of People in House : 03

Residential Address :



Signature


Date
14 Apr 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

I highly **OPPOSE** this proposal.

All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : RAVNEET SAINI

No. of People in House : 03

Residential Address : 

 Signature

14 Apr 2019 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of Application No. PL20180158; File # 06403001

I am a resident of Redstone community and we will be adversely affecting with this proposed change of using the land for Cannabis Cultivation and Cannabis Facility on legally descriptive land - SE-03-26-29-W04M.

I highly **OPPOSE** this proposal.

All resident of Redstone is opposed to this as we have family and kids and play area around. The smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residential areas.

Name : ARYA DESAI

No. of People in House : 02

Residential Address : 

Arya Desai Signature

April-04-2019 Date

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

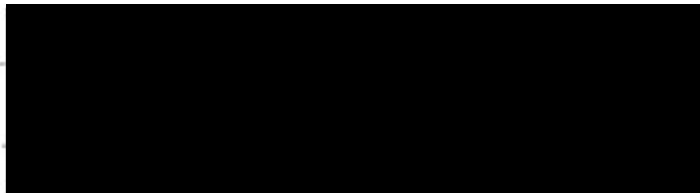
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Azizat Sami

No of People in House: 10

Address:



Signature: *Azizat Sami*

Date: 14/04/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

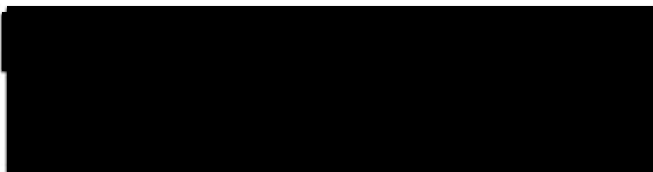
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Geni-A. Ajetunmobi

No of People in House: 10

Address:



Signature:

Ajetunmobi

Date:

2019 04 14

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

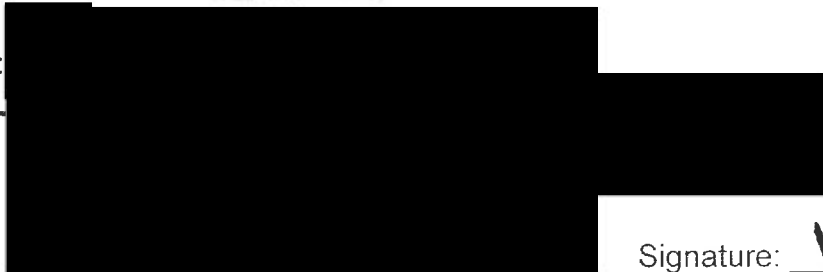
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Kudrat Ajetunmobi

No of People in House: 10

Address:



Signature: Kudrat Ajetunmobi

Date: 13th of April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

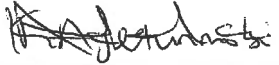
Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Kehinde Ajetunmbi

No of People in House: 10

Address:



Signature: 

Date: Apr 15 / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Ali SyedNo of People in House: 8Address: Signature: Date: April 14/19

403 830 2549
ali.sz89@gmail.com

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

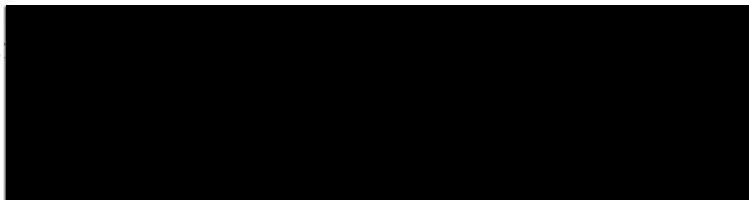
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SUKHVIR GREWAL

No of People in House: 5

Address



Signature:

A handwritten signature in blue ink, appearing to be 'Sukhvir Grewal'.

Date:

15 APRIL 2018

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Rupinder Basi

No of People in House: 6

Address: 

Signature: Rupinder Basi

Date: 14 April, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mandeep Kahlon

No of People in House: 5

Address:



Signature:

Mandeep Kahlon

Date:

April 14 / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SALIM KIHAN

No of People in House: 2

Address:



Signature:

A handwritten signature in blue ink, appearing to read "Salim Kihan".

Date:

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

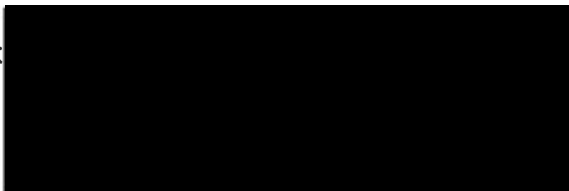
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Gohar Jan

No of People in House: 5

Address:



Signature:

A handwritten signature in blue ink, appearing to read 'Gohar Jan', written over a horizontal line.

Date:

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: IQBAL HUSSAIN

No of People in House: 7

Address:



Signature:

A handwritten signature in blue ink, appearing to be 'Iqbal Hussain', written over a horizontal line.

Date:

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

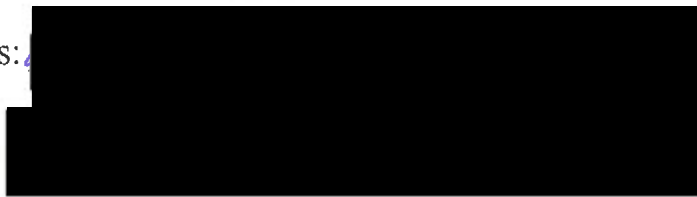
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SALAM MOHAMMAD

No of People in House: 7

Address:



Signature:

A handwritten signature in blue ink.

Date:

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

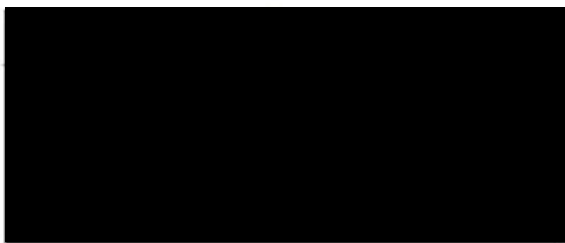
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: HARSHIT SINGH RAJHAWA
RAVINDER SINGH KANU RAJHAWA

No of People in House: 4

Address:



Signature:

A handwritten signature in blue ink, appearing to be 'H. Singh'.

Date:

APR. 14 / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: SATVIR SINGH

No of People in House: 5

Address: 

Signature: 

Date: April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

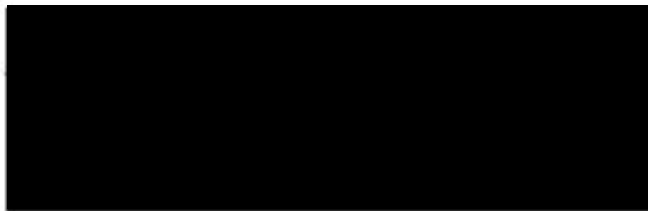
I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Kashmir Singh BhinderNo of People in House: 5

Address:



Signature:

A handwritten signature in blue ink, appearing to read "Kashmir Singh Bhinder".

Date:

04/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

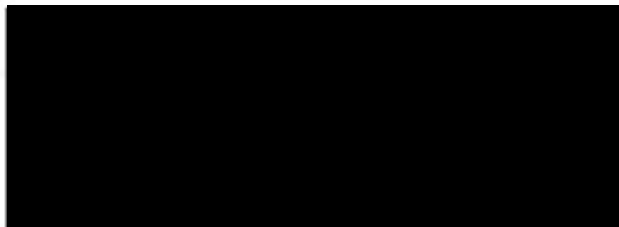
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Naypreet Kaur

No of People in House: 5

Address:



Signature: Naypreet Kaur

Date: 04/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

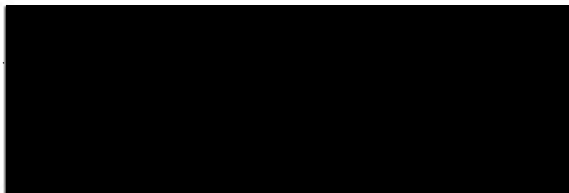
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Nasinder Kaur Bhinder

No of People in House: 5

Address:



Signature: Nasinder Kaur Bhinder

Date: 04/14/2019

C-2

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

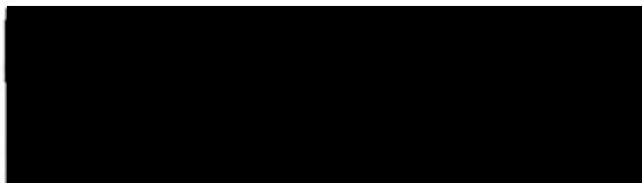
I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Tejpal Singh BhinderNo of People in House: 5

Address:



Signature:

A handwritten signature in black ink, appearing to be 'Tejpal'.

Date:

04/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

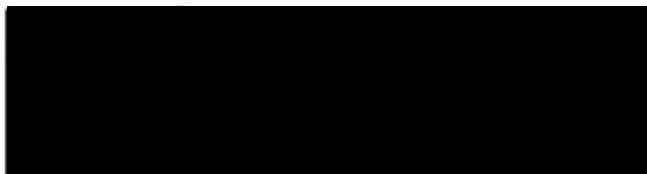
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Ramneekpal Singh Waraich

No of People in House: 5

Address:



Signature:

A handwritten signature in black ink, appearing to be 'R. Singh', written over a horizontal line.

Date:

04/14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

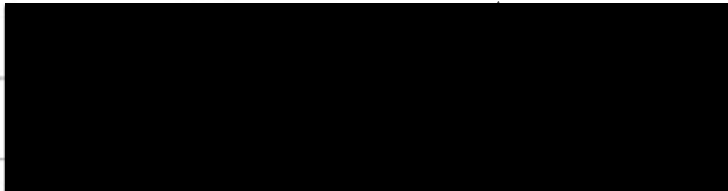
I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly ^{Skyview} OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Sandip DhillonNo of People in House: 4

Address:

Signature: S. DhillonDate: Apr 14, 2018

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.


We highly ^{Skyview} ~~Redstone~~ OPPOSE this proposal. All resident of ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Subhinder Dhillon

No of People in House: 6

Address: 


Signature: 

Date: April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

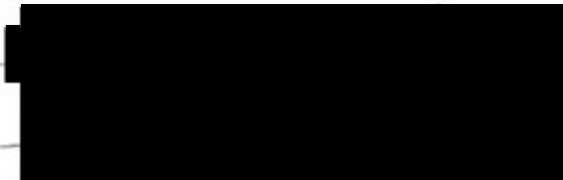
We highly OPPOSE this proposal. All resident of ^{Skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Baljinder Dhillon

No of People in House: 6

Address:



Signature: [Signature]

Date: April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Lovejit Kaur DhilloNo of People in House: 6

Address:

Signature: Lovejit KaurDate: April 15, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Styview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

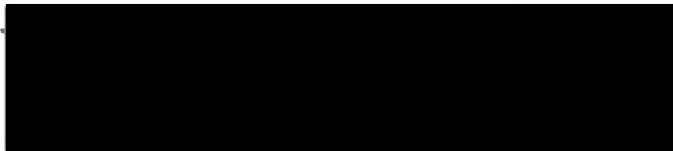
We highly OPPOSE this proposal. All resident of ^{Styview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Gurdip Singh Gille

No of People in House: 2

Address:



Signature:

G.S. Gille

Date:

April 14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

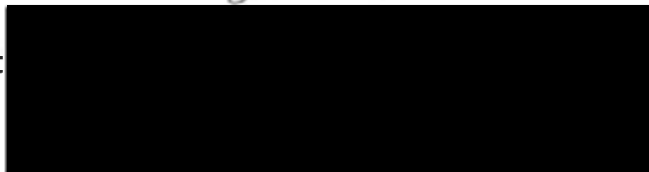
We highly OPPOSE this proposal. All resident of ^{Skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Kamjeet Kaur Gill

No of People in House: 2

Address:



Signature: Kamjeet Kaur Gill

Date: April 14/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

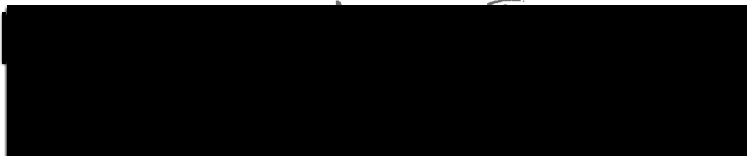
We highly OPPOSE this proposal. All resident of ^{Skyview} ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Balveer Kaur Gill

No of People in House: 5

Address



Signature: Balveer K. Gill

Date: April 14/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skymier} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

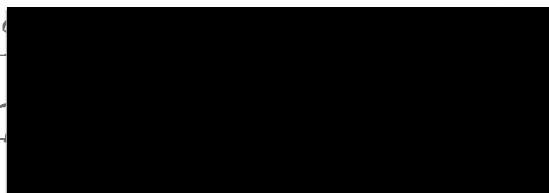
We highly OPPOSE this proposal. All resident of ^{Skymier} ~~Redstone~~ are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Ranjodh Gill

No of People in House: 5

Address:



Signature:

A handwritten signature in black ink.

Date:

April 14 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

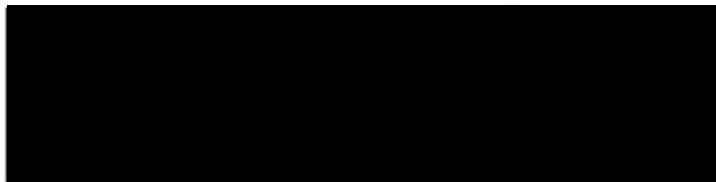
We highly OPPOSE this proposal. All resident of ^{Skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Bhupinder Dhillon

No of People in House: 6

Address:



Signature:

A handwritten signature in black ink, appearing to read "B. Dhillon".

Date:

April 14, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skyview} ~~Redstone~~ community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: MANPREET SINGHNo of People in House: 3Address: [REDACTED]Signature: M. SinghDate: 14 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{Skymview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ^{Skymview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: RUPINDERJEET KAUR

No of People in House: 3

Address: 

Signature: 

Date: 14 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of ^{skyview} Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of ^{skyview} Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: GURBAKSH KAUR

No of People in House: 3

Address: 

Signature: Gurbaksh Kaur

Date: 14 April 2019

[REDACTED]

To: [Jamie Kirychuk](#)
Subject: Re: Cannabis Cultivation and Cannabis Facility - File # 06403001, Application # PL20180158
Date: April-16-19 9:45:48 AM

Good morning Mr. Kirychuk,

I received the letter with the above file # & application # for a proposed Cannabis Cultivation and facility. As I reside close to the area where the above is being consider I do have a few comments with respect to it.

I feel that if the above were to be approved the house values in the vicinity would drop even more as who will like to live in an area close to a cannabis facility. We might also see an increase in crime in that area as even though Cannabis is legal now, I am sure that people will want to see if they steal some of the plants for their own personal use. The Cannabis odor is bad and I wouldn't want my kids or myself to be smelling that all the time. Traffic will increase in the area more than what it now.

I ask that you please keep me informed of what it is decided.

Thank you very much,
Daisy Lopez

To: [REDACTED]
Subject: [Jamie Kirychuk](#)
Date: FILE NUMBER 06403001
April-16-19 11:11:43 AM

Dear Jamie,

File Number. 06403001
Application Number: PL20180158
Division 7

ATTENTION:

The Planning Services Department, Rocky View Country - 262075 Rocky View Point, Rocky View County, AB, T44 0X2

I am writing this email to provide comments regarding the proposed Cannabis Cultivation and Cannabis Facility as specified in the map provided.

Why we respect and understand the relevance of cannabis for medical treatment for those who need it, but as a property owner and resident of this area, we strongly oppose the construction of this facility in this proposed location due to the following reasons.

1. Health reason - the Cultivation and processing of Cannabis in this location may result to poor or unpleasant air inhalation as we have experienced in the past, especially during the summer whereby we experience bad smelling air or odours to the extent we can't even leave our windows open to get ventilation not to talk of hanging out within the garden to experience relaxation with family and we consider this a serious health concern as result of the air irritation, this may likely resulted to vomiting.
2. Safety reason - having this facility in this location we consider it not safe and this maybe attractive to hoodlums and therefore, we are strongly against having the Cannabis facility build in this proposed location.
3. Traffic reason - having this facility in this location may result to heavy traffic in future and which will be hectic for the residents
4. Pollution reason - The cannabis facility may result to heavy noise in the area which is unpleasant for the residents

I hope my reasons make sense to you and below is my contact details and home address. I will be happy to chat further if required.

Thanks

Name: Femi O M Omonkalo

[REDACTED]

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

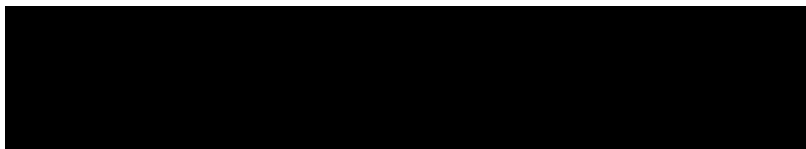
I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly **OPPOSE** this proposal. All resident of Redstone are opposed to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Mohammad Anis

No of People in House: 4



A handwritten signature in black ink, appearing to be 'ABJ' with a large flourish underneath.

Signature: _____

Date: 16th April 2019

To: [Jamie Kirychuk](#)
Subject: FILE# 06403001 APP# PL20180158 DIV# 7 Opposed
Date: April-16-19 1:20:01 PM
Attachments: [FILE# 06403001 APP# PL20180158 DIV# 7 Opposed Cannabis.PDF](#)

Re: FILE# 06403001 APP# PL20180158 DIV# 7 Opposed

Hello Jamie

Although I am not opposed to development in general, I am **very opposed** to development that would negatively impact my quality of life.

From the research I have viewed, opinions that I have asked, in general cannabis cultivation has a very negative impact on the environment surrounding the operation due to the odour (smell) produced.

Redstone is a family orientated community and I would request that we protect our children and families from having to be exposed to this.

Signed opposed letter attached

Thank You

Regards, Gordon Pedersen

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Saranjit Sharma

No of People in House: 6

Signature: Saranjit Sharma

Date: 16 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

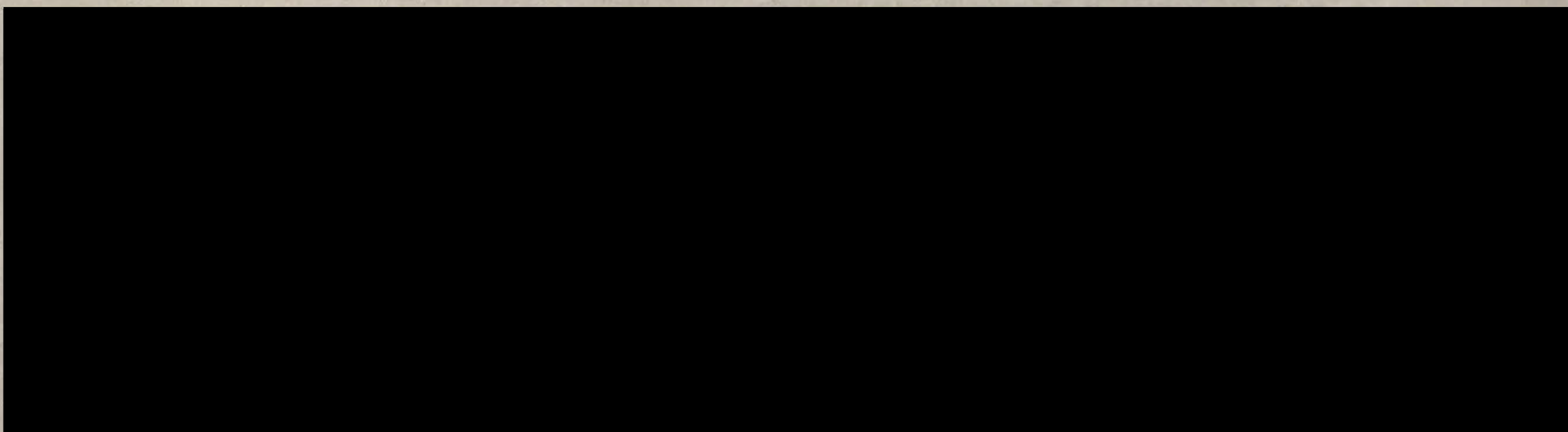
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We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Anita Sharma

No of People in House: 4



Signature: Anita Sharma

Date: 16 April 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

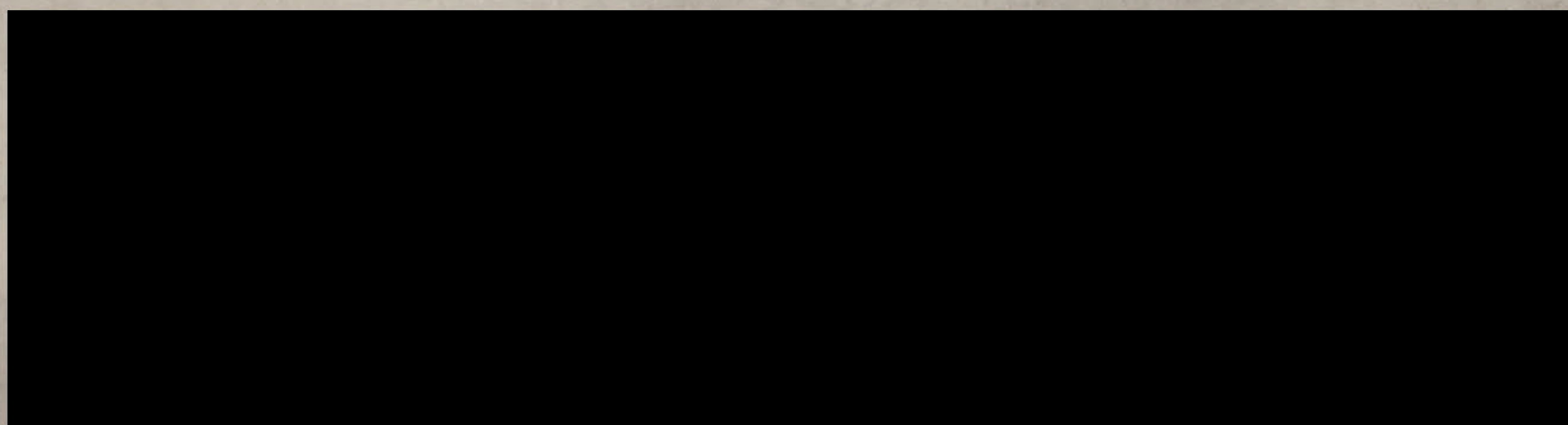
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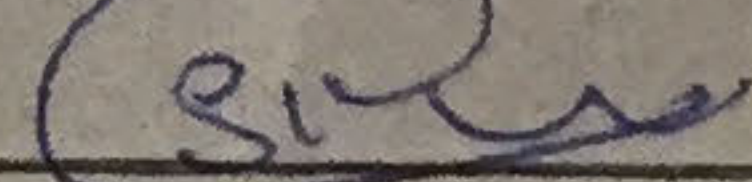
We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Sarbjit Sharma

No of People in House: 4



Signature: 

Date: 16 April 2019

[REDACTED]

To: [Jamie Kirychuk](#)
Subject: Cannabis Facility
Date: April-16-19 9:06:14 PM

I currently reside in Redstone, Calgary. I received your letter regarding the new Cannabis Facility and my concern is that its location is too close to the residential areas of NE Calgary. This will significantly decrease the property values in the near by areas. It is best if this this facility is moved further away from residential areas.

Thank You

File Number:06403001

Mandip Athwal

From: [GURTEJ KAUR ROMANA](#)
To: [PAA_LegislativeServices](#)
Cc: [Jamie Kirychuk](#)
Subject: "Bylaw C-7872-2019"
Date: April-16-19 11:22:13 PM

Hi,

We are all residents of Redstone Community. We strongly OPPOSE this proposal(Cell C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M). It is close to the residential area (as also indicated in the letter sent out to the home owners) plus the odour from the facility is going to adversely affect us.

Thank you.

From:-

Gurpiar Singh Romana

Gurtej Kaur Romana

Sukhdev Kaur Romana

All Residents of [REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Application # PL20180158, File # 06403001
Date: April-04-19 6:11:53 PM

Hi,

I think to use the land near resident city limit for cannabis activity is not good idea so I oppose this application

Thanks & Regards
Meeta Patel

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Bylaw C-7872-2019
Date: April-09-19 7:44:17 PM

Hi Jamie, sending you email with regards to application PL20180158 ; file 06403001 . We are resident of Redstone community and we are being effected with this cell C.

We highly decline this proposing. All resident of Red Sky Way and Red Sky Ave are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Vijay Nandoria

[REDACTED]
Regards,

Regards
Vijay Nandoria
Jay swaminarayan
[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Bylaw C-7872-2019
Date: April-09-19 7:50:23 PM

Hi Jamie, sending you email with regards to application PL20180158 ; file 06403001 . We are resident of Redstone community and we are being effected with this cell C.

We highly decline this proposing. All resident of Red Sky Way and Red Sky Ave are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Priyanka Nandoria
[REDACTED]

Regards,
Priyanka

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: April-10-19 6:09:12 AM

Hi Jamie, sending you email with regards to application PL20180158 ; file 06403001 . We are resident of Redstone community and we are being effecting with this cell C.

We highly decline this proposing. All resident of Redstone are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Name: Manish Solanki
No of People in House = 04

[REDACTED]
Regards,
Manish Solanki
[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Application: PL20180158 File: 06403001
Date: April-10-19 11:27:48 AM

Hi Jamie,

Sending you email with regards to above application. I am a resident of Skyview Ranch Drive and are being effected with the cell C.

We highly decline this proposing. All residents of Red Stone and Skyview Ranch with families and kids oppose this as he smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are opposing the same.

Thanking you for all your cooperation,

With Best Regards,
Kishor Swami

[REDACTED]

[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: file no. 06403001 application no. PL20180158
Date: April-10-19 11:55:55 PM

Dear Mr. Kirychuk,

Taking notice that there is an application of Cannabis Cultivation and Cannabis Facility to be build next to our site, I am strongly objected to this application. Cannabis should be prohibited in the whole country,

NO CANNABIS 111

Thanks & regards.

Yours truly,

HH Pak

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Urban Systems (Mike Coldwell) Pacific East Balzac GP Ltd. (PL201801587)
Date: April-11-19 12:54:37 PM

Planning Services Department
06403001
262075, Rock view Point,
PL201801587
Rocky view County.

File #:

Application#:

Hi, Jamie Kirychuk

I received a Letter from Planning Services Department Rocky view County because I am a House owner in Redstone NE and I work in Cross Iron Mills Mall.

I am a Immigrant Canadian Citizen and really surprised when Canadians talked about Cannabis Sore Opening, I brought with me 4 little minds to Grow here not be a Drug Addict.

Are they not Concerned about their coming Generation mental Health ?

Are they not worried about their Society which side its going ?

No Social Scientist are Born in Canada, who can tell Municipalities about Social/Moral Fall Down ?

Is Cannabis is the Only Profitable Business Left in Canada ?

Canada Immigration is Bringing in the Healthy kids and minds, because is there Shortage of mindpower ?

Are Federal/Provincial Govt. not thinking why Pension Funds/Plans are falling to pay pensions ?
(Because People Joining the Human Capital are Less than the Retirees)

Why Begging on Signals is Started in a Welfare Country ?

Why Large Number of People Living in Messed up Credit ?

Why many People are Earning/Living in Poverty Lines ?

Are Responsible Governments are Diminished Like Dinosaurs ?

This Land of Opportunities has become only LAND, Opportunities are Diminished . Come on Think Wisely and Reject This application of Cannabis Facility for Growing, manufacturing and Selling in This Area.

Farhan Bhatti
Home Owner
[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Date: April-13-19 8:59:37 PM

Hello I got mail
No no no
We are not agree from red stone
Our whole street
More than red stone
Skyview
And other communities
We are not agree for this

We talked about our community members
Will sent u all consent
Super DISAGREE

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Application PL20180158; file 06403001
Date: April-14-19 12:38:03 PM

Hi Jamie, sending you email with regards to application PL20180158 ; file 06403001 . We are resident of Redstone community and we are being effected with this cell C.

We highly decline this proposing. All resident of Red Sky Way and Red Sky Ave are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Regards,
Subani Gurung

[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Notice of public hearing
Date: April-14-19 5:29:51 PM

Hello Jamie good evening I got a email from you about application PL 201801587 and file number 06403001 I strongly disagree about this letter if u have any concern pl contact [REDACTED]

Regards
Kim Parmar
[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Re:
Date: April-15-19 8:24:55 AM

[REDACTED]
All communities members not happy
U should go SE or SW why u choose this location
No no
All people worried
We donot want that
If u choose rocky view
Go Airdrie or innisfal
But not near Stoney or Crossiron

On Mon, Apr 15, 2019 at 8:17 AM <JKirychuk@rockyview.ca> wrote:

You will need to include your name and address please.

Thank you,

JAMIE KIRYCHUK

Municipal Planner | Planning Services

ROCKY VIEW COUNTY

[262075 Rocky View Point | Rocky View County | AB](#) | T4A 0X2

Phone: 403-520-6283

jkirychuk@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

[REDACTED]

██████████
To: [Jamie Kirychuk](#)
Subject: Cannabis Facility
Date: April-07-19 4:31:14 PM

I currently reside in Redstone, Calgary. I received your letter regarding the new Cannabis Facility and my concern is that its location is too close to the residential areas of NE Calgary. This will significantly decrease the property values in the near by areas. It is best if this this facility is moved further away from residential areas.

Thank You

File Number:06403001

Jagdev Athwal

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

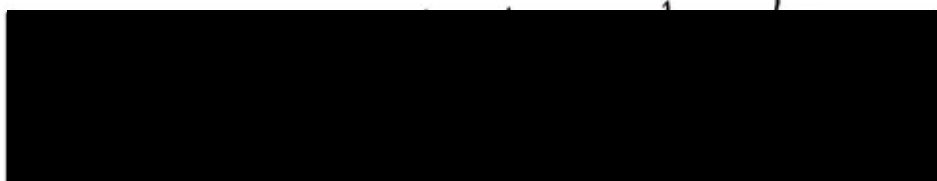
Hi Jamie,


Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Anita VermaNo of People in House: 4Signature: [Signature]Date: 15th April 2019



To: [Jamie Kirychuk](#)
Subject: Application Number: PL20180158 - File Number : 06403001
Date: April-15-19 2:18:56 PM
Attachments: [PL20180158 File 06403001.pdf](#)

Hi Jamie,

I am writing to you in response to the above application for the Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

Please see attached my signed letter opposing this application.

Regards,

Mohamad AbdulRahim , P.Eng.



To: [REDACTED]
Subject: [Jamie Kirychuk](#)
Date: Bylaws C-7872-2019
April-15-19 6:34:53 PM

Hi I am resident of 41 Redstone Manor NE writing you about the letter I received regarding bylaw of land use and we are highly against this change and do not support this .
This will effect the health of kids and families as per the recent studies and it will have bad effect on the value of our properties as well so we do not want this change if title to proceed .
Thank you

Sent from my iPhone

To: [REDACTED]
Subject: [Jamie Kirychuk](#)
Date: Oppose of PL20180158, File no -06403001
April-15-19 6:39:57 PM

Hi I am resident of 41 Redstone Manor NE writing you about the letter I received regarding bylaw of land use and we are highly against this change and do not support this .
This will effect the health of kids and families as per the recent studies and it will have bad effect on the value of our properties as well so we do not want this change if title to proceed .
Thank you
Dr Ishpinder Singh Ranu

[REDACTED]

[REDACTED]

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Re: Cannabis Cultivation and Cannabis Facility - File # 06403001, Application # PL20180158
Date: April-16-19 9:45:48 AM

Good morning Mr. Kirychuk,

I received the letter with the above file # & application # for a proposed Cannabis Cultivation and facility. As I reside close to the area where the above is being consider I do have a few comments with respect to it.

I feel that if the above were to be approved the house values in the vicinity would drop even more as who will like to live in an area close to a cannabis facility. We might also see an increase in crime in that area as even though Cannabis is legal now, I am sure that people will want to see if they steal some of the plants for their own personal use. The Cannabis odor is bad and I wouldn't want my kids or myself to be smelling that all the time. Traffic will increase in the area more than what it now.

I ask that you please keep me informed of what it is decided.

Thank you very much,
Daisy Lopez

■
To: ■
Subject: [Jamie Kirychuk](#)
Date: PL20180158 ; file 06403001
April-08-19 6:05:44 PM

Hi Jamie, sending you email with regards to application PL20180158 ; file 06403001 . We are resident of Redstone community and we are being effected with this cell C.

We highly decline this proposing. All resident of Red Sky Way and Red Sky Ave are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Please contact me at ■ with further details.

Please let me know if you would like details or all resident as we all have got same letter with same reference number and file number at our home address.

Regards,

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Regarding Application PL20180158; File 06403001
Date: April-09-19 11:48:19 AM

Hi Jamie,

I am sending this email with regards to application PL20180158; file 06403001. We are resident of Redstone community and we are being affected with this cell C.

We highly decline this proposing. I oppose to this as we have family and kids and play area around the community, and the smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of the area around. There were similar cases in Ontario available online and they are also opposing the same.

Aadarsh Bohara
[REDACTED]

--

Regards,
Aadarsh B.

To: [REDACTED]
Subject: [Jamie Kirychuk](#)
Date: PL20180158
April-09-19 11:53:43 AM

Hi Jamie,
I am sending you email with regards to application PL20180158 ; file [06403001](#).
We are resident of Skyview community and we are being effected with this cell C.

We highly decline this proposing. All resident of skyview ranch community are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Name and address:

Krunal Rathod
Purvi Rathod
Prisha Rathod
Minaxiben Rathod
Vikram Singh
[REDACTED]

Regards,
Krunal

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: PL20180158 file 06403001
Date: April-09-19 12:18:02 PM

Hi Jamie

I would like to raise the concern about upcoming cannabis production facility near Redstone.

I would strongly oppose this as it has some health concerns related to staying close to this facility and also the smell is pathetic.

Please consider my vote AGAINST IT.

I am available.

Regards
Maulik

[REDACTED]
To: [PAA Legislative Services](#); [Jamie Kirychuk](#)
Subject: Bylaw C-7872-2019 - Oppose - Skyview Resident
Date: April-09-19 12:51:21 PM

Hi Jamie,

Sending an email with regards to application PL20180158 ; file 06403001 . We are resident of Skyview community and we are being affected with this proposal in cell C.

We highly oppose to the proposal. As we have family and kids and play area around, Smell of cannabis while cultivation is unstoppable and will spread up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Name and address:
Harshal Patel

Regards,
Harshal

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: Cannabis cultivation project
Date: April-09-19 3:35:28 PM

Hi Jamie, sending you email with regards to application PL20180158 ; file 06403001 . We are resident of sky view community and we are being effected with this cell C.

We highly decline this proposing. All resident of Skyview are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Name and address:
Bhaven Bhatt
[REDACTED]

Regards Bhaven Bhatt

[REDACTED]
To: [Jamie Kirychuk](#)
Subject: PL20180158 ; file 06403001
Date: April-09-19 4:27:48 PM

Hi Jamie, sending you email with regards to application PL20180158 ; file [06403001](#) . We are resident of Redstone community and we are being effected with this cell C.

We highly decline this proposing. All resident of Red Sky Way and Red Sky Ave are oppose to this as we have family and kids and play area around. Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Please contact me at [REDACTED] with further details.

Please let me know if you would like details or all resident as we all have got same letter with same reference number and file number at our home address.

Regards,
Vaidehi Chokshi

To: [PAA LegislativeServices](#)
Subject: Bylaw C-7872-2019 - A Bylaw of Rocky View county for Land Use Bylaw C-4841-97
Date: April-16-19 8:21:01 PM

Sir/Madam :

This is with regards to File Number :06403001 and Application Number: PL 20180158. And, with this you are asking regarding our

comments on an area structure plan, conceptual scheme, master site development plan or redesignation application. Hence, my word

is this, I do not allow them or I disagree to the site plan of developing a " CANNABIS CULTIVATION and CANNABIS FACILITY" near

our area which is the Redstone area and I knew this is very close to us. May be you can have this, far far away to developing residential

areas. Again, for me is a big NO...NO....NO...NO.

For your information.

Thank you and have a great time.

ANTONIETTA/DANILO LOYAGA

[REDACTED]

[REDACTED]
To: [PAA_LegislativeServices](#)
Subject: Bylaw C-7872-2019 - Oppose - Skyview Resident
Date: April-15-19 10:04:09 PM

Hi Jamie,

Sending an email with regards to application PL20180158 ; file 06403001 . We are resident of Skyview community and we are being affected with this proposal in cell C.

We highly oppose to the proposal. As we have family and kids and play area around, Smell of cannabis while cultivation is unstoppable and will spread up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Name and address:
Hetal Patel

[REDACTED]

Regards,
Hetal

To: [PAA_LegislativeServices](#)
Subject: Application # PL20180158(6403001). BYLAW C-7872-2019
Date: April-15-19 8:39:35 PM

Hello,

I do not support Cannabis.

Thanks
Amandeep Khaira

[REDACTED]
To: [PAA_LegislativeServices](#)
Subject: Application # PL20180158(6403001). BYLAW C-7872-2019
Date: April-15-19 8:39:26 PM

Hello,

I do not support to Cannabis.

Thanks
Rajinder Sidhu

--

Rajinder Sidhu [REDACTED]

[REDACTED]
To: [PAA_LegislativeServices](#)
Subject: Application #: PL20180158(06403001), Byla -7872-2019n in Oppose
Date: April-15-19 5:49:21 PM

The Municipal Clerk

[REDACTED]
Dear Sir/Madam,

I am providing herewith a written submission to **OPPOSE** the above stated application/Bylaw to amend the land use in the area because it negatively affect my interest in property.

Thank you.

Lukman Ajijolaiya.

[REDACTED]
To: [PAA_LegislativeServices](#)
Cc: [Jamie Kirychuk](#)
Subject: "Bylaw C-7872-2019"
Date: April-16-19 11:22:13 PM

Hi,

We are all residents of Redstone Community. We strongly OPPOSE this proposal(Cell C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M). It is close to the residential area (as also indicated in the letter sent out to the home owners) plus the odour from the facility is going to adversely affect us.

Thank you.

From:-

Gurpiar Singh Romana

Gurtej Kaur Romana

Sukhdev Kaur Romana

All Residents of [REDACTED]

[REDACTED]
To: [PAA LegislativeServices](#); [Jamie Kirychuk](#)
Subject: Bylaw C-7872-2019 - Oppose - Skyview Resident
Date: April-09-19 12:51:21 PM

Hi Jamie,


Sending an email with regards to application PL20180158 ; file 06403001 . We are resident of Skyview community and we are being affected with this proposal in cell C.

We highly oppose to the proposal. As we have family and kids and play area around, Smell of cannabis while cultivation is unstoppable and will spread up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing same.

Name and address:

[REDACTED]

Regards,
Harshal


To: [PAA_LegislativeServices](#)
Subject: Bylaw C-7872-2019
Date: April-04-19 6:01:09 PM

Hi,

I think to use the land near resident city limit for cannabis activity is not good idea so I oppose this application

Thanks & Regards

Meeta Patel

[REDACTED]

To: [PAA_LegislativeServices](#)
Subject: Bylaw C-7872-2019
Date: April-04-19 5:57:57 PM

Hi,

I oppose this above application for using the land for cannabis activity.

Thanks & Regards

Ketan Patel

To: [PAA_LegislativeServices](#)
Subject: Bylaw C-7872-2019
Date: April-01-19 10:42:25 AM
Attachments: [image001.png](#)
[Commercial.pdf](#)

Hi,

Further to your above file, Canadian Pacific Railway is opposed to commercial development adjacent to our right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of the public could be adversely affected by railway activities.

Should this application adjacent to railway right of way receive approval, Canadian Pacific Railway recommends that guidelines are followed as it relates to development adjacent to the CPR, as per the attached.

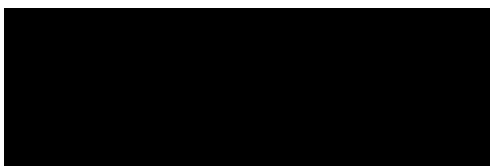
We would appreciate being circulated on all future correspondence related to the proposed development.

Thank you
cplogo



Cyrus Njung

Real Estate Technician



----- IMPORTANT NOTICE - AVIS IMPORTANT -----
 ----- Computer viruses can be transmitted via email. Recipient should check this email and any attachments for the presence of viruses. Sender and sender company accept no liability for any damage caused by any virus transmitted by this email. This email transmission and any accompanying attachments contain confidential information intended only for the use of the individual or entity named above. Any dissemination, distribution, copying or action taken in reliance on the contents of this email by anyone other than the intended recipient is strictly prohibited. If you have received this email in error please immediately delete it and notify sender at the above email address. Le courrier electronique peut etre porteur de virus informatiques. Le destinataire doit donc passer le present courriel et les pieces qui y sont jointes au detecteur de virus. L' expediteur et son employeur declinent toute responsabilite pour les dommages causes par un virus contenu dans le courriel. Le present message et les pieces qui y sont jointes contiennent des renseignements confidentiels destines uniquement a la personne ou a l' organisme nomme ci-dessus. Toute diffusion, distribution, reproduction ou utilisation comme reference du contenu

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country AB, T4A 0X2

Hi Jamie,

SUBJECT: OPPOSE of PL20180158; File # 06403001

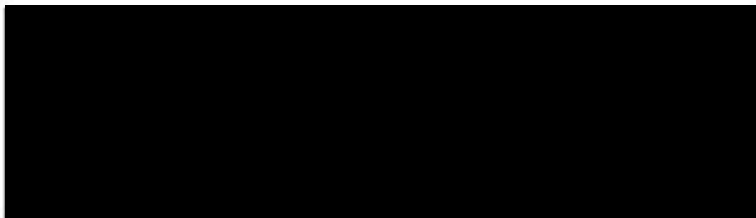
I am resident of Redstone community and we will be adversely affect with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29- W04M.

We highly **OPPOSE** this proposal. All resident of Redstone oppose this proposed change as we have families and kids in the area around.

The smell of cannabis while cultivation is unstoppable and will spread in and around the area. There were similar cases in Ontario available online and the citizens there are also opposing the Cannabis Cultivation and Cannabis Facility near residential areas.

Name: Kamal Giri

No of People in House: 3



Signature: 

Date: April 16 / 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

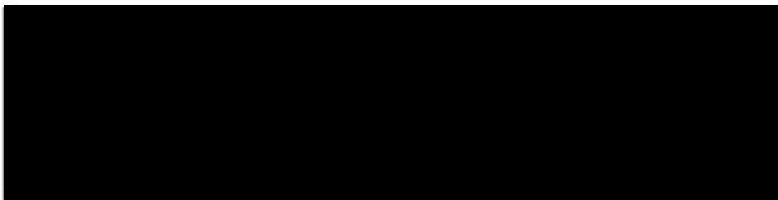
Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: ABRAHAM INo of People in House: 5Signature: Date: 2019-04-15

To: Jamie Kitychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of P1.20180158; File # 06403001

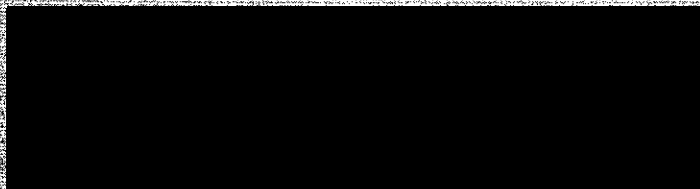
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: GURVIR KAUR

No of People in House: 3



Signature: Gurvir Kaur

Date: Apr 16, 2019

To: Jamie Korychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Savinder Gill

No of People in House: _____



Signature: [Signature]

Date: April 16/19

To,

Jamie Korychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name:

SORE JURET

No. of People in House:

6

Signature:

S.K.D.

Date

16 Apr 1, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

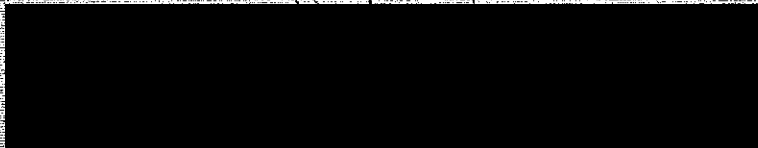
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Name: TEJINDER SIDHUNo of People in House: 5Signature: T. S.Date: April 16

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

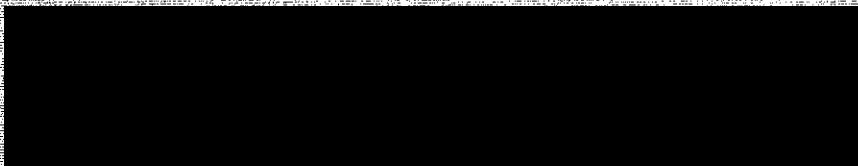
Hi Jamie,

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Name: Rajinder Kaur SidhNo of People in House: 5Signature: [Signature]Date: 16/04/19

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: Bibi KhanNo of People in House: 3Signature: HumairDate: April 14/2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: Ali KaeDraNo of People in House: 10Address: Signature: Date: 2019-16-04

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: Loreleen KaurNo of People in House: 6Address: Signature: Date: 16 April, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

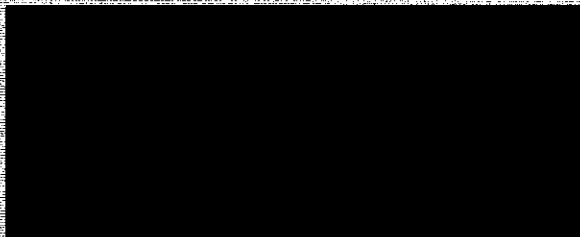
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Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: ALBINA AGNONo of People in House: 4

Address:

Signature: [Signature]Date: April 16, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

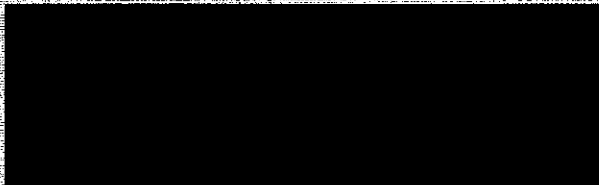
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Name: Davinder DhillonNo of People in House: 4

Address:

Signature: Davinder DhillonDate: April, 16, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: No of People in House: 4Address: Signature: 

Date: _____

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

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Subject: OPPOSE of PL20180158; File # 06403001

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Name: Wendy SharnockNo of People in House: 4Address: Signature: Sharnock

Date: _____

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: SANTOSHVA THNo of People in House: 7Address: Signature: SantaDate: 16th April, 2017

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: JOE CHERIANNo of People in House: 3Address: Signature: Date: 16th April, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

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Name: SANTOSH KUMARNo of People in House: 4Address: Signature: Date: 16th April, 2019

To,

Jamie Kirychuk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PL20180158; File # 06403001

I am resident of Redstone community and we will be adversely affecting with this proposed change of using land for C: Cannabis Cultivation and Cannabis Facility on SE-03-26-29-W04M.

We highly OPPOSE this proposal. All resident of Redstone are oppose to this as we have family and kids and play area around.

Smell of cannabis while cultivation is unstoppable and will spear up to 2 miles of area around. There were similar cases in Ontario available online and they are also opposing Cannabis Cultivation and Cannabis Facility near residencia areas.

Name: JINU JACOBNo of People in House: 5Address: Signature: 

Date: _____

To:
Jamie Karyelluk
Municipal Planner
Rocky View Country
262075 Rocky View Point
Rocky View Country
AB, T4A 0X2

Hi Jamie,

Subject: OPPOSE of PI 20180158; File # 06403001

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Name: JOSI PAUL

No of People in House: 4

Address:



Signature:

A handwritten signature in black ink, appearing to read "Josi Paul".

Date:

April 16 / 2019

PLANNING & DEVELOPMENT

TO: Council
DATE: April 30, 2019 **DIVISION:** 5
TIME: Afternoon Appointment
FILE: 03332014 & 03332017 **APPLICATION:** PL20180095
SUBJECT: Redesignation Item – Residential Two District to Industrial – Industrial Activity District

¹POLICY DIRECTION:

The proposal was evaluated against policies found in the Janet Area Structure Plan (JASP), the County Plan, and the Rocky View County/City of Calgary Intermunicipal Development Plan, and was found to be non-compliant:

- The application was not preceded by an approved local plan as required by Sections 8.1 and 10.5 of the Janet Area Structure Plan.
- As a result of not complying with the Area Structure Plan, the proposed application does not conform with Section 14.8 of the County Plan or Section 8.1.2 of the Rocky View County/City of Calgary IDP. Both of these sections require compliance with an adopted Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate two properties from Residential Two District to Industrial – Industrial Activity District in order to facilitate a future subdivision, and to allow for the development of a cannabis facility and other industrial uses.

The subject lands fall within the Residential Transition area of the JASP. Both parcels are developed with dwellings and multiple accessory buildings. Access to the southern site (Lot 1) is provided via a paved approach off of Range Road 284. Access to the northern parcel (Lot 2) is provided via a paved approach and panhandle off of Range Road 284.

Numerous policies in the JASP state that a local plan (either a conceptual scheme or a master site development plan) must be prepared in order to consider industrial redesignation proposals within the Residential Transition area. Currently, there is no approved local plan. At the time of application, the applicant and land owners were informed that in order to redesignate the subject lands, a prepared local plan would have to be applied for ahead of redesignation, or the applications could be applied for concurrently; however, the owners have chosen to pursue only the redesignation application without the benefit of any planning rationale.

Redesignating this unique quarter section parcel-by-parcel would result in disjointed land blocks, with no clear plan for how the area would ultimately tie into the rest of the ASP area, particularly to the lands to the west where the majority of properties are already planned for within eight approved conceptual schemes.

Therefore, while the proposed redesignation is consistent with future policy, Administration has determined that the timing of the application is found to be premature, and is evidently contrary to statutory policy.

¹ **Administration Resources**

Lindsey Ganczar & Gurbir Nijjar, Planning & Development



DATE APPLICATION RECEIVED:

August 10, 2018

PROPOSAL:

To redesignate two properties from Residential Two District to Industrial – Industrial Activity District to allow for the development of a cannabis facility and other industrial uses.

LEGAL DESCRIPTION:

Block 3, Plan 7410673 within SE-32-23-28-W04M

Lot 3, Block 2, Plan 9210992 within SE-32-23-28-W04M

GENERAL LOCATION:

Located approximately 2.0 km (1.2 miles) north of Glenmore Trail (Highway 560) on the west side of Range Road 284.

APPLICANT:

Andre Chabot (ARJ Consulting)

OWNERS:

Jaroc Holdings Ltd., Rocco Terrigno

EXISTING LAND USE DESIGNATION:

Residential Two District

PROPOSED LAND USE DESIGNATION:

Industrial – Industrial Activity District

GROSS AREA:

Lot 1= ± 8.13 hectares (20.08 acres)

Lot 2= ± 2.05 hectares (5.07 acres)

Total= ± 10.18 hectares (± 25.16 acres)

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

Class 1 – No significant limitation.

Class 5, N – Very severe limitations due to high salinity.

Class 5, W - Very severe limitations due to excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 241 adjacent landowners. Staff has received two letters in support and seven letters in opposition (Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

1992 Plan 9210992 was registered on May 27, 1977 when Lot 1, 2, and 3 (subject parcel to north) were created within Block 2.

1974 Plan 7410673 was registered on August 8, 1974 when Blocks 1, 2, and 3 (subject parcel to south) were created.

BACKGROUND:

The subject lands are centrally located within the Janet ASP area, approximately 2.0 kilometres (1.2 miles) north of Glenmore Trail on the west side of Range Road 284. This is an area of the County that features a variety of uses, but primarily consists of industrial uses located in the western portion of the plan area, and large agricultural parcels in the eastern portion.

Both parcels are developed with dwellings and a number of accessory buildings. Access to the southern site (Lot 1) is provided via a paved approach off of Range Road 284. Access to the northern parcel (Lot 2) is provided via a paved approach and panhandle off of Range Road 284. The approaches are in good condition and no upgrades are required.



The topography is generally flat and does not pose significant concerns with regard to developability. There are several wetlands within the vicinity of the proposal, including one on each of the subject properties. The applicant provided a Desktop Environmental Assessment with their application which includes a summary of the potential environmental concerns associated with the proposed development based on published information. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources and wetlands and concludes that further field study is needed to verify the findings of the assessment.

The applicant also provided a storm water management report which provided the storm water management concept for the proposed development. The concept consists of the use of a centralized evaporation pond to service the development aligning with the requirements of the Janet Master Drainage Plan

Impacts to the road network were not able to be assessed as a Transportation Impact Assessment was not provided.

POLICY ANALYSIS:

The application was evaluated in accordance with the policies of the *Janet Area Structure Plan* (JASP) and the *County Plan*, in addition to two applicable regional plans, the *Rocky View County / City of Calgary Intermunicipal Development Plan* (IDP) and the *Interim Growth Plan* (IGP).

Janet Area Structure Plan

The subject parcels fall within the *Residential Transition* area (as shown on Map 5 of the ASP) referring to residential parcels that are near or adjacent to future industrial development areas. As such, the policies of Section 8.1 apply, and protect the residential status of these lands until:

- A transition to industrial use is deemed appropriate;
- A local plan has been prepared, *and*
- Proposals for new uses address the policies of the ASP.

At this time, the transition to industrial land use is appropriate; however, a local plan has not been prepared for these lands or for any lands within the transition area.

Further, Section 10 of the ASP lists the regulations for industrial development in the plan area. This section also states that a local plan *shall be required* to support industrial development, and lists specific criteria to be included in the plan. Section 10.5 states:

"A local plan shall be required to support applications for industrial development (see Policy 26.1). The local plan shall:

- a. ensure that the type of uses for the industrial area are consistent with those identified in policies 10.3 and 10.4;*
- b. where necessary, provide a strategy to mitigate offsite impacts;*
- c. address the policies of this Plan regarding the Business-Residential Interface and Agricultural Interface, where required;*
- d. address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines; and*
- e. provide for high quality development through landscaping, lot, and building design."*

Section 26.1 (Implementation and Monitoring) of the ASP states:

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



All policies within the ASP declare that a local plan be prepared ahead of industrial redesignation. The purpose for requiring a local plan is to provide detailed planning and design of the entire transition area (one quarter section), to ensure the land use pattern is an extension of the established lands, and supports approved policies that apply to the lands west of the transition area.

County Plan

Section 14 of the County Plan provides policies for business development. While the application is generally consistent with those regulations, section 14.8 states that new commercial and industrial development shall be directed to existing, identified regional business centres and development shall comply with existing area structure plans. The subject land does fall within the boundary of the Janet regional business centre, however the application does not comply with the ASP requirement that a local plan shall be prepared ahead of development the listed *Residential Transition* lands.

Intermunicipal Development Plan

The subject parcels are located within the policy area of the *Rocky View County / City of Calgary Intermunicipal Development Plan* (IDP). One of the goals of the IDP is “to provide more certainty for planning and development decisions within a broad policy framework.” The subject lands are located within an area identified as Rocky View County Growth Corridor on Map 4 of the IDP.

Generally, the IDP supports this application. Policy 8.1.2 requires that development within growth corridors proceed in accordance with “other Rocky View County statutory and local area plans.” This indicates that industrial development in this area would be supported by the IDP as long as it proceeds in accordance with the County Plan and other statutory policy, such as the Janet ASP. This application would comply with the policies of the Janet ASP if it were preceded by an approved local plan.

Interim Growth Plan

The IGP provides guidance on land-use, population and employment growth, and infrastructure planning related to matters of regional significance on an interim basis in the Calgary Metropolitan Region until such time as the *Growth Plan* is adopted by 2021. Within the IGP, the subject lands are considered Employment Area, meaning lands that predominately provide for multi-lot employment development that may include but is not limited to: industrial, institutional, office, commercial, and retail uses.

The IGP also includes an implementation plan which is expected to be executed by municipalities through their future statutory plans and amendments to their existing statutory plans. ASPs are important sub-level statutory planning tools for implementing the principles, objectives, and policies of the IGP.

This application was evaluated against the plan; however, the proposal does not appear to be regionally significant, and the scope of the proposal is not considered in the plan policies.

CONCLUSION:

The purpose of this application is to redesignate lands found within the Residential Transition area of the Janet Area Structure Plan from Residential Two District to Industrial – Industrial Activity District. The proposal was evaluated against several statutory documents, and it is clear that a local plan is required to be approved before the redesignation can be considered. The application did not include a planning rationale statement for bypassing the stated process, and did not justify the need to redesignate without a comprehensive plan in place. Additionally, the proposed redesignation could lead to disjointed blocks of land within the quarter section that have not been cohesive planned and designed.



OPTIONS:

- Option # 1: Motion #1 THAT Council sets aside Sections 8.1 and 10.5 of the Janet Area Structure Plan.
- Motion #2 THAT Bylaw C-7866-2019 be given first reading.
- Motion #3 THAT Bylaw C-7866-2019 be given second reading.
- Motion #4 THAT Bylaw C-7866-2019 be considered for third reading.
- Motion #5 THAT Bylaw C-7866-2019 be given third and final reading.
- Option #2: THAT application PL20180095 be refused.
- Option #3: THAT Council provide Administration with further direction.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

A/Executive Director
Community and Development Services

Chief Administrative Officer

LG/llt

APPENDICES:

- APPENDIX 'A': Application Referrals
- APPENDIX 'B': Bylaw C-7866-2019 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	No comments received.
Alberta Transportation	Circulation not required for this application.
Alberta Sustainable Development (Public Lands)	Circulation not required for this application.
Alberta Infrastructure	Circulation not required for this application.
Alberta Energy Regulator	No comments received.
Alberta Health Services	No objections.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No concerns.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	<ul style="list-style-type: none"> The subject site is located within the Residential Transition Area of the Janet Area Structure Plan (ASP). We request further information on how this application addresses policies 8.1 and 8.2.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • In order to better understand potential off-site impacts of the proposal, The City of Calgary Transportation Planning Department requests a copy of the Transportation Impact Assessment as required by policy 21.13 of the Janet ASP. • Watershed Management and Utilities/Service policies apply to this area and should be considered in the planning process. The Watershed Management section of the IDP specifically requires that the most up-to-date Watershed Management Plans be used as guidance documents and decision-making tools for activities occurring within watersheds. • The subject lands are also located within the Bow River Basin. There are two watershed management plans that apply to the development area (can be found at www.brbc.ab.ca): <ol style="list-style-type: none"> 1. <i>The Bow Basin Watershed Management Plan, Phase 1: Water Quality</i>: this plan contains water quality objectives and recommends actions to be taken to maintain or improve surface water quality within the basin. 2. <i>The Bow Basin Watershed Management Plan 2012</i>: this plan has recently been completed and provides watershed recommendations on land use and water resources.
<p><i>Rocky View County</i> <i>Boards and Committees</i></p>	
Chestermere-Conrich Recreation Board	No objection.
<p><i>Internal Departments</i></p>	
Legal and Land Administration	The Municipal Lands Office has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No comment at this time.
GIS Services	No comments received.
Building Services	No comments received.
Municipal Enforcement	No comments at redesignation stage.
Fire Services	No comments at this time. It should be noted that the applicant may need to provide a secondary access due to the future number of sites.
<p><i>NOTE: Proposal is for the development of a single lot; not a multi-lot development. Access requirements shall be addressed at the DP stage</i></p>	

AGENCY	COMMENTS
Planning & Development: Engineering	<p data-bbox="618 275 740 306">General:</p> <ul data-bbox="618 327 1433 426" style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="618 447 813 478">Geotechnical:</p> <ul data-bbox="618 499 1455 625" style="list-style-type: none"> • Engineering does not have any concerns at this time. The applicant will be required to submit a geotechnical evaluation at time of DP in accordance with the County Servicing Standards <p data-bbox="618 646 837 678">Transportation:</p> <ul data-bbox="618 699 1466 1136" style="list-style-type: none"> • At this time, Engineering recommends the applicant provide a Traffic Impact Assessment, prepared by a qualified professional, providing the impacts of the proposed development on the local road network. • As a condition of future subdivision or DP, the applicant is required to dedicate 8m along the entire east boundary of the subject site for future road widening in accordance with the requirements of the SE Industrial Growth Study. Five (5) meters shall be dedicated by Plan of Survey with the remaining three (3) meters to be dedicated by caveat. • As a condition of future or DP, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of DP approval. <p data-bbox="618 1157 927 1188">Sanitary/Waste Water:</p> <ul data-bbox="618 1209 1438 1308" style="list-style-type: none"> • The applicant has proposed to utilize sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP. Engineering has no further concerns. <p data-bbox="618 1329 1052 1360">Water Supply And Waterworks:</p> <ul data-bbox="618 1381 1438 1480" style="list-style-type: none"> • The applicant has proposed to utilize potable water cisterns to service the proposed lots which align with the policies of the Janet ASP. Engineering has no further concerns. <p data-bbox="618 1501 992 1533">Storm Water Management:</p> <ul data-bbox="618 1554 1466 1940" style="list-style-type: none"> • The applicant provided a conceptual storm water management plan for the proposed development prepared by Storm Water Solutions Inc. dated July 2018 which proposes the use of an onsite evaporation pond to service the proposed development meeting the requirements of the Janet Master Drainage Plan Engineering has reviewed the concept and has no further concerns at this time • As a condition of future DP, the applicant will be required to dedicate a 12m right of way along the entire southern boundary of the parcel to allow for a future regional conveyance for the CSMI system. This dedication is consistent with dedication provided by the CARMEK

AGENCY	COMMENTS
	<p>Business Park immediately west of the subject lands.</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant will be required to provide payment of the Storm Water Offsite Levy in accordance with the applicable bylaw at time of DP approval. <p>Environmental:</p> <ul style="list-style-type: none"> The applicant provided a Desktop Environmental Assessment for the proposed development prepared by Ghostpine Environmental Services Ltd. dated June 22, 2018. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources and wetlands and concludes that further field study is needed to verify the findings of the assessment. As a condition of future DP, the applicant will be required to provide a Wetland Assessment & Impact report to assess the quality and characteristics of the existing wetlands including the impacts to these wetlands due to the proposed development. As a condition of future DP, the applicant will be required to obtain all necessary approvals under the Water Act for impacts to identified wetlands due to the proposed development
Transportation	No concerns.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No concerns.
Agriculture and Environment Services	No concerns.

Circulation Period: August 17, 2018 – September 10, 2018



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7866-2019

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-7866-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 33 of Bylaw C-4841-97 be amended by redesignating Block 3, Plan 7410673 within SE-32-23-28-W04M and Lot 3, Block 2, Plan 9210992 within SE-32-23-28-W04M from Residential Two District to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 3, Plan 7410673 within SE-32-23-28-W4M and Lot 3, Block 2, Plan 9210992 within SE-32-23-28-W04M are hereby redesignated to Industrial – Industrial Activity District, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7866-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5

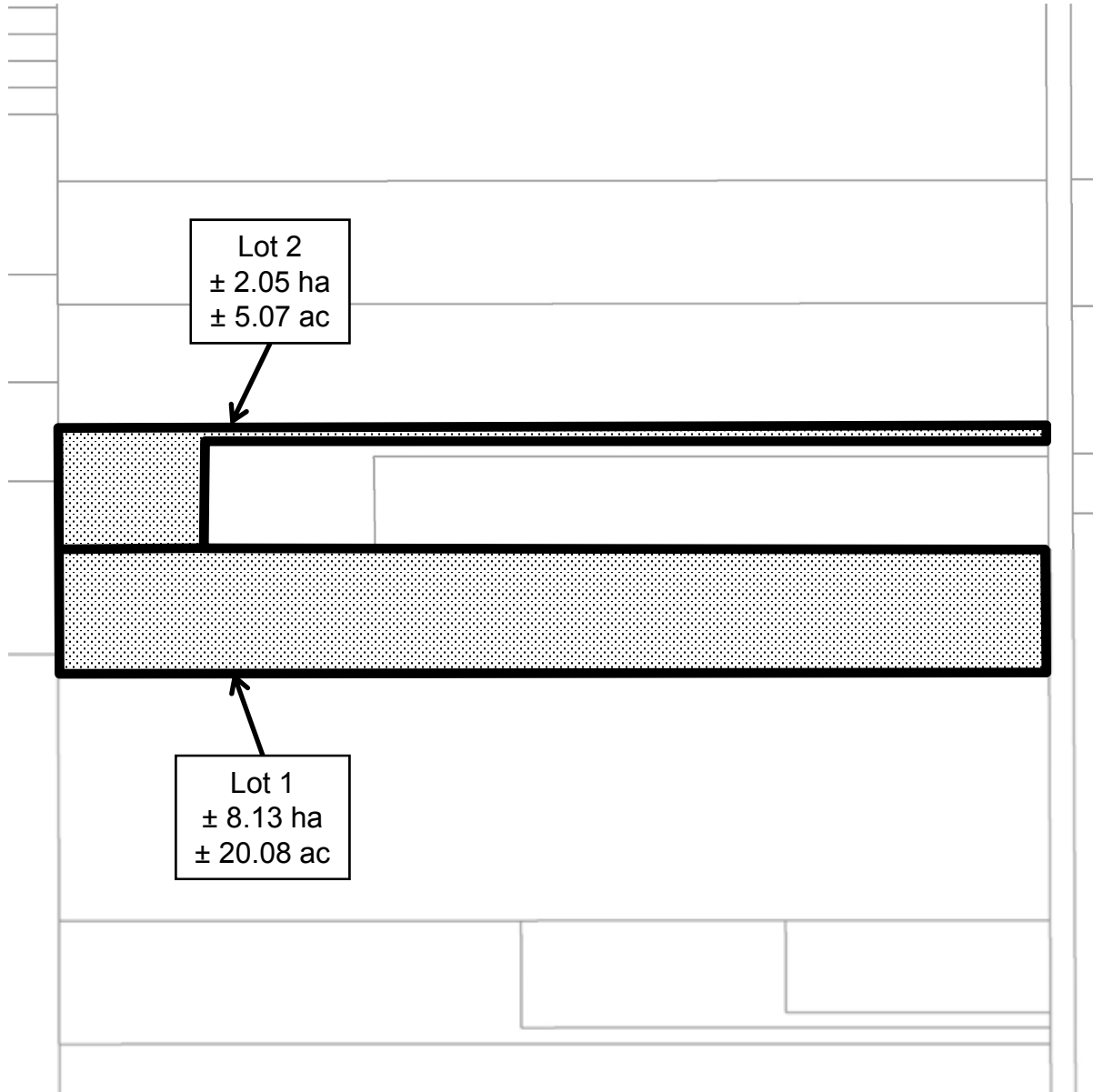
File: 03332014, 03332017/PL20180095

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-7866-2019**AMENDMENT**

FROM Residential Two District **TO** Industrial – Industrial Activity District

Subject Land _____



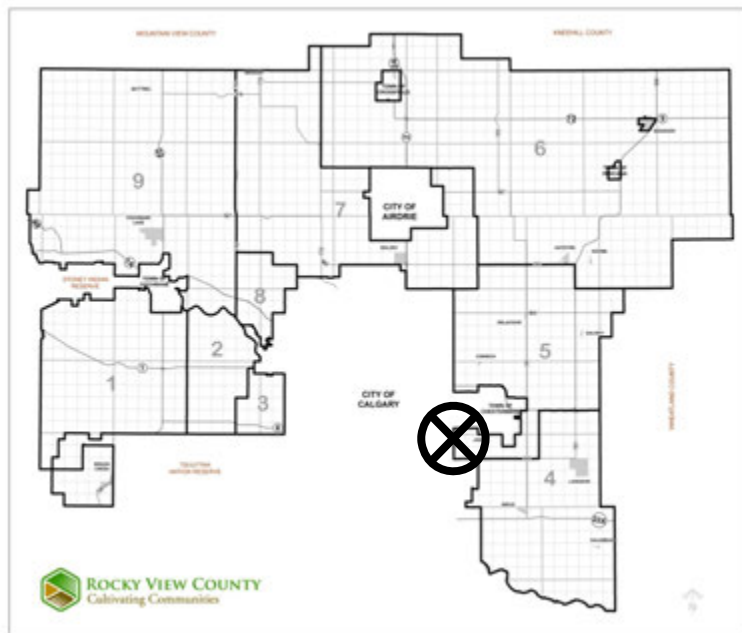
LEGAL DESCRIPTION: Block 3, Plan 7410673 and Lot 3, Block 2, Plan 9210992 within SE-32-23-28-W4M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03332014 and 03332017
PL20180095

DIVISION: 5



SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

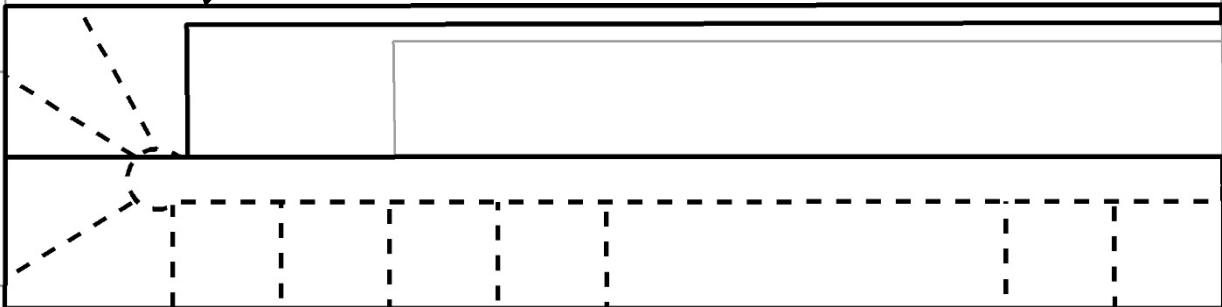
Date: July 27, 2018

Division # 5

File: 03332014,03332017

Redesignation Proposal: To redesignate the subject lands from Residential Two District (R2) to Industrial – Industrial Activity District (I-IA) in order to facilitate a future subdivision.

Lot 2
± 2.05 ha
± 5.07 ac



Lot 1
± 8.13 ha
± 20.08 ac



DEVELOPMENT PROPOSAL



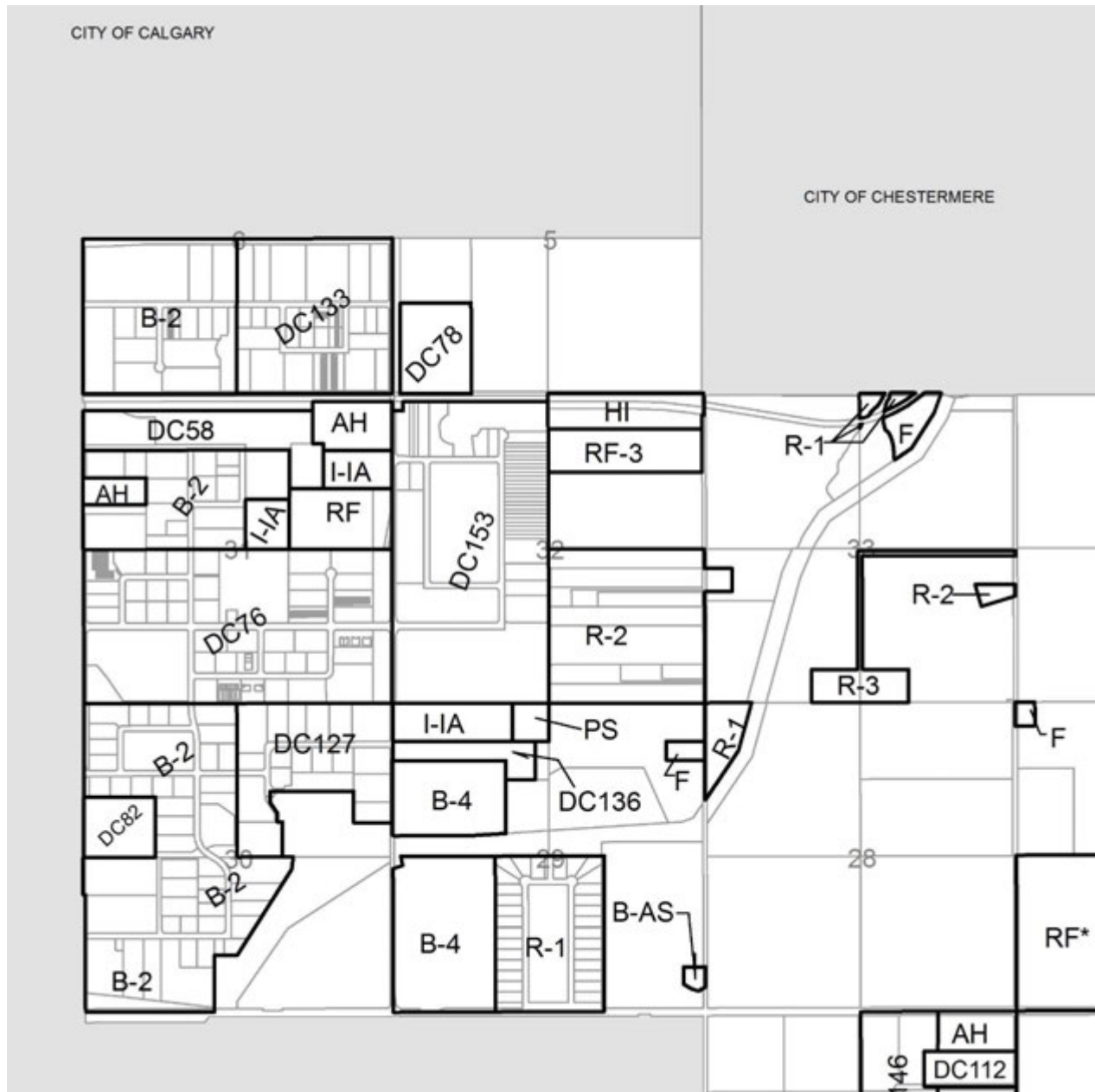
SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

Date: July 27, 2018

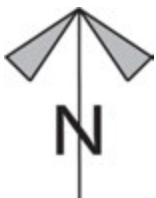
Division # 5

File: 03332014,03332017



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

LAND USE MAP



SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

Date: July 27, 2018

Division # 5

File: 03332014,03332017



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

TOPOGRAPHY

Contour Interval 2 M



SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

Date: July 27, 2018

Division # 5

File: 03332014,03332017



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

AIR PHOTO

Spring 2016



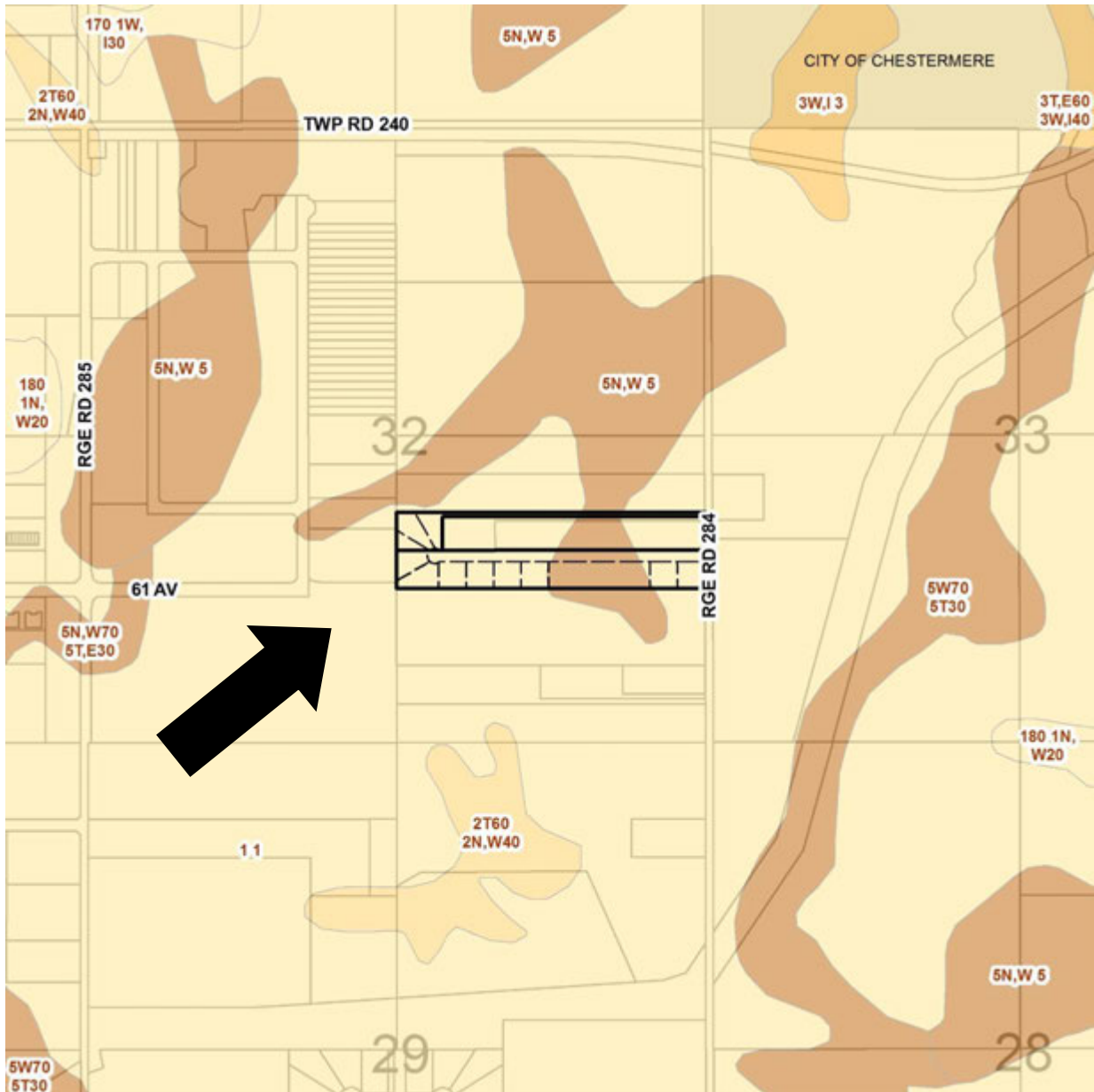
SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

Date: July 27, 2018

Division # 5

File: 03332014,03332017



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

CLI Class

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

Limitations

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

SOIL MAP



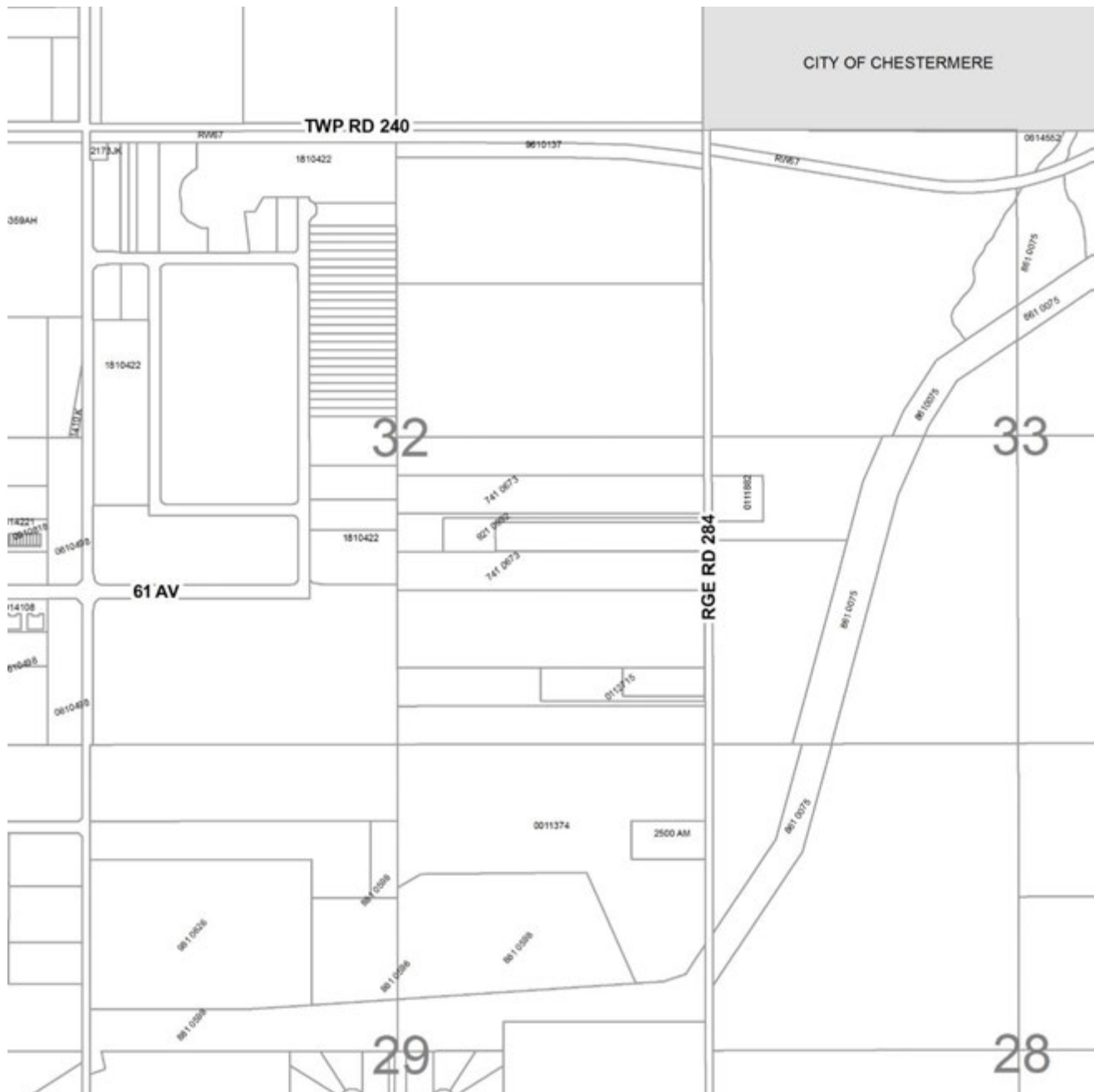
SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

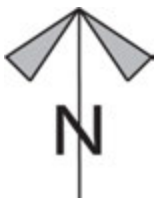
Date: July 27, 2018

Division # 5

File: 03332014,03332017

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

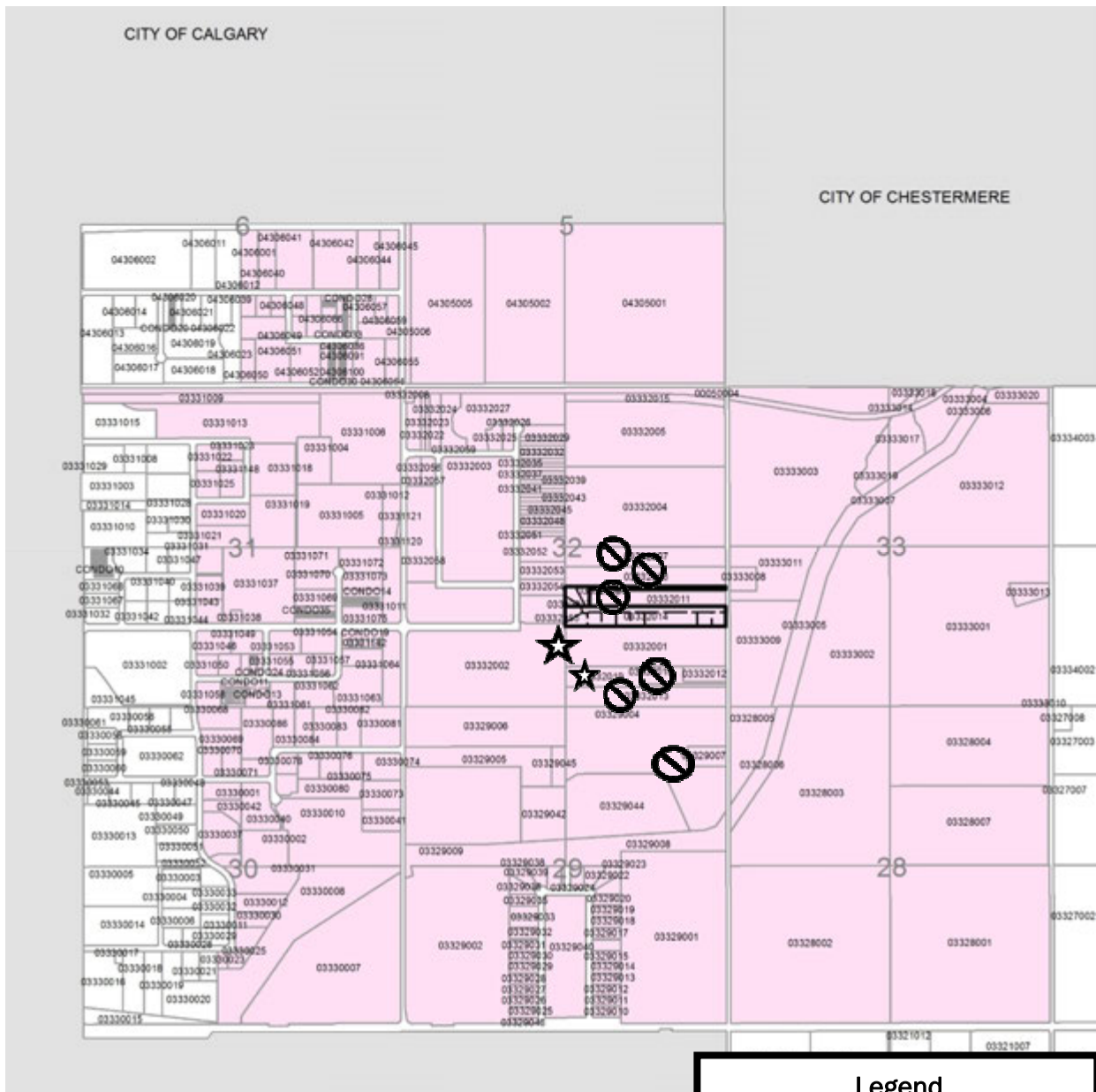
SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

Date: July 27, 2018

Division # 5

File: 03332014,03332017

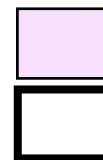


Letters in Opposition



Letters in Support

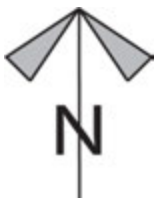
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SE-32-23-28-W04M

Block:3 Plan:7410673, Lot:3 Block:2 Plan:9210992

Date: July 27, 2018

Division # 5

File: 03332014,03332017

September 15, 2018

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

Dear Distinguished Members of Council

Re: Landuse Application File # PL2018-0095 - 235095 & 235077 Range Road 284, Rockview, Alberta

We are the owners and residents of property located at 235017 range road 284 rockview Alberta. This has been our home for roughly 15 years.

We have met with the landowner and their consultants regarding the subject landuse application during a community engagement process whereby they spoke to us about their application and answered our questions. We found the engagement session to be very helpful.

After careful consideration and in speaking with our neighbors, we would like to express our support for the subject landuse application. We see numerous developments around our home and in the general area of range road 284. We understand that the area in which we live is within the residential transition area under the Janet Area Structure Plan and we agree that it is time for this area to transition to commercial and industrial as is indicated in the ASP. We believe that the subject landuse application will be a positive catalyst to bring forward that transition.

We understand that Rockyview development authority wishes that we come together as a group representing the 160 acre parcel regarding a development plan for the entire parcel. However, we are not interested in doing this because it is costly and each neighbor has their own ideas of what they want to do with their own land including when they want to do it. We believe that individual landowner's views should be respected and not affected by other landowners.

Sincerely yours,

Darrel Winch

Kathy Winch

WINCH

cc: File Manager Lindsey Ganczar [REDACTED]

[REDACTED] [REDACTED]



Oct 12, 2018

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

Attn: Lindsey Ganczar

Re: File Number 03332014 and 03332017

Dear Lindsey,

We are twice neighbours (West and South) to the applicant's new proposed land use area and we are in full support of their re-designation application. The current Janet Area Structure Plan sees the lands in question as being future industrial lands and therefore this proposal is in line with the County's approved vision for the area.

Carmek Park is located on the west boundary of the Subject Site and we welcome appropriate development to our east. We are pleased to see the Applicant, Jaroc Holdings, spearhead the initiative in the area and intend to follow their lead in our adjacent lands.

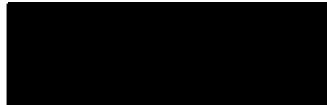
Best regards,

A handwritten signature in black ink, appearing to read "M. Simonelli", written in a cursive style.

Marco Simonelli
General Manager

April 17, 2019

Bob and Terri Hill



Legal Description; Module 6 Comp 8, SEQ S32-T23-R28 W4

Rocky View County

Bylaw C-7866-2019- A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Application; PL 20180095 (0332014/17)

Municipal Clerk:

We 'support' the application as long as the "other industrial uses" never include garbage recycling or collection.

Thank you

A handwritten signature in black ink, appearing to read 'Bob Hill'.

Bob Hill

A handwritten signature in black ink, appearing to read 'Terri Hill'.

Terri Hill

September 4, 2018

Rocky View County Planning Services

File No. 03332014, 03332017

Application No. PL20180095

Attention: Lindsey Ganczar

The Rocky View County must not approve the Application for redesignation from R2 to Industrial Activity District 1-1A. There are eleven separate properties involved, comprising approximately 200 acres and there is no master plan, or subdivision plan for this 200 acre area. This is required to show how all of these properties would be integrated into a future industrial park.

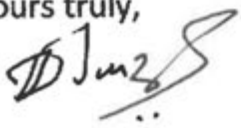
The master plan would outline how 61st Avenue and RR 284 and subdivision internal roads would best provide access to all the future industrial properties.

Also required would be utility corridors for power, gas, sewer, storm water runoff and holding ponds. None of these requirements are addressed in the rezoning redesignation application.

This application is premature and does not fit into the existing R2 residential rezoning as it is only one 25 acre parcel out of over 200 acres which are presently residential.

This application should not be approved.

Yours truly,



THEOPHILUS D'SOUZA

September 4, 2018

Rocky View County Planning Services

File No. 03332014, 03332017

Application No. PL20180095

Attention: Lindsey Ganczar

The Rocky View County must not approve the Application for redesignation from R2 to Industrial Activity District 1-1A. There are eleven separate properties involved, comprising approximately 200 acres and there is no master plan, or subdivision plan for this 200 acre area. This is required to show how all of these properties would be integrated into a future industrial park.

The master plan would outline how 61st Avenue and RR 284 and subdivision internal roads would best provide access to all the future industrial properties.

Also required would be utility corridors for power, gas, sewer, storm water runoff and holding ponds. None of these requirements are addressed in the rezoning redesignation application.

This application is premature and does not fit into the existing R2 residential rezoning as it is only one 25 acre parcel out of over 200 acres which are presently residential.

This application should not be approved.

Yours truly,

Randy Meston



September 4, 2018

Rocky View County Planning Services

File No. 03332014, 03332017

Application No. PL20180095

Attention: Lindsey Ganczar

The Rocky View County must not approve the Application for redesignation from R2 to Industrial Activity District 1-1A. There are eleven separate properties involved, comprising approximately 200 acres and there is no master plan, or subdivision plan for this 200 acre area. This is required to show how all of these properties would be integrated into a future industrial park.

The master plan would outline how 61st Avenue and RR 284 and subdivision internal roads would best provide access to all the future industrial properties.

Also required would be utility corridors for power, gas, sewer, storm water runoff and holding ponds. None of these requirements are addressed in the rezoning redesignation application.

This application is premature and does not fit into the existing R2 residential rezoning as it is only one 25 acre parcel out of over 200 acres which are presently residential.

This application should not be approved.

Yours truly,



W.A. GASKARTH

E A Gaskarth

September 4, 2018

Rocky View County Planning Services

File # 03332014, 03332017

Application #PL20180095

Attention: Lindsey Ganczar

Re this application we wish to disapprove to Rocky View County for redesignation from R2 to Industrial Activity District 1-1A. There is no master plan for the eleven separate properties involved, comprising approximately 200 acres, or a subdivision plan for this 200 acres. This is required to show how all of these properties would be integrated into a future industrial park.

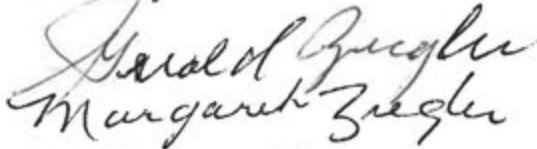
The master plan must outline how 61st Avenue and RR #284 and subdivision internal roads would best provide access to all the future industrial properties.

Also provide information on utility corridors for power, gas, sewer, storm water runoff and holdings ponds. None of these requirements are addressed in the rezoning redesignation application.

This application is premature and does not fit into existing R2 residential rezoning as it is only one 25 acre parcel out of over 200 acres which is presently residential.

This application should not be approved.

Yours truly

The image shows two overlapping handwritten signatures in cursive. The top signature appears to be 'Gerald Ziegler' and the bottom signature appears to be 'Margaret Ziegler'. Both are written in dark ink.

Gerald & Margaret Ziegler

September 4, 2018

Rocky View County Planning Services

File No. 03332014, 03332017

Application No. PL20180095

Attention: Lindsey Ganczar

The Rocky View County must not approve the Application for redesignation from R2 to Industrial Activity District 1-1A. There are eleven separate properties involved, comprising approximately 200 acres and there is no master plan, or subdivision plan for this 200 acre area. This is required to show how all of these properties would be integrated into a future industrial park.

The master plan would outline how 61st Avenue and RR 284 and subdivision internal roads would best provide access to all the future industrial properties.

Also required would be utility corridors for power, gas, sewer, storm water runoff and holding ponds. None of these requirements are addressed in the rezoning redesignation application.

This application is premature and does not fit into the existing R2 residential rezoning as it is only one 25 acre parcel out of over 200 acres which are presently residential.

This application should not be approved.

Yours truly,



Barry Wakeford

September 9, 2018

Rocky View County Planning Services

File # 03332014, 03332017

Application # PL20180095

Attention: Lindsey Ganczar

Regarding this application, we wish to disapprove to Rocky View County for redesignation from R2 to Industrial Activity District 1-1A. There is no master plan for the eleven separate properties involved, comprising approximately 200 acres, or a subdivision plan for this, 200 acres. This is required to show how these properties would be integrated into a future industrial park.

The master plan must outline how 61st Avenue and RR #284 and subdivision internal roads would best provide access to all future industrial properties.

Also provide information on utility corridors for power, gas, sewer, storm runoff and holding ponds. None of these requirements are addressed in the rezoning redesignation application.

On the proposed application map the only access given to the entire project is through our property [REDACTED] using our shared private panhandle road. This road has been used by us, low level usage and the adjacent property, constant excessive, heavy business traffic, clients and service vehicles. The rough use of the road by this business has resulted in deterioration and is in constant need of repair. We feel that and forced addition usage of our road would render the road useless.

This application is premature and does not fit into existing R2 residential rezoning, as it is only one 25 acres parcel out of over 200 acres, which is presently residential.

This application should NOT be approved

Sincerely,

Leonard Stakenas & Gayle Haichert
[REDACTED]


Randy and Kirby Meston


December 12, 2018

Rocky View County
262075 Rocky View Point
Rocky View, AB
T4A 0X2RE: Land redesignation
Application #PL2018/0095

Attn: Lindsey Ganczar, File Manager

Dear Lindsey:

Our home and 20 acres of land is located at  in Rocky View County. Our property is currently designated as "residential" but we have "light industrial" land on the south and west sides, with a large industrial park currently being developed on the west side.

It is a concern that with our current designation of residential, this limits the opportunity to sell our property for its true value. As no one is likely to purchase our land for residential with all the industrial development in the area, we will need to have our land designation changed to "light or medium industrial" as it is for the lands adjacent to us.

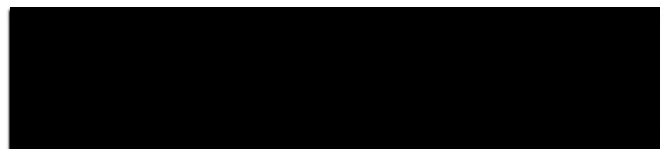
Please let us know if there is anything further we can do to move this process forward as soon as possible. Thank you for your assistance in this matter.

Sincerely,



Randy and Kirby Meston

:pkm



Spoke to Kirby on
19 Dec 9:00am

April 16, 2019

Rocky View Municipal Clerk

Re: Application No. PL201800095

The application by ARJ Consulting to redesignate Block 3, Plan 7410673 within S.E.-32-23-28-W4M from Residential Two District to Industrial Activity District is only one 25 acre parcel in a total of approximately 200 acres which would also be affected by the redesignation.

In the past the County of Rocky View's approval of industrial developments have successfully built the Patton Industrial Park, Wrangler Industrial Park and Emtor Development Park. All of these industrial parks had a master plan outlining the complete utility and service corridors, and the required internal roads, ditches, drainage and holding ponds required. Also how the internal roads tied into 61 Avenue which is the main collector road which leads into the City of Calgary from the Rocky View Industrial area.

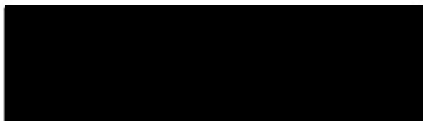
This application should not be approved as it does not address any of the above requirements and is only one 25 acre parcel, and there are 11 other parcels which will be affected by this redesignation. There must be a Master Plan for the whole 200 acre area which is affected by the redesignation from Residential to Industrial.

It also appears that this redesignation is premature as there are presently over 40 small industrial acreage parcels for sale in the Emtor Development Park. There is also 2 new industrial subdivisions proposed in the SW ¼ of Section 32-23-W4 and the redesigned Heather Glen Golf Course proposal. It appears at this time there is an over abundance of small acreage industrial parcels presently available.

My property is located approx. 330' north of the proposed application and the legal description is N-330' of the S.E. 1/4, Sec. 32, Twp. 23, Rge 28, W4M.

Yours truly,

Barry Wakeford



Gerry Ziegler





COMMUNITY AND BUSINESS CONNECTIONS

TO: Council
DATE: April 30, 2019
FILE: N/A
SUBJECT: Bragg Creek Connect – Community Broadband Project

DIVISION: All
APPLICATION: N/A

¹POLICY DIRECTION:

Presently there is no specific policy direction for this item; however Council previously approved \$60,000.00 for the Phase #1 Internet Servicing Strategy on February 26, 2019.

Should Council determine that funding is appropriate and by extension the project approval is acceptable policy; motions to approve the allocation of funds from the Tax Stabilization Reserve Fund will be required.

EXECUTIVE SUMMARY:

Formed in early 2018, the Bragg Creek Connect Committee was established to address the lack of internet servicing within that Community. The unsolicited request for funds from the Committee will now create an opportunity for Council to consider whether or not this previously unbudgeted initiative should be pursued to its stated outcome; a project study report that provides for a project with Preliminary Designs and is “shovel ready”.

This Committee is seeking funds from Rocky View County in the amount of \$165,000.00 to complete a Community Broadband study for all of Rocky View County, through the services of external consulting firms. Administration has confirmed that approval of a CARES (Community and Regional Economic Support) grant could offset up to 50% or \$82,500.00 of the project costs.

A clear distinction accompanies this project, it exceeds the expected outcome of the previously approved Phase #1 Internet Servicing Strategy. A final report package that includes the following elements will be provided at the end date, anticipated to be in April/May 2020:

(1) Feasibility Study, (2) Business Case, (3) Business Plan, (4) Community Broadband Infrastructure Masterplan, (5) Pilot Project Implementation Plan, (6) Preliminary Design

BACKGROUND:

High-speed internet servicing or Broadband Internet has generally been the business and the responsibility of private sector telecommunications providers. As such, market conditions where higher population densities and by association greater economies of scale would almost always conclude that these higher service speeds would evolve first and continue to prevail within urban environments.

Rocky View County Council previously approved a project with a value of \$60,000.00. The objectives of this project are to provide Council with a high level understanding of the known technical and logistical challenges, estimated costs with any external funding opportunity potential and the associated timelines to implement broadband internet servicing across the County.

¹ **Administration Resources**
Cole Nelson, Corporate Business Development



DISCUSSION:

The Bragg Creek Connect Committee will provide a brief explanation of their proposed project and be available to Council for any questions they have in relation to their project/request.

In making this funding and project approval decision, Council will need to consider that on February 26, 2019 an opportunity to understand broadband internet servicing, in response to an earlier Notice of Motion was approved. That project approval provided for \$60,000.00 in allocated funding and specifically outlines the steps required to analyze the potential of providing a minimum broadband service of 50Mbps/10Mbps to all County residents by the end of calendar year 2021. \$54,000.00(estimated) of these approved funds presently remain unspent.

It is the observation of Administration that these projects, distinct in their stated outcomes, if allowed to proceed concurrently will produce redundancies. Therefore, if approved the new project should not proceed in parallel. A Council decision on which project should proceed and remain/become funded is recommended.

It is also an important consideration that this funding request is conditional upon the County receiving confirmation that 50% of the project costs will be provided via the Provincial CARES funding grant.

BUDGET IMPLICATION(S):

A budget adjustment of at least \$28,500.00 will be required to complete the Bragg Creek Connect – Community Broadband Study. This funding amount is suggested to be conditional on the approval of an associated CARES grant for 50% of the project total value (illustrated in the table below).

Bragg Creek Connect - Community Broadband Study	\$165,000.00
C.A.R.E.S. Funding Request (conditional on approval)*	-\$82,500.00
RVC Phase I - Internet Servicing Strategy (est.)	-\$54,000.00
Funds Required to "top-up" project budget	\$28,500.00

OPTIONS:

- | | | |
|-----------|-----------|---|
| Option #1 | Motion #1 | THAT Administration be directed to discontinue Phase I of the Internet Servicing Strategy, pay all outstanding costs and assign the remaining funds to the new Community Broadband Study project. |
| | Motion #2 | THAT an application be made to the 2019 Community and Regional Economic Support (CARES) program, requesting 50% of the total estimated program cost. |
| | Motion #3 | THAT subject to the successful award of a CARES grant, amounting to not less than 50% of project costs, an amount not to exceed \$28,500.00 be assigned to the Bragg Creek Community Broadband Study project and funded from the Tax Stabilization Reserve as per Attachment 'C'. |
| Option #2 | | THAT alternative direction be provided. |



Respectfully submitted,

Concurrence,

“Grant Kaiser”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Letter from the Bragg Creek Connect Committee – April 3, 2019

Attachment ‘B’ – Rocky View County Community Broadband Workplan – April 2019

Attachment ‘C’ – Budget Adjustment Form



BRAGG CREEK CONNECT COMMITTEE

April 3, 2019

Al Hoggan
Chief Administrative Officer
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
AHoggan@rockyview.ca

Dear Al Hoggan:

Lack of access to high speed internet is a major issue for Rocky View County as well as the Bragg Creek Area. High speed internet has become a basic requirement to participate in today's digital economy and to access health care, education, government, and public safety services. Parts of Rocky View County still remain largely poorly serviced by the major telecom companies, who have focused almost exclusively on highly populated areas leaving less dense areas with no or unreliable service, leading to stifled business development, decreased property values, and population decline. The Bragg Creek Connect committee was formed early 2018 to address this challenge in our community, involving representatives from the Bragg Creek & Area Chamber of Commerce, the Bragg Creek Community Association, Greater Bragg Creek Trails Association and the Bragg Creek Revitalization Committee augmented by local residents with expertise in this area. Our objective is to connect all residents in the Bragg Creek Area to reliable high-speed internet services.

Our Committee is asking Rocky View County for funding of \$165,000 to complete a Community Broadband study for all Rocky View County conducted by Magna Engineering Services and Taylor Warwick Consulting. A Community and Regional Economic Support (CARES) grant can offset up to 50% of the cost of the study. Magna Engineering Services has vast expertise in conducting feasibility studies for reliable and affordable rural internet initiatives from understanding risk through appraising options and finally an actual internet deployment plan. Taylor Warwick Consulting has been involved in many high-speed internet initiatives in Alberta, including the deployment of the Olds' fiber optic network and creation of the O-net internet service provider.

The project steps as outlined in the proposal include:

1. **Feasibility Study:** review of high-level elements that will affect a successful community internet initiative including a stakeholder and community workshop. The objective is to make an informed go/no go decision to implement internet in the project area.
2. **Business Case:** Built on information collected in the Feasibility Study, look at available options with regards to; business structure, phasing, financing, construction methods, etc. Develop several feasible deployment options.
3. **Business Plan:** After the decision of the preferred deployment option, outline a detailed business plan based on the preferred option.
4. **Community Internet Infrastructure Masterplan:** Develop an infrastructure document that presents a conceptual design across the project area.
5. **Implementation Plan:** Define the pilot/phase 1 area and develop a conceptual design and detail and schedule the steps required to successfully implement.

Please see the attached work proposal, from Magna Engineering Services and Taylor Warwick Consulting. Also attached to this note are actual local anecdotes about the challenge lack of reliable high-speed internet is for our community.

The Bragg Creek Connect Committee asks that Rocky View County take on and fund this essential work to be able to implement reliable high speed internet across Rocky View County. The Committee would like to stay involved and support Rocky View in this important initiative. We look forward to your response.

Sincerely,

Bragg Creek Connect Committee

Richard Brown

trwbrown@gmail.com

The Case for High Speed Internet

There are many reasons why this project is important to Rocky View County. A household now needs to be able to complete online home work from middle school to high school to post-secondary education and access to reeducation in a changing economy; obtain online information for life's challenges of health and wellbeing, banking, financial investments, websites such as Rockyview.ca, book travel, and entertainment. Whilst entertainment is pushing the envelope of bandwidth in online streaming, the most important component of internet access is reliable connectivity for real-time communication applications for business, education and healthcare. The internet has been determined an essential service by governments and academia throughout the world including Canada, yet in some areas in Bragg Creek some families have zero cell coverage, and satellite internet that fails to function on skype for business calls or virtual classrooms. Here are three (3) actual scenarios:

1. A business user employed by a Fortune 50 IT company provides support services to businesses throughout western Canada. There is no Calgary employee office as like many global companies' systems have moved to the cloud and offices have become virtual. It is an expectation that reliable internet is everywhere in the developed world. The user is challenged to be able to perform business function roles of supporting customers from home from remote connections for outages, war room crisis virtual meetings, online learning etc.
2. A home-based user is working for West Jet as a translator. West Jet stipulated they must work as call desk operator from home. The User is now working off an unreliable cellular internet, calls are dropped placing the individual's employment at risk while residing in RVC. The resident has purchased a new property and is moving away from the Bragg Creek Area in summertime 2019.
3. Student undertaking homework is in tears because they can't upload their homework due to internet disconnections and timeout. Student failed to submit on time and expresses how they hate living in the country and wants to move back to Calgary. The student moved away in 2018.

In Bragg Creek there are many homes with two full time employees and students all at home during the weekday working online. Five years in the future and the bandwidth will increase significantly as more and more business applications will move from business datacenters to the cloud and internet usage will explode with the increase of bandwidth to the general population, leaving the rural regions behind, unless the appropriate infrastructure can be developed.



Rocky View County

COMMUNITY BROADBAND WORKPLAN

April 2019

Prepared By:
MAGNA Engineering Services Inc. & Taylor Warwick Consulting Ltd.



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3.0 Schedule and Fees5





1.0 INTRODUCTION

The Rocky View County and Bragg Creek Connect Committee appreciates the critical need for enhanced inclusive broadband infrastructure throughout the Rocky View County area. The following workplan provides the building blocks to move forward a community-wide program to deploy capable fibre optic infrastructure so that local, regional, and national ISPs can utilize the infrastructure to enhance their service sets in the project area.

Taylor Warwick Consulting Ltd. and MAGNA Engineering Services Inc. are pleased to submit this workplan to bring Rocky View County an overall deployment plan for fibre-optic services throughout the study area. This workplan involves the following major tasks:

- 1) **Feasibility Study:** This will review high-level elements that affect a successful community broadband initiative. Items may include existing power pole access, ground conditions, topography, premise densities, local ISP availability, and/or regional partnership opportunities. The intent is to provide enough information to be able to make an informed go/no go decision on the opportunities available for increased internet services throughout the Rocky view County. This will include a review of fibre-optic, wireless, and other potential internet service infrastructure.
- 2) **Business Case:** The creation of a business case will build on the information collected through the feasibility study. This report will look at the available options in regard to business structure, phasing, financing, and construction methods to name a few. The report will include recommendations, but the final decision will lie with the client team. The intent of this document is to provide enough background for each potential option for the client team to be able to make an informed decision on the best deployment option specific to identified stakeholder's needs.
- 3) **Business Plan:** Taking forward the client team's decision on their preferred deployment option, the business plan will outline the specific details related to that decision. This will look at a more detailed business, structure, deployment plan, detailed financials, potential partners, funding opportunities, and next steps.
- 4) **Community Broadband Infrastructure Masterplan:** This document can be done in parallel to the Business Plan. This is the infrastructure document that presents a conceptual level design across the full project area. These layouts can be used to quickly move to preliminary design for deployment or used as a high-level planning report for future phasing and potential partnerships. This report will also ensure that all projects carried out in the project area have the necessary infrastructure information to include future expansion infrastructure.
- 5) **Implementation Plan:** The implementation plan will help to precisely define the pilot/phase 1 area by carrying out a conceptual design and then detail and schedule the steps needed to successfully carry them forward. Preliminary opto-electronics, and high-level financials will be included and further next steps in reference to ISP discussions, permitting, regulatory licensing, deployment and service contracts, operations and maintenance, will also be included.
- 6) **Preliminary Design:** The preliminary design phase brings the project to a shovel ready state. Procurement of materials can be carried out from the approved preliminary design package. During the materials delivery the final detailed design, tender and award, and construction start-up can proceed.

...

2.0 METHODOLOGY AND RESOURCE REQUIREMENTS

2.1 METHODOLOGY

The main tasks required to complete the project are:

1) Feasibility Study:

- a. **Background Data Review:** Carry out desktop study for background data to determine which elements will most impact a successful community broadband initiative. Items may include existing power pole access, ground conditions, topography, premise densities, local ISP availability, and/or regional partnership opportunities.
- b. **Element Review:** Follow-Up on each item to determine the potential risk each may have on the plan.
- c. **Stakeholder Engagement Workshop:** One day facilitated stakeholder engagement workshop to confirm alignment with key stakeholders and set high-level strategic goals for the project.
- d. **Final report:** Complete a brief letter report outlining the findings and a go/no go recommendation to present to the client team. The intent is to provide enough information to be able to make an informed go/no go decision on the opportunities available for increased internet services throughout the Rocky view County. This will include a review of fibre-optic, wireless, and other potential internet service infrastructure.

2) Business Case:

- a. **Background Data:** Building on the data collected in the feasibility study, collect enough background data to carry out pre-conceptual designs for options under review.
- b. **Options Review:** A detailed review of potential deployment options based on business structure, phasing, financing, and construction methods.
- c. **Final Report:** The final report will include a draft review phase, final report, and final presentation of report recommendations.

3) Business Plan:

- a. **Operational and Service Partnership(s):** Start discussions with local ISPs to gain interest in operating on the network, provide NOC services, or to provide services over a County network.
- b. **Business Structure:** Provide options and recommendations based on the discussions in the previous step around operations, maintenance, security, and corporate set-up.
- c. **High-Level Financials:** Using the options and partnerships, high-level financials will be submitted to aid in decision-making around the following:
 - i. Potential Pilot Project
 - ii. Business and Operational Partnerships
 - iii. Financial planning to support grant funding, capital planning, and revenue planning.

...



4) Community Broadband Infrastructure Masterplan:

- a. **Incorporate Long Range Perspective:** The smaller serving areas will be identified with input from the client team, GIS data relating to existing utilities, premise densities, land development plans, economic development, and input from the local ISPs operating in the area. Close coordination with development plans of the ISPs is needed to optimize the balance between wireline and wireless infrastructure both now and in terms of scaling network capacity going forward.
- b. **Refined Routing and Layout:** Building on results from the previous task, develop and refine a conceptual-level design of fibre-optic infrastructure throughout the project area. The following are the main network components:
 - i. **Feeder network:** the portion of the network in which point-to-point conduit / fibre connections are run from the central office (CO) and aggregation points throughout the project area to fibre distribution hubs (FDHs).
 - ii. **Distribution network:** the conduit network running from neighbourhood level FDH cabinets past every building and premise and to the appropriate ISP towers.
 - iii. **Drops:** conduit connections from the distribution conduit to a building or premise. Once a drop is in, fibre is blown through the conduits from the FDH to the building or premise.
- c. **Pro forma Financials:** Capital cost estimates to be developed based on the results of the routing from the previous task. The capital estimates will support the revenue and operational financials presented as part of the Business Plan work.
- d. **Design and Specifications:** Document design and specification recommendations at a conceptual design level.
- e. **Complete the CBIMP:** Assemble all the above components into a draft CBIMP, review with stakeholders, update as needed, and finalize the plan. With the CBIMP in place, each service area identified can then be separated into a smaller project and independently implemented (via the development of a detailed design and then a construction RFP) to build the system by phase.

5) Pilot Project Implementation Plan:

- a. **Conceptual Level Design Refinement:** This task will review the outcomes of the Community Broadband Infrastructure Masterplan and refine the pilot project area to accurately carry out the detailed infrastructure planning for the project. Feeder and distribution conceptual layout to lay groundwork for future preliminary procurement and contractor investigation.
- b. **Active Network:** Layout a conceptual active network and backhaul connections details.
- c. **Business Structure Confirmation and Set-Up:** To include how system will be operated and maintained and by whom (ie. Community group, Internal County department, commission, other regional entity).
- d. **Operational and Service Partnerships:** Evaluate the options for operational and service partnerships. Negotiate with local ISPs to operate the network, provide NOC services, and work with other local ISPs to provide services over the network based on the preference business structure.
- e. **Pilot Project Schedule:** Include schedule and all critical path elements relevant to a preferred design/construction project start date.

• • •



- f. **High-Level Financials:** Updated financials based on the outcomes of the previous Plan components.
- 6) **Preliminary Design Phase:**
- a. **Preliminary Design Package:** This task will include completing the preliminary design for the Pilot/Phase 1 project area.
 - b. **Preliminary Design Client Review:** Project team will review the preliminary design package in detail with the client team to refine route alignments and premise drop locations within the Pilot/Phase 1 project area.
 - c. **Procurement Ready Design Package:** Task includes creation of a bid package for a minimum of three recommended Original Equipment Manufacturers (OEMs). This provides a competitive process yet still provides cost-efficiencies and schedule efficiencies in working directly with the material manufacturers.

2.2 PROJECT CONTACT INFORMATION

The primary contact for this project will be Jennifer Massig, Principal at MAGNA Engineering Services Inc. She can be reached either by phone at 403-470-2333 or email at jmassig@magnaengineering.ca.

3.0 SCHEDULE AND FEES

The work as proposed will be completed as per the breakdown below. An initial \$10,000 payment will be due at project start. The remaining work billed as a monthly progress invoice with a final invoice upon the successful completion of each deliverable. All fees are exclusive of travel expenses, GST (5%), and disbursements (8%).

Work Component		Cost
1) Feasibility Study (4-6 weeks)		\$20,000
	<ul style="list-style-type: none"> Background Data and Element Review Stakeholder Engagement Workshop Final report 	
2) Business Case (2-3 mths)		\$30,000
	<ul style="list-style-type: none"> Background Data Options Review Final Report 	
3) Business Plan (2-3 mths)		\$30,000
	<ul style="list-style-type: none"> Operational and Service Partnership(s) Business Structure High-Level Financials 	
4) Community Broadband Infrastructure Masterplan (2-3 mths)		\$65,000
	<ul style="list-style-type: none"> Refined Routing and Layout Pro forma Financials Design and Specifications Complete the CBIMP 	
5) Implementation Plan (2-3 mths)		\$20,000
	<ul style="list-style-type: none"> Conceptual Level Design Refinement Active Network Business Structure Confirmation and Set-Up Operational and Service Partnerships Pilot Project Schedule High-Level Financials 	
6) Preliminary Design (2-3 mths) *5% of Estimated Construction Cost		TBD
	<ul style="list-style-type: none"> Preliminary Design Package Client Review Procurement Package 	
* An initial payment of \$10,000 is due upon project start.		\$165,000

The proposed work plan requires an eight to ten month window of time for completion. Assuming a July/August 2019 start date, the work would reasonably be completed April/May 2020.

• • •



The following additional optional work items can also be provided to bring the project through to final deployment:

- Public Engagement, Marketing, and Branding
- Governance Process Review and Recommendation
- Detailed Engineering Design
- Construction Management and Administration

Thank you for the opportunity to provide the above workplan for consideration on this exciting project!

Sincerely,

A handwritten signature in black ink that reads "J. Massig".

Jennifer Massig, P.Eng

Principal Owner

Magna Engineering Services Inc.

jmassig@magnaengineering.ca

(403) 470-2333

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Budget Adjustment
EXPENDITURES: Community Broadband Study	28,500
TOTAL EXPENSE:	
	28,500
REVENUES: Transfer from Tax Stabilization Reserve	(28,500)
TOTAL REVENUE:	
	(28,500)
NET BUDGET REVISION:	
	0
REASON FOR BUDGET REVISION: A budget adjustment of \$28,500 to complete the Bragg Creek Connect - Community Broadband Study	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Chief Administrative Officer: _____ Al Hoggan Executive Director Corporate Services: _____ Kent Robinson Manager: _____ </div> <div style="width: 45%;"> Council Meeting Date: _____ Council Motion Reference: _____ Date: _____ </div> </div>	

Budget AJE No: _____

Posting Date: _____



FIRE SERVICES & EMERGENCY MANAGEMENT

TO: Council

DATE: April 30, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Rocky View County Appointment of Fire Guardians for 2019 Fire Season

¹POLICY DIRECTION:

In accordance with Fire Services Bylaw C-7140-2012, Section 10.1 – Powers of Fire Guardians, each year before the first of March, Council shall appoint a sufficient number of Fire Guardians to enforce the provisions of the *Forest and Prairie Protection Act* and the Bylaw within the boundaries of the County.

EXECUTIVE SUMMARY:

As required by the Forest and Prairie Protection Act and the County's Fire Services Bylaw, the annual appointment of Fire Guardians for Rocky View County is required. Once appointed by Council, the Fire Guardians would be authorized to issue Fire Permits within the County of Rocky View.

BACKGROUND:

Each year Council appoints a sufficient number of Fire Guardians to enforce the provisions of the *Forest and Prairie Protection Act* and the Fire Services Bylaw. Given the large geographic area, the County has historically appointed Fire Guardians from the community, from Redwood Meadows Fire Department, and from Rocky View County Fire Service personnel.

BUDGET IMPLICATION(S):

As per the Master Rates Bylaw, Fire Guardians appointed from the community receive an annual payment of \$300.00. Permits issued through the Redwood Meadows Fire Department are done so under the Fire Protection agreement.

All costs associated with the Fire Guardian program have been included in the 2019 operational budget.

OPTIONS:

- Option #1: THAT the individuals listed in Attachment A be appointed as Local Fire Guardians for the 2019 fire season as per the *Forest and Prairie Protection Act*.
- Option #2: THAT alternative direction be provided.

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



Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’: Rocky View County Fire Guardian Designation List

Rocky View County

2019 Fire Guardian Designation List

Name	Number
Ron Wenstrom	1008
Dennis Rowney	1009
Andrew Mardell	1010
Randy Smith	1011
Maxime Royer	1012
Carl Wenstrom	1013
David Hof	1014
Greg Schaalje	1015
Bill Rendall	2001
Edward Holley	2003
Murray Taks	2005
Clayton Elhard	2006
Rick Hagel	2016
Rob Evans	2017
Jeff Salked	2032
Steve Kowalski	2034
Jeff Fairless	2037
Craig McCallum	2039
William Clarke	2040
Dax Huba	2044
Mike Melanson	2046
Laura Poile	2050
Derek Holt	2055
Paul Selman	2060
Duane Turner	2074

Name	Number
Justin Davidson	2075
Rick Lupul	2076
Gary Barnett	2077
Ryan Poffenroth	2078
Bill Wohl	2079
Jeff Cragg	2081
Andrew Hall	2084
Doug Reid	2085
Marcus Weckesser	2093
Corrie Carrobough	2094
Paul Attenborough	2095
Glenn Jefferies	2096
Patrick Farrell	2097
George Low	2098
Matt McLane	2099
Kent Fiest	3000
Devin Teal	3001
Jennifer Evans	3002
Mike Norman	3003
Thomas Blasetti	3004
Barry Moyer	3005
Jason Low	3006
Jeff Fleischer	3007
Sean Sterna	3008

PLANNING AND DEVELOPMENT

TO: Council
DATE: April 30, 2019 **DIVISION:** 5
FILE: 1015-251
SUBJECT: Terms of Reference – Janet Area Structure Plan Amendments

¹POLICY DIRECTION:

The Janet Area Structure Plan (JASP) contains a Long Term Development area that was intended to proceed when development criteria have been met, primarily with respect to build out of the west portion of the Plan area and further study of stormwater management in the Long Term Development Area. As the criteria have been met, amendments can be prepared so development can proceed in the Long Term Development Area.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference to guide the Janet Area Structure Plan Long Term Development Area Amendments, in accordance with the adopted Janet ASP, the County Plan, the Interim Growth Plan (IGP), and Rocky View/Calgary Intermunicipal Development Plan (IDP), and subject to engagement with both Town of Chestermere and City of Calgary. This project has been scheduled for inclusion on the 2019 workplan, in accordance with the criteria of Council Policy 322: Area Structure Plan Priority Policy, as a developer-funded project.

The Janet Area Structure Plan (JASP) was adopted by Council in 2014. Current JASP policy restricts development within the boundary of the Long Term Development Area until amendments area prepared identifying a land use strategy. This process will result in amendments to the JASP, for Council's consideration.

BACKGROUND:

The proposed amendment to the JASP, the Long Term Development Area, covers approximately ± 989 hectares (± 2,443 acres) of the total 5,758 acre plan area.

As the criteria regarding development of the Long Term Development in the JASP area have been met, it is an appropriate time to prepare amendments to the plan to add or revise policies for the Long Term Development Area. This project will be a developer funded ASP, in accordance with the criteria of Council Policy 322.

The JASP Long Term Development Area will involve community and stakeholder engagement, technical review and studies, policy writing, and development of land use scenarios. Should the proposed Terms of Reference be adopted, the project will be initiated in mid-2019, using the developer-funded model. All costs will be covered by the development proponent so there will be minimal impact to the current work plan and resources.

BUDGET IMPLICATIONS

This project is developer funded; all costs related to the preparation of the amendments will be covered by the development proponent. A budget adjustment is required to receive and disburse funds related to work on the area structure plan. The budget adjustment request form is attached.

¹ **Administration Resources**
 Oksana Newmen, Planning and Development



ROCKY VIEW COUNTY
Cultivating Communities

OPTIONS:

Option #1:

Motion #1: THAT the Terms of Reference, as presented in Appendix 'A' for the Janet Area Structure Plan Amendments Long Term Development Area, be adopted.

Motion #2: THAT the Budget Adjustment, as presented in Appendix 'B' for the Janet Area Structure Plan Amendments, be approved.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX 'A': Terms of Reference

APPENDIX 'B': Budget Adjustment Form



JANET AREA STRUCTURE PLAN AMENDMENT LONG TERM DEVELOPMENT AREA

Terms of Reference

TOR # 1015-251

Introduction

- 1 The Janet Area Structure Plan (JASP) includes 2,330 hectares (5,758 acres) of land in central east Rocky View County. It is bounded by Glenmore Trail (Highway 560) and the City of Calgary to the south, the City of Calgary to the west, the City of Calgary and Town of Chestermere to the north, and Range Road 282 on the east.
- 2 Approximately 989 hectares (2,443 acres) of the JASP is designated as Long Term Development; identified in Figure 1. As described in the JASP, these lands were intended to develop, for primarily industrial use, when the lands on the west side of the canal approached 70% build out and a stormwater solution was identified. An amendment to the JASP for the Long Term Development Lands is required before development can proceed.

Purpose

- 3 As the criteria regarding development of the Long Term Development in the JASP area has been met, it is an appropriate time to prepare amendments to the plan to add or revise policies for the Long Term Development Area.

Study Area

- 4 The amendments will be prepared for the Long Term Development Area, as depicted in Figure 1.

Scope of Work

- 5 Community and stakeholder input:
 - (1) Prepare a communications and engagement strategy to identify all relevant interest groups within the study area affected by the planning process including; Prairie Schooner Estates, intermunicipal partners, and external stakeholders. The strategy will demonstrate how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
 - (2) The strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, and builds community and stakeholder trust.
- 6 Intermunicipal input (City of Calgary and Town of Chestermere):
 - (1) Prepare an engagement strategy to collaborate with intermunicipal partners, specifically the City of Calgary and Town of Chestermere, to address interface issues and minimize potential impacts.
- 7 Land Use Strategy and phasing for the Long Term Development area.
 - (1) Prepare a Land Use Strategy for the continuation of the Regional Business Centre,
 - (2) Identify appropriate integration and transition policies for adjacent land uses and municipalities.
- 8 Baseline technical studies:



JANET AREA STRUCTURE PLAN AMENDMENT LONG TERM DEVELOPMENT AREA

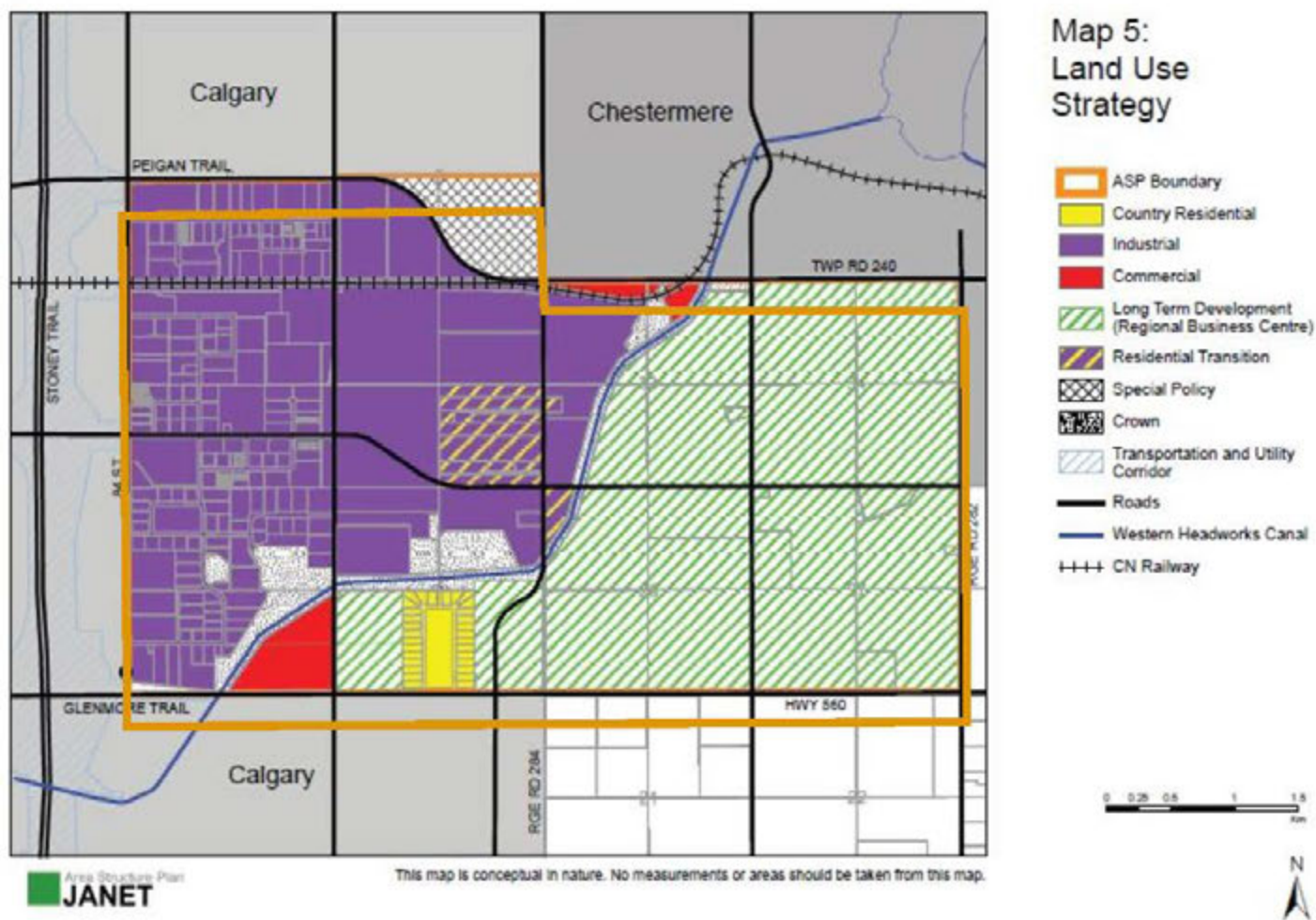
- (1) Prepare technical studies to support the land use strategy and identify requirements for subsequent planning phases. Studies will include:
 - (a) Transportation Network Analysis update to determine future transportation needs and opportunities including the identification of possible pedestrian and cycling linkages.
 - (b) A fire suppression systems strategy may be required to evaluate availability and quality of water for fire suppression.
- 9 Employment Area:
 - (1) Shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.
 - (2) Employment areas should plan for connections to existing and/or planned transit, where appropriate.
- 10 Direction and intent of higher order documents:
 - (1) Interim Growth Plan,
 - (2) Rocky View County/Calgary IDP,
 - (3) Municipal Development Plan (County Plan), and
 - (4) Janet Area Structure Plan.
- 11 Mapping to include:
 - (1) land use strategy;
 - (2) phasing;
 - (3) transportation network; and,
 - (4) regional storm water conveyance.

Summary

- 12 The Long Term Development Area is an important part of the Janet Regional Business Centre. These amendments will ensure the Janet Area Structure Plan continues to develop and accommodate future business growth.

JANET AREA STRUCTURE PLAN AMENDMENT LONG TERM DEVELOPMENT AREA

Figure 1 – Janet Area Structure Plan – Land Use Strategy



ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Budget Adjustment
EXPENDITURES: Janet Area Structure Plan Amendments (Long Term Development Area)	170,400
TOTAL EXPENSE: 0	
REVENUES: Developer Funded	(170,400)
TOTAL REVENUE: 0	
NET BUDGET REVISION: 0	
REASON FOR BUDGET REVISION: Janet Area Structure Plan Amendments (Long Term Development Plan)	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Chief Administrative Officer: _____ Al Hoggan Executive Director Corporate Services: _____ Kent Robinson Manager: _____ </div> <div style="width: 45%;"> Council Meeting Date: _____ Council Motion Reference: _____ Date: _____ </div> </div>	

Budget AJE No: _____

Posting Date: _____



POLICY REVIEW SUBCOMMITTEE

TO: Council

DATE: April 30, 2019 **DIVISION:** All

FILE: 0160

SUBJECT: Policy Review Subcommittee Request - Aggregate Development Policy

¹POLICY DIRECTION:

On September 25, 2018, Council passed the following resolution:

THAT Council rescinds the Aggregate Resource Plan Terms of Reference and directs Administration to develop an aggregate resource extraction policy and accompanying procedures that only cover application submission requirements and performance standards to be completed within three months.

EXECUTIVE SUMMARY:

The purpose of this report is to request an extension of time of the above-noted resolution and also to direct that a workshop be scheduled for Council to participate as a group in the discussion of the aggregate development policy and procedures.

The Policy Review Subcommittee's (the "Committee") purpose is to review new and current policies before they are provided to the Governance and Priorities Committee. Also, a policy must be supported by consensus of the Committee before it is provided to the Governance and Priorities Committee for adoption or amendment.

On September 25, 2018, Council rescinded the Aggregate Resource Terms of Reference and directed that a new aggregate resource extraction policy and accompanying procedures be created within three months, by December 25, 2018.

On December 18, 2018, Administration presented a new aggregate development policy and accompanying procedure to the Committee. During this meeting, the Committee provided feedback which was incorporated into a further revised draft policy and procedure which was then brought back to the Committee on April 16, 2019 by the Chief Administrative Officer ("CAO") for further discussion.

The Committee agreed that given the deadline has already passed as per the September 25, 2018 resolution, and also the sensitive nature of the item, that it is reasonable to request that Council provide an extension of the time limit. Furthermore, the Committee agreed that a CAO workshop would be beneficial to allow all of Council to participate.

As per the attached draft minutes (Attachment A), the Committee passed a resolution to request that Council extend the resolution on September 25, 2018 and also to request that Council participate in a CAO workshop to discuss the policy and procedure as a group.

BUDGET IMPLICATIONS:

N/A

¹ **Administration Resources**
Charlotte Satink, Municipal Clerk

OPTIONS:

- Option #1: Motion #1: THAT an aggregate resource extraction policy and accompanying procedure be completed and presented back to Council by July 23, 2019 for consideration.
- Motion #2: THAT an aggregate resource extraction policy and accompanying procedures be scheduled for discussion at a CAO workshop to be held before the end of May 2019.
- Option #2: THAT Council provide alternative direction.

Respectfully submitted,

“Samanntha Wright”

Chair, Policy Review Subcommittee

cs/

ATTACHMENTS:

- Attachment A: Draft Policy Review Subcommittee Minutes Dated April 16, 2019

ROCKY VIEW COUNTY
POLICY REVIEW SUBCOMMITTEE
April 16, 2019

Page 1

A regular meeting of the Rocky View County Policy Review Subcommittee was held in the Committee Room of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on April 16, 2019 commencing at 9:13 AM.

Present:	Division 8 Division 3 Division 4	Councillor S. Wright (Chair) Councillor K. Hanson Deputy Reeve A. Schule
Absent:	Division 9	Councillor C. Kissel
Also Present:	A. Hoggan, Chief Administrative Officer K. Robinson, Executive Director, Corporate Services B. Riemann, Executive Director, Operations C. Satink, Municipal Clerk, Municipal Clerk's Office S. Hulsman, Manager, Transportation Services S. Hope, Appeals and Policy Coordinator, Municipal Clerk's Office	

Call to Order

The Chair called the meeting to order at 9:13 AM with all members present with the exception of Councillor Kissel.

19-04-16-01

Updates/Acceptance of Agenda

Moved by Deputy Reeve Schule that the April 16, 2019 Policy Review Subcommittee meeting agenda be amended to add the following as emergent items:

- Aggregate Development Policy
- Rescindment of Policies

Carried

19-04-16-02

Council Policy Review – Emergent Item – New Council Policy

Council Policy: N/A, Aggregate Development Policy

MOVED by Councillor Wright that the review of proposed Council policy titled Aggregate Development Policy be tabled until after the 10:00 AM presentation.

Carried

19-04-16-03

Council Policy Review - Transportation Services – Existing Council Policy

Council Policy: C-417, Installation and Maintenance of Street Lighting

MOVED by Deputy Reeve Schule that Council Policy C-417, Installation and Maintenance of Street Lighting, be recommended to the Governance and Priorities Committee with the following amendments:

- Paragraph 1 to read as: The purpose of this policy is to address the installation and continued operation and maintenance of street lighting along public roadways under the jurisdiction of Rocky View County (the County);

ROCKY VIEW COUNTY
POLICY REVIEW SUBCOMMITTEE
April 16, 2019

Page 2

-
- The word “adequate” to be removed from Paragraph 2; and
 - Under the “Policy” heading, Paragraphs 5(2) and 11 are to remain and all other paragraphs are to be removed.

Carried

19-04-16-04**Council Policy Review - Transportation Services – Existing Council Policy****Council Policy: C-457, Roadside Memorials**

MOVED by Councillor Hanson that Council Policy C-457, Roadside Memorials, be recommended to the Governance and Priorities Committee with the following amendments:

- The word “these” will be replaced with the word “roadside” in Paragraph 1”;
- Paragraph 3 to read as: The County appreciates that the placement of roadside memorials to commemorate victims of traffic incidents will occur spontaneously and that the County recognizes the need to allowing grieving family and friends to respectfully honour a victim’s memory through the placement of a roadside memorial within the road right-of-way at or near the incident site.
- Paragraph 2 and 3 are to switch positions;
- Paragraph 3(1) is to read as: The location and nature of a roadside memorial must be such that it does not pose a hazard to the travelling public;
- Paragraph 3(2) is to read: Memorials which utilize traffic control signs or bridge structures, for example, would be deemed to be hazards. If a roadside memorial is deemed to be a hazard, a County representative will contact the family which placed the memorial, if their identity is known, in order to negotiate relocation towards the fence line, modification to the size or composition of the display, or removal of the memorial;
- Paragraph 3(3) is to read: The authority to allow a roadside memorial shall reside with the Chief Administrative Officer or designate;
- Paragraph 3(4) is to read: This policy applies to all public roads under the direction, control and management of the County, unless a specific road is deemed to be exempt through a resolution of Council; and
- The word “accident” is to be replaced with “incident” throughout.

Carried

19-04-16-05**Council Policy Review – Emergent Item****Council Policy: N/A, Aggregate Development Policy**

MOVED by Councillor Hanson that the Aggregate Development Policy be lifted from the table.

Carried

ROCKY VIEW COUNTY
POLICY REVIEW SUBCOMMITTEE
April 16, 2019

Page 3

MOVED by Councillor Hanson that the Chair of the Policy Review Subcommittee submits a report to Council to request that Council provide an extension of the time limit as per the September 25, 2018 resolution and also to request that Council participate in a CAO workshop to discuss the policy and procedure as a group.

Carried

19-04-16-06**Council Policy Review – Emergent Item – Council Policies for Recommended for Rescindment****Council Policy: N/A**

MOVED by Deputy Reeve Schule that when Administration recommends that a Policy be rescinded, that the Policy Review Subcommittee agrees that such policies are to be taken directly to the Governance and Priorities Committee and are not to be reviewed by the Policy Review Subcommittee beforehand.

Carried

Adjournment

MOVED by Councillor Hanson that the April 16, 2019 Policy Review Subcommittee meeting be adjourned at 11:11 a.m.

Carried

Chair_____
Chief Administrative Officer or Designate



FINANCIAL SERVICES

TO: Council
DATE: April 30, 2019 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2019 Budget Finalization

¹POLICY DIRECTION:

Section 242 of the *Municipal Government Act* prescribes that Council must adopt a budget for each calendar year. Once the base budget is approved by Council, all subsequent adjustments are considered and approved by Council.

EXECUTIVE SUMMARY:

With completion of the 2019 assessment, review of the 2019 operating base budget and receipt of external requisitions, Administration requires operating budget adjustments as presented in Attachment 'A' (operating budget adjustments) and Attachment 'B' (external requisitions).

BACKGROUND:

Municipal Budget Adjustments – Attachment 'A'

- 1) Since approval of the 2019 Operating and Capital base budget (December 11, 2018) the 2019 assessment roll has now been finalized. On April 9, 2019, Council approved \$1,165,000 in operating budget adjustments for special initiatives leaving an excess unallocated amount of \$319,800. Administration continually reviews the budget and has determined further adjustments for the operating base budget (both increases and decreases in revenue and expenses) as listed below.

In September 2018 Administration estimated the live growth component of the assessment at \$2,236,200. Upon completion of the 2019 assessment roll it has been determined that the live growth component (new development) is \$2,430,300, with a difference of \$194,100 to be added to the 2019 operating budget. The increased live growth and operating budget adjustments will leave an unallocated excess amount of \$682,800. Through Council's direction this amount can either be; 1) Transferred to the tax stabilization reserve for future use, or 2) Used to reduce the current 3% tax increase. Each one percent tax increase equates to \$693,470 in additional tax dollar collection. Should Council direct the \$682,800 excess to be used to reduce the 2019 Municipal tax rate this would represent a reduction of .9873% or almost 1% and would result in an overall 2% tax increase.

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



OPERATING BUDGET ADJUSTMENTS

Expenses

Reduced contracted services – Assessment Services	(\$30,300)
Reduced staff costs – Building Services	(209,000)
Increased materials – Building Services	19,000
Reduced recreation district allocations	(139,600)
Increased Strathmore watch clerk contract – Enforcement Services	50,000
Increased CSMI project budget – 3 rd party collection – Capital Projects	<u>40,000</u>
Total Expenses	(\$269,900)

Revenue

Increased STEP grant	\$21,000
Decreased designated industrial property assessment revenue	(84,000)
Animal license revenue write off	(38,000)
Increased final assessment – live growth	<u>194,100</u>
Total Revenue	\$93,100

Current Excess Amount (operating budget adjustment)	\$363,000
Previous Excess Amounts \$1,484,400 - \$1,165,000 (Special Initiatives) =	<u>319,800</u>
Total unallocated excess amount	\$682,800

External Requisitions – Attachment ‘B’

- 2) External requisitions are flow through amounts in that Rocky View County collects these funds through the property tax system and forwards them to the requisitioning bodies such as the Provincial government (education and designated industrial properties) and the Rocky View Foundation.

Administration has not received final external requisitions relating to schools from the Provincial government. This is a result of an unapproved Provincial budget and a Provincial election. Administration received options from the Provincial government in determining tax rates and has applied an overall 6% increase to derive uniform rates to be used in the tax rate bylaw. Changes to Rocky View County's external requisitions are as follows: Alberta School Foundation Fund (ASFF) and the Roman Catholic Separate School District (RCSSD) have increased by 6.0% or \$2,847,700. The Rocky View Foundation has increased by 1.5% or \$9,900 and the Provincial requisition of Designated Industrial Properties has increased by \$135% or \$84,800.

BUDGET IMPLICATION(S):

Decreased Operating Expenses	(\$269,900)
Increased Operating Revenue	\$93,100
Increased External requisitions	\$2,942,400

OPTIONS:



- Option #1 Motion #1: THAT the budget adjustments be approved as presented in Attachment 'A' and Attachment 'B'
- Motion #2: THAT the excess amount of \$682,800 be transferred to the Tax Stabilization Reserve.
- Option #2 Motion #1: THAT the budget adjustments be approved as presented in Attachment 'A' and Attachment 'B'
- Motion #2: THAT the excess amount of \$682,800 be applied to the 2019 operating budget to reduce the current 3% tax increase.
- Option #4 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

Kent Robinson

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Operating Budget Adjustment

Attachment 'B' – External Requisition Budget Adjustment

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Budget Adjustment
EXPENDITURES:	
Reduced contracted services – Assessment Services	(30,300)
Reduced staff costs – Building Services	(209,000)
Increased materials – Building Services	19,000
Reduced recreation district allocations	(139,600)
Increased Strathmore watch clerk contract	50,000
Increased CSMI project budget – 3 rd party collection	40,000
TOTAL EXPENSE:	(269,900)
REVENUES:	
Increased STEP grant	(21,000)
Decreased designated industrial property assessment revenue	84,000
Animal license revenue write off	38,000
Increased final assessment	(194,100)
TOTAL REVENUE:	(93,100)
NET BUDGET REVISION:	(363,000)
REASON FOR BUDGET REVISION: 2019 spring operating budget adjustments	
AUTHORIZATION:	
Chief Administrative Officer: _____ Al Hoggan Executive Director Corporate Services: _____ Kent Robinson Manager: _____	Council Meeting Date: _____ Council Motion Reference: _____ Date: _____

Budget AJE No: _____

Posting Date: _____

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Budget Adjustment
EXPENDITURES:	
Alberta School Foundation Fund	2,689,600
Calgary Roman Catholic School District	158,100
Designated Industrial Property Tax	84,800
Rocky View Foundation	9,900
TOTAL EXPENSE:	2,942,400
REVENUES:	
General Property Tax	(2,942,400)
TOTAL REVENUE:	(2,942,400)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
2019 spring external requisition budget adjustments	
AUTHORIZATION:	
Chief Administrative Officer: _____ Al Hoggan Executive Director Corporate Services: _____ Kent Robinson Manager: _____	Council Meeting Date: _____ Council Motion Reference: _____ Date: _____

Budget AJE No: _____

Posting Date: _____

PLANNING & DEVELOPMENT

TO: Council
DATE: April 30, 2019 **DIVISION:** 9
FILE: PL20180114
SUBJECT: Bylaw C-7839-2018 Road closure of a portion of Parcel B on Plan 8732H.X.

¹POLICY DIRECTION:

Policy and Procedure #443, *Road Allowance Closure and Disposal* directs administration to proceed with second and third readings of a road closure bylaw after Minister of Transportation approval is received.

EXECUTIVE SUMMARY:

This report is to consider second and third readings to bylaw C-7839-2018 for the closure and consolidation of a 0.10 acre portion of undeveloped road allowance shown as Parcel B on Plan 8732 H.X. adjacent to the NW-33-26-05-W05M. Once given second and third readings, the bylaw will be registered to create title to the lands which will then be transferred to the applicant.

BACKGROUND:

The Applicants Frederik Serfranckx and Fiona Verlinde previously applied for the closure and consolidation of the portion shown as Parcel 'B' on Plan 8732 H.X. through file PL20130023. Bylaw C-7538-2015 was given 3rd reading on November 24, 2015 and Administration completed the closure and land sale in December 2016. The applicant then proceeded with the consolidation in 2018 and it was brought to Administration's attention by the survey company that a 0.10 acre portion of Plan 8732 H.X. had not been described correctly and therefore not included in the original closure bylaw. The parcel was incorrectly described due to a difference in the quarter sections that are a part of Parcel B. Administration only included NE-32 and the 0.10 acre portion was determined to be located adjacent to the NW-33. To rectify this error and complete the closure as was originally intended, Bylaw C-7839-2018 is required to close the remaining portion of Parcel B. Attachment 'B' identifies its location within the County, the Road Closure Proposal, Land Use Map, Air Photo and Landowner Circulation Area.

The Public Hearing for Bylaw C-7839-2018 was held on November 27, 2018. Once closed, Council made motions to give first reading to the bylaw and to forward the bylaw to the Minister of Transportation for approval. Administration received the signed bylaw back from the Minister of Transportation on March 1, 2019.

DISCUSSION:

Administration has not obtained an appraisal of this 0.10 acre portion of road allowance, as this closure is only rectifying an error from the previous closure. The previous closure of 0.75 acres was valued at \$25,000.00 and was paid for by the applicant in December 2016. As this current portion was always intended to be included in the original closure, no further purchase of land is required. This portion will now be consolidated into the applicants lands by survey plan.

¹ Administration Resources

Angela Pare, Engineering Support Technician, Planning & Development

OPTIONS:

- | | | |
|-----------|-----------|---|
| Option #1 | Motion #1 | THAT Bylaw C-7839-2018 be given second reading |
| | Motion #2 | THAT Bylaw C-7839-2018 be given third reading |
| | Motion #3 | THAT the 0.10 acre portion of land be transferred to the applicants Frederik Serfranckx and Fiona Verlinde at no additional cost. |
| Option #2 | | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

Richard Barss

Al Hoggan

Acting Executive Director
Community Development Services

Chief Administrative Officer

AP/llt

APPENDICES:

- APPENDIX 'A' – Bylaw C-7839-2018 and Schedule A
 APPENDIX 'B' – Map Set
 APPENDIX 'C' – Landowner Responses



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7839-2018

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

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday October 30th, 2018 and Tuesday November 6th, 2018, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

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

ALL THAT PORTION OF THE INTERSECTION OF THE INTERVENING NORTH-SOUTH AND EAST-WEST ORIGINAL GOVERNMENT ROAD ALLOWANCE WITHIN PARCEL 'B' ON PLAN 8732 H.X. WHICH LIES WITHIN PLAN _____ CONTAINING 0.10 ACRES (0.040 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

Division: 9
File: PL20180114

PUBLIC HEARING WAS HELD IN COUNCIL this 27th DAY OF November, 2018

READ A FIRST TIME IN COUNCIL this 27th DAY OF November, 2018


REEVE / DEPUTY REEVE


CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS 27th DAY OF February, 2019

Approval Valid for _____ Months



MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this _____ DAY OF _____, 20____

READ A THIRD TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

CAO or DESIGNATE

SCHEDULE 'A'

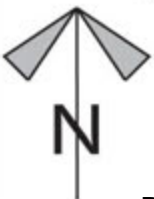
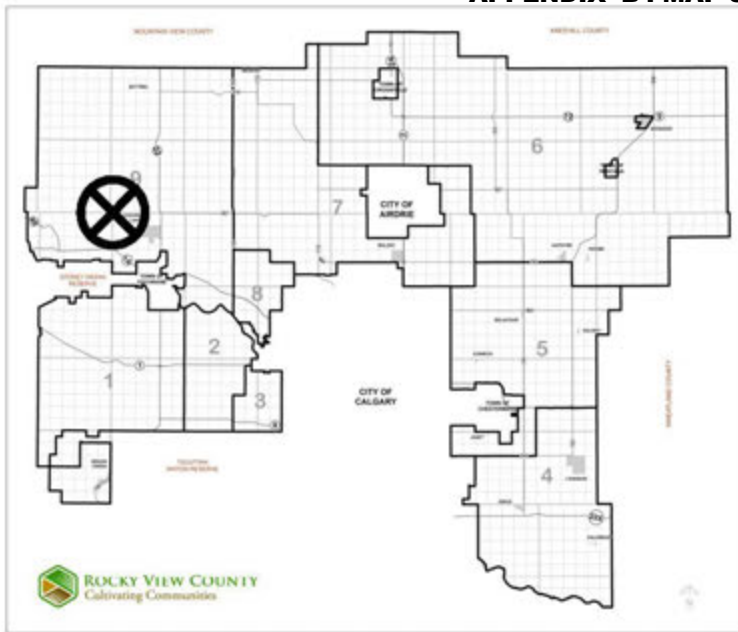


ROCKY VIEW COUNTY
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

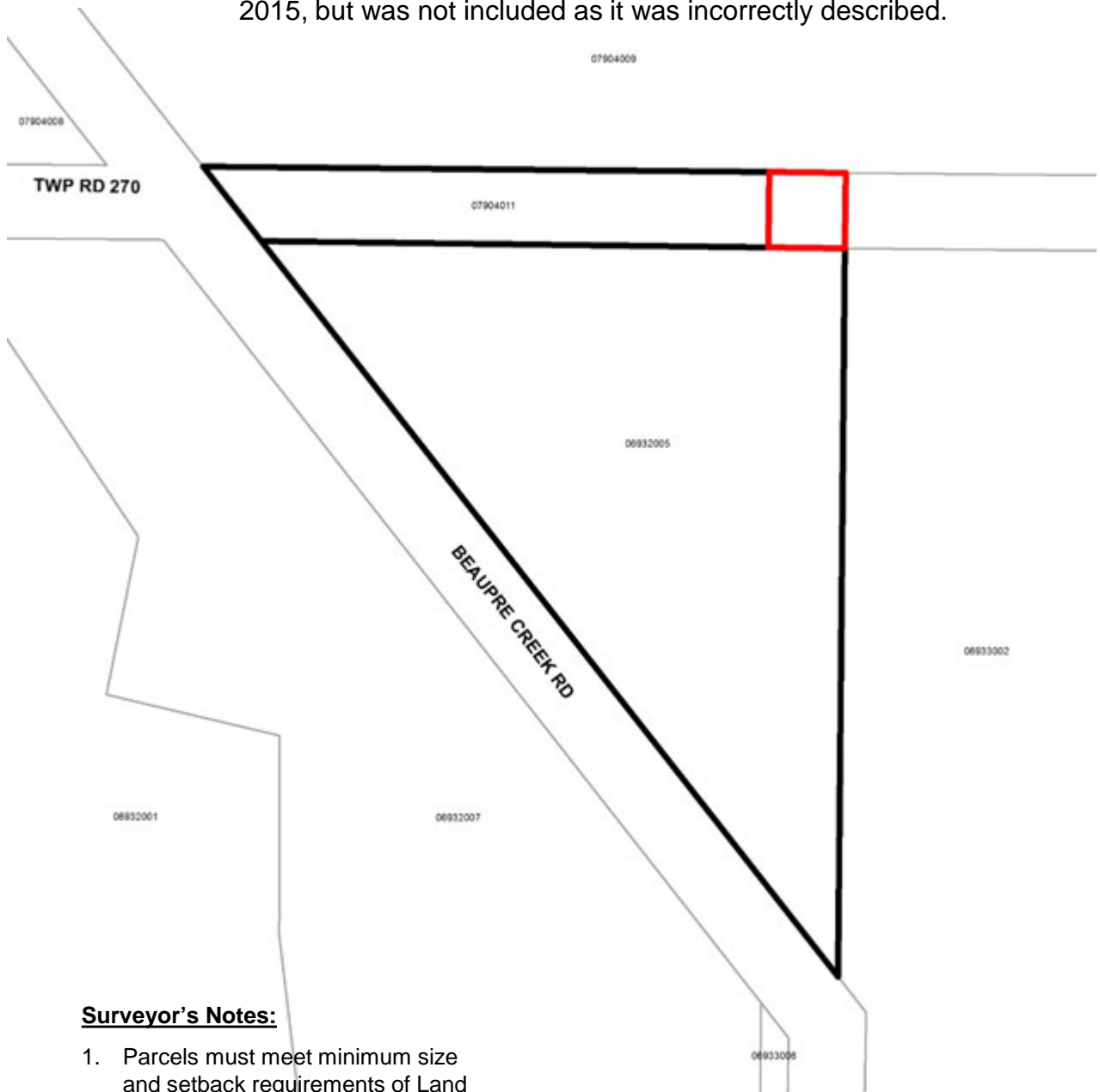
SCHEDULE 'A'





**SW-04-27-05-W05M Lot:B Plan:8732HX &
NE-32-26-05-W05M Block:1 Plan:9011322**

ROAD CLOSURE PROPOSAL: To Close for the purpose of Consolidation, a 0.10 acre of "Parcel B" as shown on Plan 8732 H.X. located at the North West Corner of NW-33-26-05-W05M. This portion was originally to be closed by Bylaw C-7358-2015, but was not included as it was incorrectly described.



Surveyor's Notes:

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

ROAD CLOSURE PROPOSAL

**SW-04-27-05-W05M Lot:B Plan:8732HX &
NE-32-26-05-W05M Block:1 Plan:9011322**

Date: Oct 1, 2018

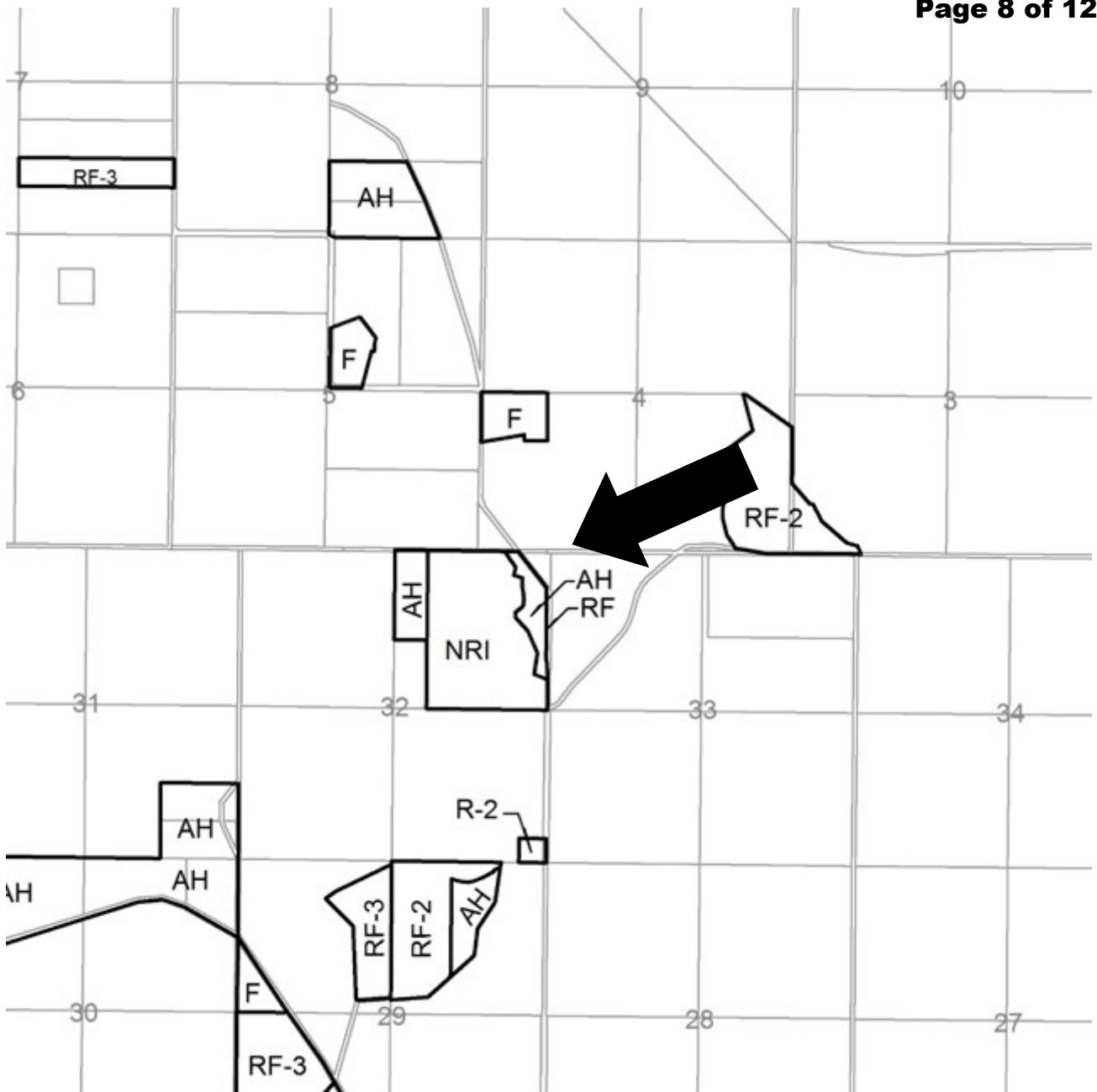
Division # 9

File: PL20180114

AGENDA

Page 411 of 468

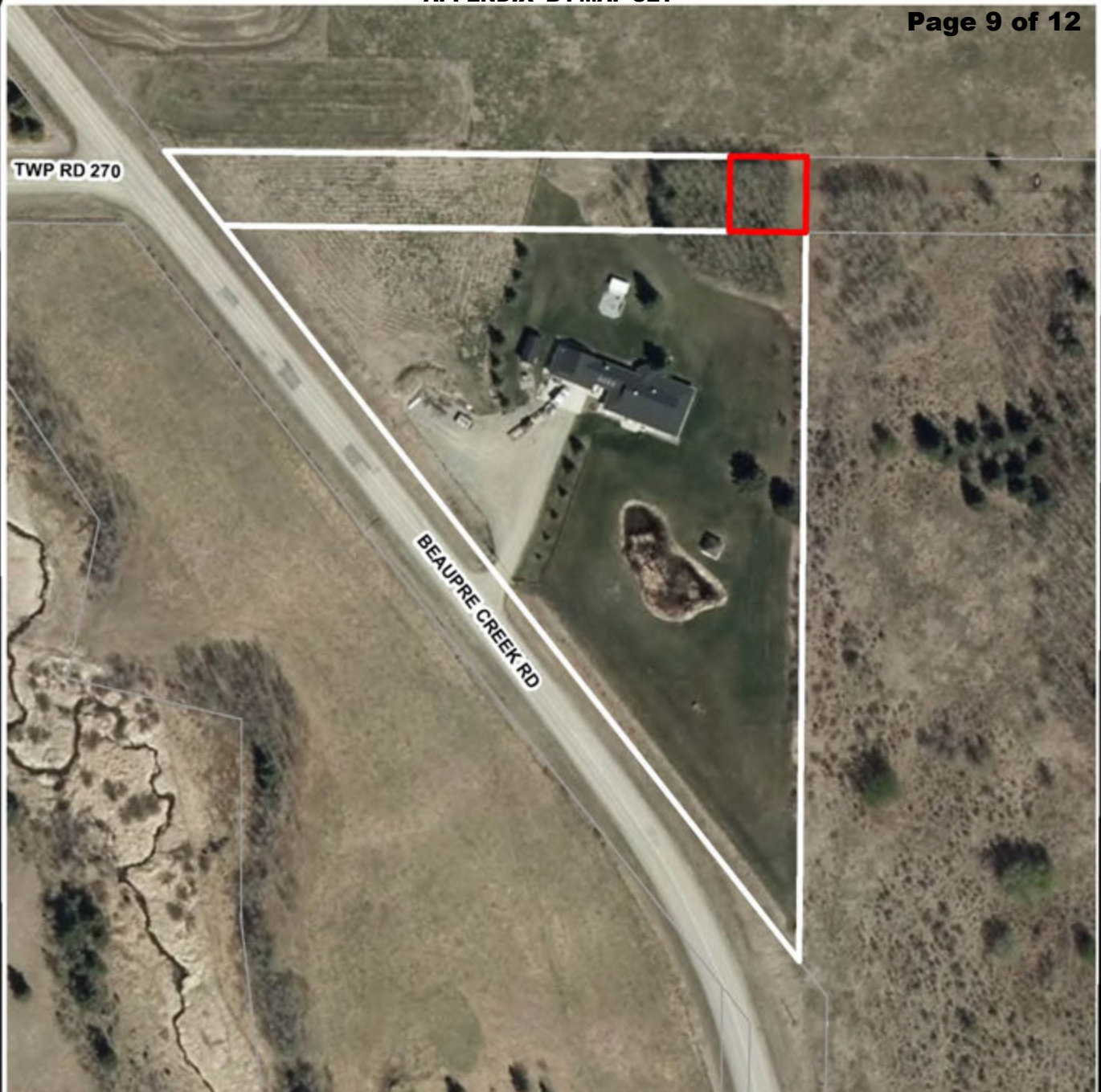




Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
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-04-27-05-W05M Lot:B Plan:8732HX &
NE-32-26-05-W05M Block:1 Plan:9011322**



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

AIR PHOTO

Spring 2016

**SW-04-27-05-W05M Lot:B Plan:8732HX &
NE-32-26-05-W05M Block:1 Plan:9011322**

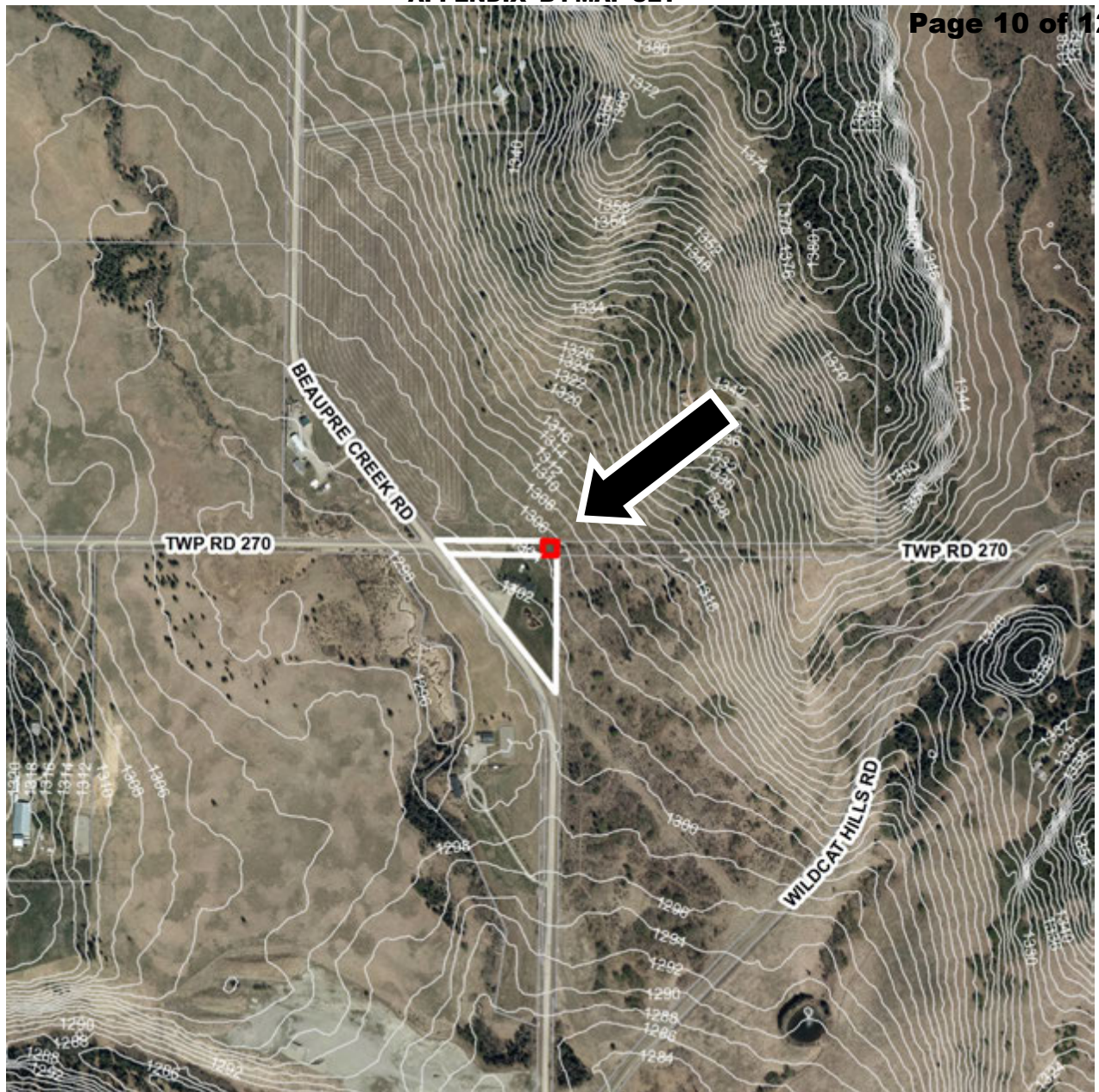
Date: Oct 1, 2018

Division # 9

File: PL20180114

AGENDA

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

TOPOGRAPHY

Contour Interval 2 M



**SW-04-27-05-W05M Lot:B Plan:8732HX &
NE-32-26-05-W05M Block:1 Plan:9011322**

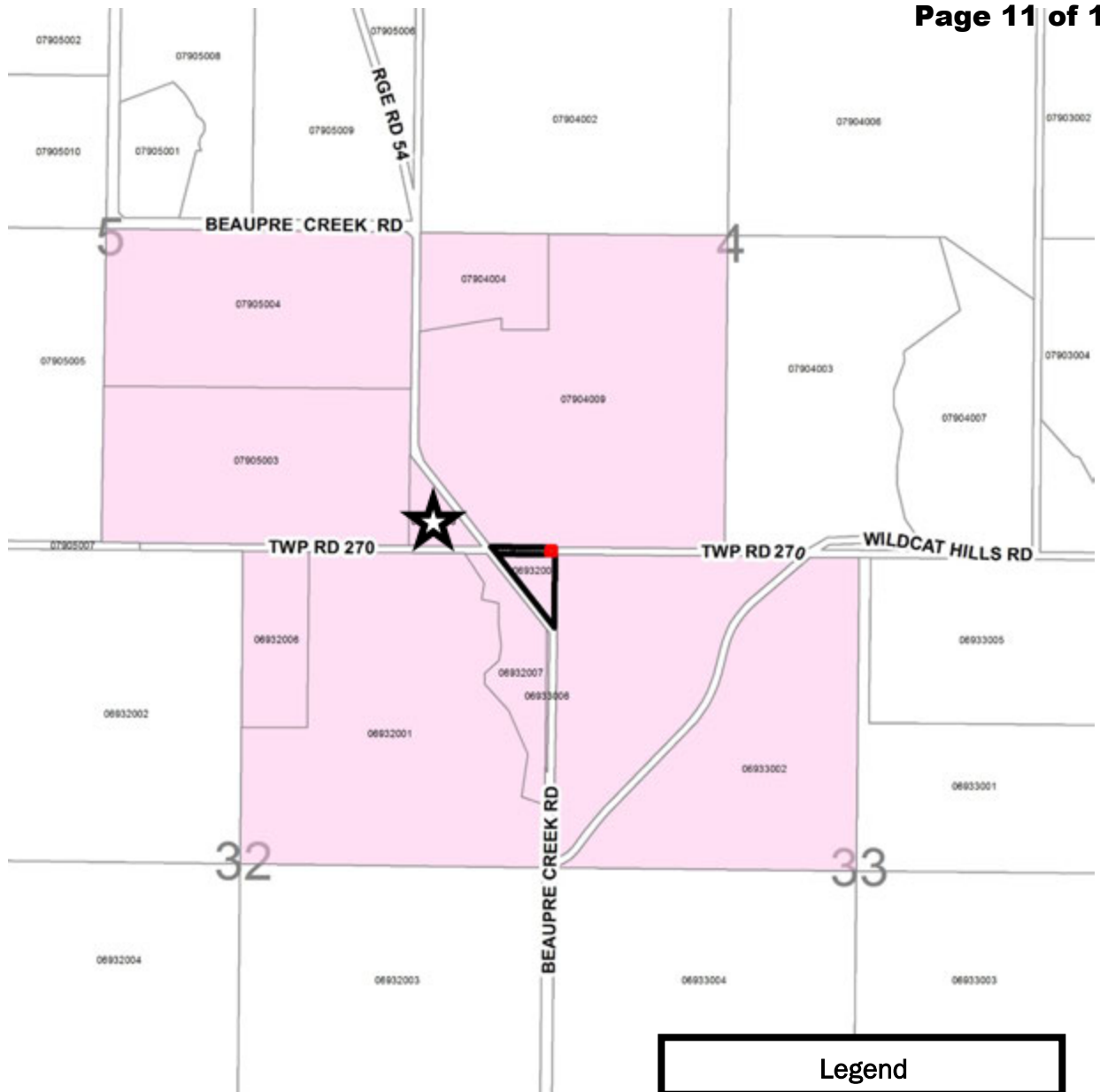
Date: Oct 1, 2018

Division # 9

File: PL20180114

AGENDA

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Letters in Opposition



Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SW-04-27-05-W05M Lot:B Plan:8732HX &
NE-32-26-05-W05M Block:1 Plan:9011322

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



ROCKY VIEW COUNTY
Engineering Services

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

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180114

DESCRIPTION: To Close for the purpose of Consolidation, a 0.10 Acre of "Parcel B" as shown on Plan 8732 H.X. located at the North west corner of NW-33-26-05-W05M. This portion was originally to be closed by Bylaw C-7358-2015, but was not included as it was incorrectly described.

GENERAL LOCATION: NW-33-26-5-W5M
0.10 Acres of Plan 8732 H.X.

APPLICANT: Verlinde, Fiona & Serfranckx, Frederick

OWNER: The Crown in right of Alberta

GROSS AREA: 0.10 acres, to be confirmed by plan of survey

I, Casey Charchun, the owner of 270025 Bearpre Creek Rd.

and/or	<u>SW04</u>	<u>27</u>	<u>05</u>	<u>05</u>	W__M
	Qtr	Sec	Twp	Rge	

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

Signature

Oct 8/18

Date

PLANNING & DEVELOPMENT

TO: Council
DATE: April 30, 2019 **DIVISION:** 2
FILE: PL20180075
SUBJECT: Bylaw C-7826-2018 Road closure of a portion of Road shown on Plan 741 0359

¹POLICY DIRECTION:

Policy and Procedure #443, *Road Allowance Closure and Disposal* directs administration to proceed with second and third readings of a road closure bylaw after Minister of Transportation approval is received, the applicant is supportive of the appraisal value and they wish to complete the closure and consolidation.

EXECUTIVE SUMMARY:

This report is to consider second and third readings to bylaw C-7826-2018 for the closure and consolidation of a 1.43 acre portion of undeveloped road allowance shown on plan 741 0359. This portion is located within the SW-23-25-03-W05M and the SE-22-25-03-W05M. Once given second and third readings, the bylaw will be registered to create title to the lands which will then be sold to the applicant at the agreed upon price plus applicable closing costs.

BACKGROUND:

The Applicant Martha Proppe has indicated the purpose for this application is to close and consolidate the 1.43 Acre portion of the adjacent undeveloped road allowance into their parcel described as Lot 7, Block A, Plan 781 1150 (3030 Springbank Heights Way). The closure would allow the applicant to construct an Accessory Dwelling Unit (ADU) on the land without the setback requirement to a road. The undeveloped portion has not been developed as a road, nor does Administration have plans to construct within this road allowance terminating at the river. Attachment 'B' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo and Landowner Circulation Area.

The Public Hearing for Bylaw C-7826-2018 was held on November 15, 2018. Once closed, Council made motions to give first reading to the bylaw and to forward the bylaw to the Minister of Transportation for approval. Administration received the signed bylaw back from the Minister of Transportation on January 28, 2019.

DISCUSSION:

Administration has obtained an appraisal of the Road allowance, which was then provided to the applicant for review and approval to proceed with the closure at the appraised value. The appraisal of the subject lands provided a value of \$29,500.00 for the 1.43 acre portion. The applicant is in support of the appraised value and wishes to proceed with the second and third readings of the bylaw and the purchase of the lands.

¹ **Administration Resources**

Angela Pare, Engineering Support Technician, Planning & Development

**OPTIONS:**

- | | | |
|-----------|-----------|---|
| Option #1 | Motion #1 | THAT Bylaw C-7826-2018 be given second reading |
| | Motion #2 | THAT Bylaw C-7826-2018 be given third reading |
| | Motion #3 | THAT the 1.43 acre portion of land be transferred to the applicant Martha Proppe subject to: <ul style="list-style-type: none"> a) Sales agreement being signed at the appraised value of \$29,500.00, plus \$2,500.00 for the cost of the appraisal, and \$1,500.00 for the cost of the survey and all applicable taxes; b) That all incidental costs to create title and consolidation with the adjacent lands are at the expense of the applicant; and c) The terms of the sales agreement shall be completed within one year after bylaw C-7826-2018 receives third and final reading. |
| Option #2 | | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

Richard Barss

Al Hoggan

 Acting Executive Director
 Community Development Services

 Chief Administrative Officer

AP/llt

APPENDICES:

APPENDIX 'A' – Bylaw C-7826-2018 and Schedule A
 APPENDIX 'B' – Map Set
 APPENDIX 'C' – Landowner Responses

**BYLAW C-7826-2018**

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

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday October 16th, 2018 and Tuesday October 23rd, 2018, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

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

THAT PORTION OF ROAD ON PLAN 741 0359 WITHIN THE SOUTH WEST SECTION 23 AND SOUTH EAST SECTION 22, TOWNSHIP 25, RANGE 3, WEST OF THE 5TH MERIDIAN AS DESCRIBED ON PLAN _____ CONTAINING 1.438 ACRES (0.582 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As shown on Schedule 'A' attached to and forming part of this bylaw.

Division: 2
File: PL20180075

PUBLIC HEARING WAS HELD IN COUNCIL this 15th DAY OF November, 2018

READ A FIRST TIME IN COUNCIL this 15th DAY OF November, 2018


REEVE / DEPUTY REEVE


CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS 24 DAY OF January, 2019

Approval Valid for _____ Months

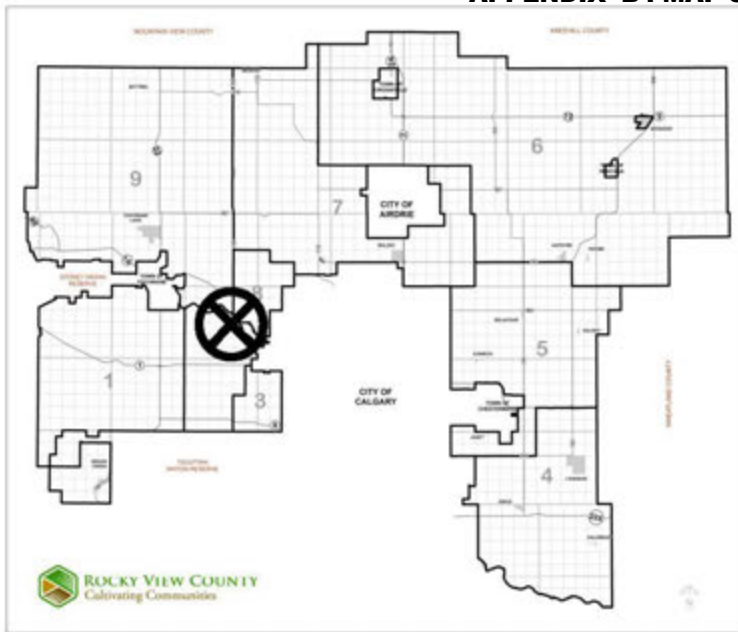

MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this _____ DAY OF _____, 20____

READ A THIRD TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

CAO or DESIGNATE



LOCATION PLAN

SW-23-25-03-W05M

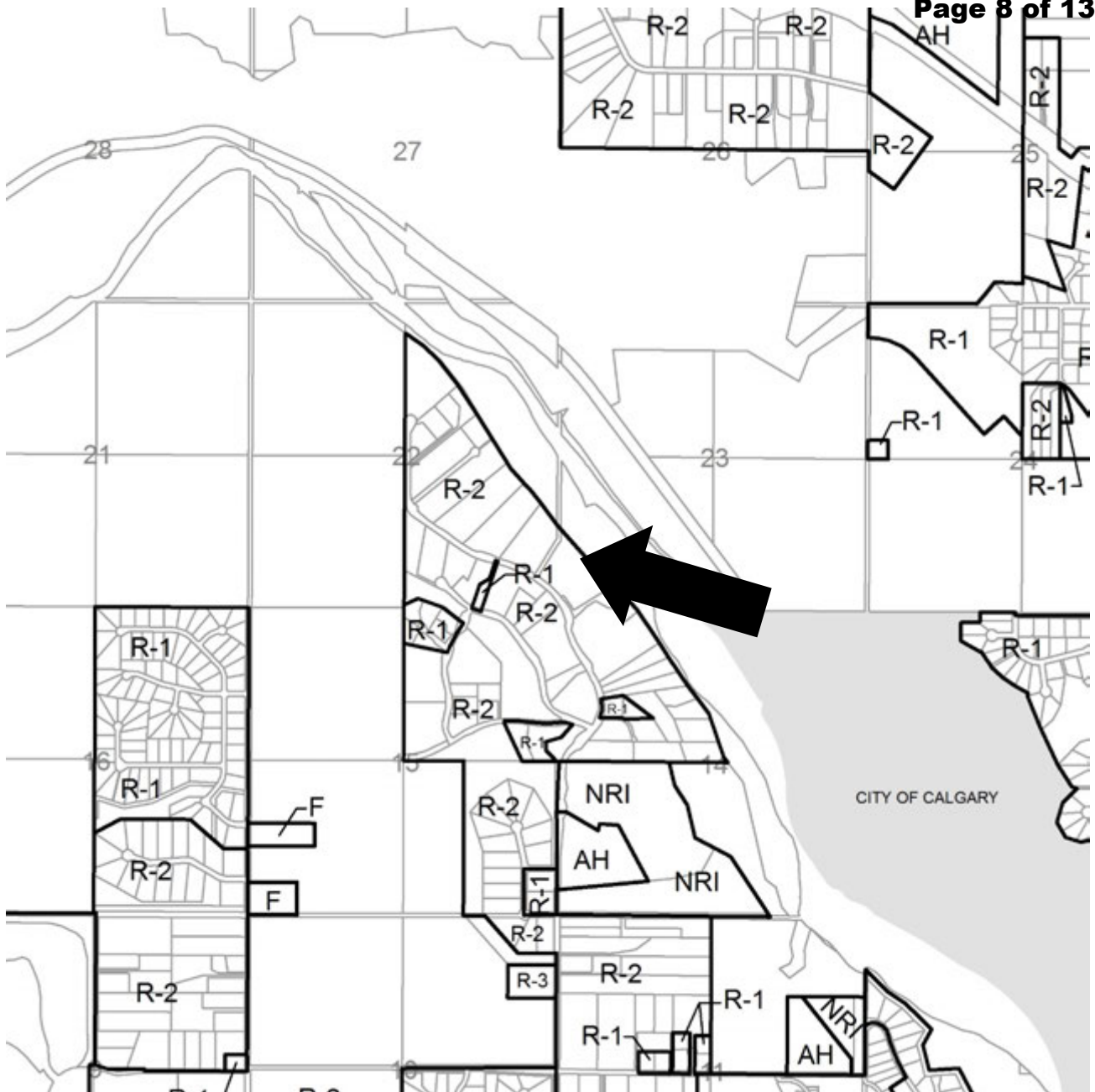
ROAD CLOSURE PROPOSAL:

To Close for Consolidation, a 1.44 acre portion of undeveloped road located within the SW-23-25-03-W5M adjacent to the east side of Lot 7, Block A, Plan 7811150. The purpose of the closure is to build an ADU without the requirement for a setback to the Road.



SPRINGBANK HEIGHTS WY

ROAD CLOSURE PROPOSAL**SW-23-25-03-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-23-25-03-W05M



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

AIR PHOTO

Spring 2016

SW-23-25-03-W05M



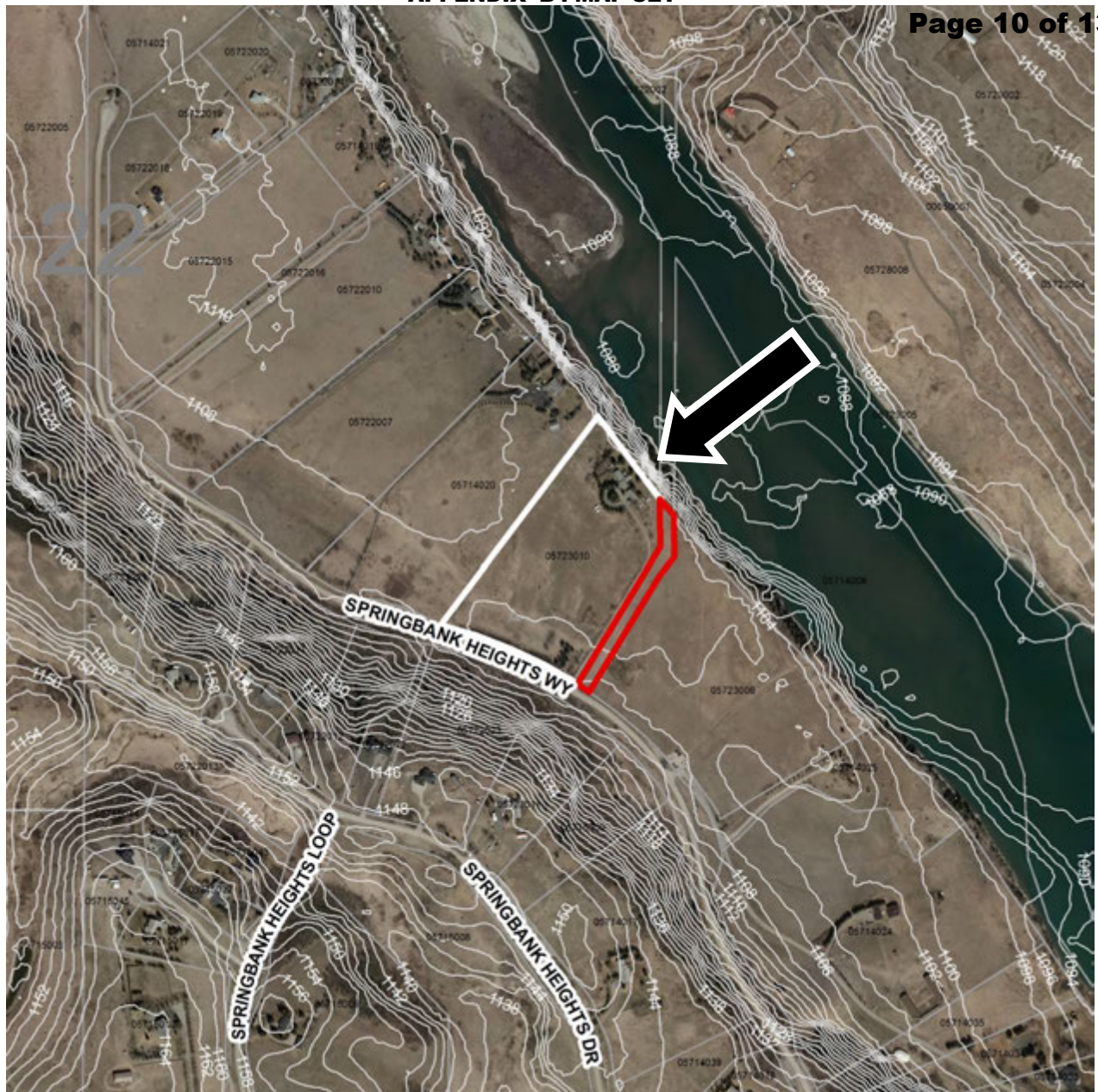
Date: July 16, 2018

Division # 2

File: PL20180075

AGENDA

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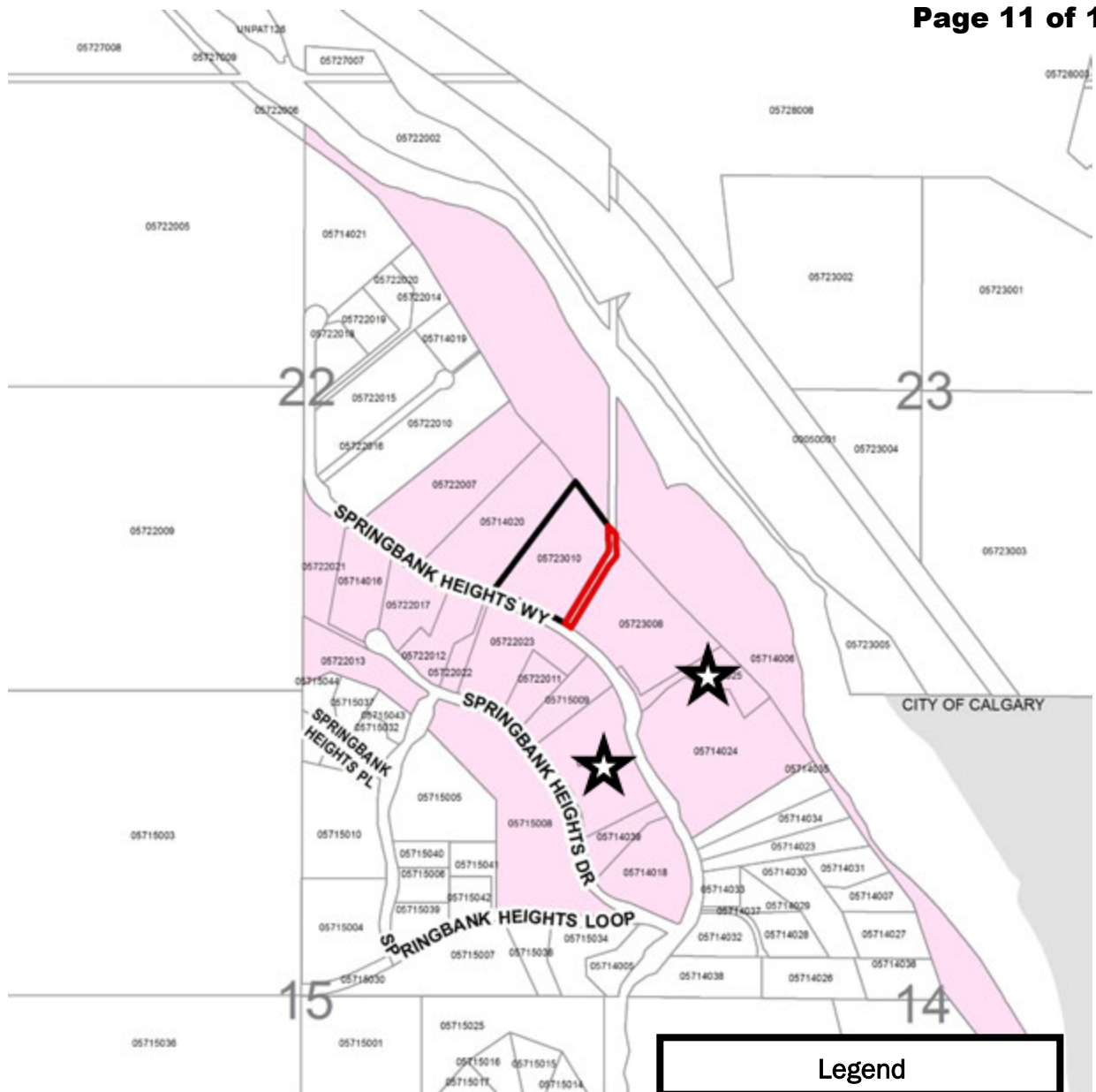


Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SW-23-25-03-W05M



Letters in Opposition



Letters in Support

Legend



Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA

SW-23-25-03-W05M



ROCKY VIEW COUNTY
Engineering Services

911 - 32 Avenue NE | Calgary, AB | T2E 6X6
Phone: 403-230-1401 | Fax: 403-277-5977
www.rockyview.ca

ROAD ALLOWANCE RESPONSE FORM

FILE NUMBER: PL20180075

DESCRIPTION: To Close for consolidation, a +/-1.44 acre portion of undeveloped road located within SW-23-25-03-W5M adjacent to the east side of Lot 7, Block A, Plan 7811150. The purpose of the closure is to build an ADU without a requirement for a setback to the Road.

GENERAL LOCATION: Adjacent to Lot 7, Plan 7811150

APPLICANT: Proppe, Irvin & Martha

OWNER: The Crown in right of Alberta

GROSS AREA: 1.44 acres, to be confirmed by plan of survey

W. Robert & Barbara Armstrong, the owner of 6 A 7811150,

WW 14 25 03 05 W M
and/or
Qtr Sec Twp Rge

Support or Oppose

this proposed road closure for consolidation purposes.

Comments:

Strong support for this
change.

W. Armstrong
W. Armstrong

Signature

July 20/2018

Date

911 - 32 Avenue NE | Calgary, AB | T2E 6X6
Phone: 403-230-1401 | Fax: 403-277-5977
www.rockyview.ca

AGENDA
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FINANCIAL SERVICES

TO: Council

DATE: April 30, 2019 **DIVISION:** 4

FILE: 2025-350

SUBJECT: 2019 Langdon Special Tax Rate Bylaw C-7874-2019

¹POLICY DIRECTION:

Under section 383(1) of the *Municipal Government Act*, “the special tax bylaw authorizes the Council to impose the tax in respect of property in any area of the County that will benefit from the specific service or purpose stated in the bylaw”.

EXECUTIVE SUMMARY:

Bylaw C-7874-2019 authorizes a special tax for recreation services in the Hamlet of Langdon. This special tax in the total amount of \$88,600 will assist in the quality and delivery of recreation services. Recreation services in the Hamlet of Langdon, means “the purpose of providing funding for an increased service delivery model for the development of community programs, amenities and events exclusively for community organizations that operate and support projects within the Hamlet of Langdon, as approved by the County”. The special tax raised in the Hamlet of Langdon will be used to support recreational services and will enhance the quality and delivery of these services. All taxable properties within the Hamlet of Langdon are subject to this special tax, Attachment ‘B’ – area map.

BUDGET IMPLICATION(S):

\$88,600 – Included in the 2019 operating base budget

OPTIONS:

Option #1

- Motion 1: THAT Bylaw C-7874-2019 be given first reading.
- Motion 2: THAT Bylaw C-7874-2019 be given second reading.
- Motion 3: THAT Bylaw C-7874-2019 be considered for third reading.
- Motion 4: THAT Bylaw C-7874-2019 be given third and final reading.

Option #2 THAT alternative direction be provided.

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



Respectfully submitted,

“Kent Robinson”

Executive Director of Corporate Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Bylaw C-7874-2019

Attachment ‘B’ – Area Map



BYLAW C-7874-2019

A Bylaw of Rocky View County to authorize a Special Tax for Recreational Services to be levied against assessable property in the Hamlet of Langdon for the 2019 Taxation Year.

The Council of Rocky View County enacts as follows:

PURPOSE & TITLE

- 1 The purpose of this bylaw is to authorize a Special Tax for Recreation Services to be levied against assessable property in the Hamlet of Langdon for the 2019 taxation year.
- 2 This bylaw shall be known as the “2019 Langdon Special Tax Rate Bylaw”.

DEFINITIONS

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
 - (a) **“Farm Land”** means land used for farming operations as defined in the regulations passed under the *Municipal Government Act*;
 - (b) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
 - (c) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
 - (d) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
 - (e) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
 - (f) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*;
 - (g) **“Recreation Services”** means providing funding for an increased service delivery model for the development of community programs, amenities, and events exclusively for community organizations that operate and support projects within the Hamlet of Langdon, as approved by the County; and
 - (h) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the *Municipal Government Act*.

LANGDON SPECIAL TAX RATE

- 4 The estimated municipal expenditures and transfers set out in the budget for Recreational Services in the Hamlet of Langdon for 2019 total \$88,600.
- 5 The Council of Rocky View County is required each year to levy on the assessed value of all property in the Hamlet of Langdon the tax rates sufficient to meet the estimated expenditures for Recreation Services in the Hamlet of Langdon.
- 6 The assessed value of all taxable property in the Hamlet of Langdon as shown on the Assessment Roll is:

	<u>Assessments</u>
Residential/Farmland	844,571,220
Non-Residential	<u>36,128,600</u>
	<u>880,699,820</u>

- 7 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

	<u>Tax Levy</u>	<u>Assessment</u>	<u>Tax Rate</u>
<u>Recreational Services</u>	\$ 88,600	880,699,820	0.1006

TRANSITIONAL

- 8 Bylaw C-7874-2019 is passed and comes in to full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

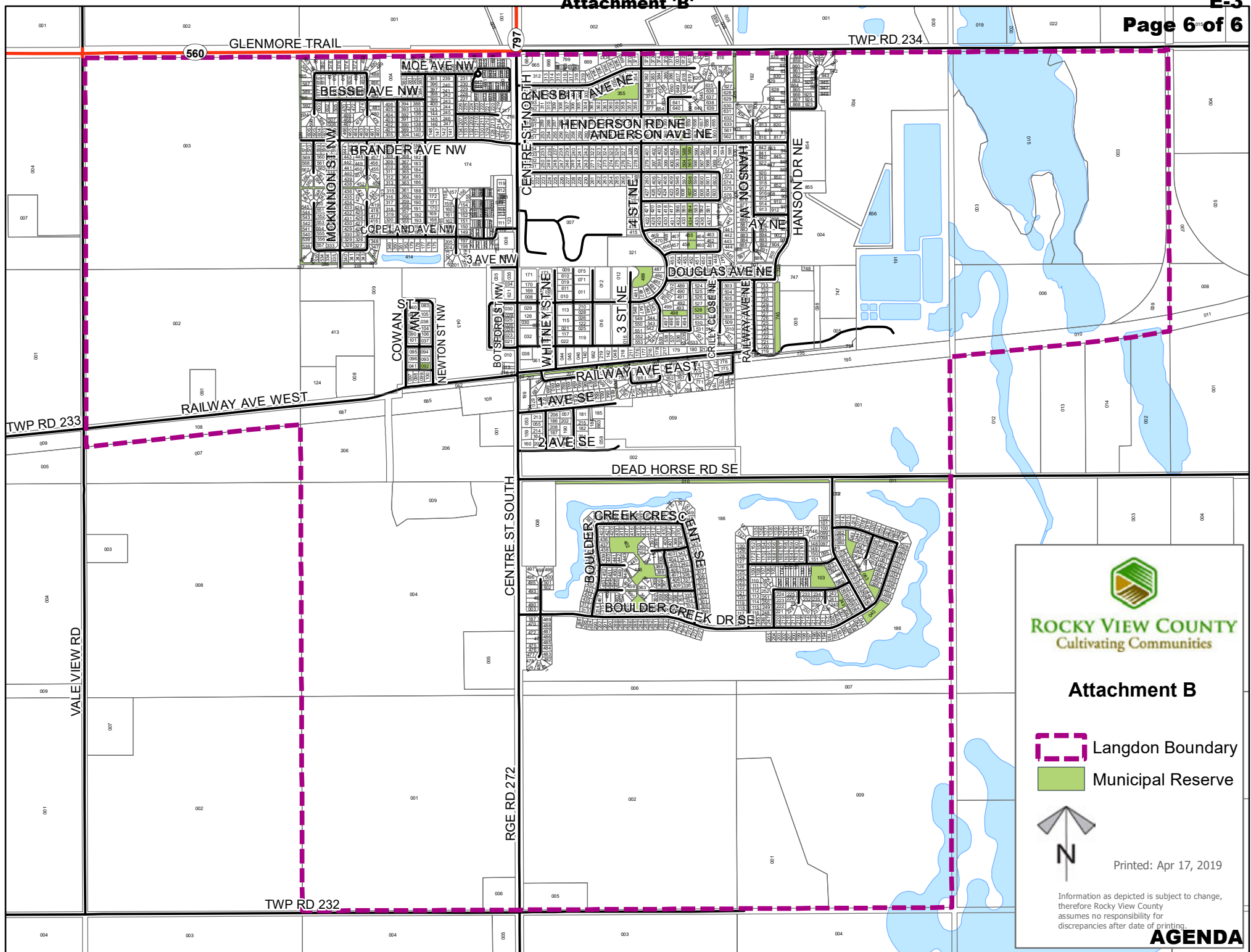
Division: 4
File: 2025-350

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

Municipal Clerk

Date Bylaw Signed





FINANCIAL SERVICES

TO: Council
DATE: April 30, 2019 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2019 Tax Rate Bylaw C-7873-2019

¹POLICY DIRECTION:

Under the *Municipal Government Act* Section 353 (1), “Each council must pass a property tax bylaw annually”. The property tax bylaw authorizes Council to impose a tax in respect of property in the County to raise revenue to be used toward the payment and delivery of County services.

EXECUTIVE SUMMARY:

Council and Administration set and approve an operating and capital budget annually. Property taxes are the difference between the County’s total expenditures and revenues relating to user fees and government transfers. The 2019 tax rate bylaw authorizes Rocky View County to impose a tax in respect of property to fund and balance the approved operating budget.

BACKGROUND:

Property taxes are the difference between the County’s total expenditures and revenues relating to user fees and government transfers. Under the *Municipal Government Act* Section 353 (1), “Each Council must pass a property tax bylaw annually”. The property tax bylaw authorizes Council to impose a tax in respect of property in the County to raise revenue to be used toward the payment and delivery of County services. Funds raised from taxes support the general municipal services and emergency services delivered by Rocky View County to its residents.

The final assessment roll is used to set the County’s tax rates and an update is included with this report as Attachment ‘B’. The 2019 tax rate bylaw includes a 3.0% or \$2,080,400 Municipal tax increase as well as increased tax revenue of 2.8% or \$2,430,300 related to new assessment growth.

Bylaw C-7873-2019 also includes a 6.0% or \$2,847,700 tax increase related to education (Alberta School Foundation Fund (ASFF) and Opted out, Roman Catholic School District (RCSD)), a 1.5% increase or \$9,900 tax increase related to the Rocky View Foundation, and a 135% increase or \$84,800 related to Designated Industrial Properties. These amounts are external requisitions in that Rocky View County collects these funds through the property tax system and forwards these amounts to the requisitioning bodies. Random property samples have been included to demonstrate total tax impacts as represented in Attachment ‘C’.

BUDGET IMPLICATION(S):

\$124,974,200 Total external requisitions and municipal taxes.

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



OPTIONS:

Option #1

- Motion 1: THAT Bylaw C-7873-2019 be given first reading.
- Motion 2: THAT Bylaw C-7873-2019 be given second reading.
- Motion 3: THAT Bylaw C-7873-2019 be considered for third reading.
- Motion 4: THAT Bylaw C-7873-2019 be given third and final reading.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director of Corporate Services

Chief Administrative Officer

ATTACHMENTS:

- Attachment ‘A’ – Bylaw C-7873-2019
- Attachment ‘B’ – Final assessment roll
- Attachment ‘C’ – Property samples – tax impacts



BYLAW C-7873-2019

A Bylaw of Rocky View County to authorize the rates of taxation to be levied against assessable property for the 2019 taxation year.

The Council of Rocky View County enacts as follows:

PURPOSE & TITLE

- 1 The purpose of this bylaw is to authorize the rates of taxation to be levied against assessable property for the 2019 taxation year.
- 2 This bylaw shall be known as the “2019 Tax Rate Bylaw”.

DEFINITIONS

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
 - (a) **“Designated Industrial Property”** has the same meaning as in Section 284(1)(f.01)
 - (b) **“Farm Land”** has the same meaning as Section 297(4)(a) of the *Municipal Government Act* and Section 2(f) of Matters Relating to Assessment and Taxation Regulation;
 - (c) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
 - (d) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
 - (e) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
 - (f) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
 - (g) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*; and
 - (h) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the *Municipal Government Act*.

TAX RATES

- 4 Rocky View County (hereinafter referred to as the "County") has prepared and adopted detailed estimates of the municipal revenues and expenditures as required.
- 5 The estimated municipal expenditures and transfers set out in the budget for the County for 2019 total \$267,506,700.
- 6 The estimated municipal revenues and transfers from all sources other than taxation is estimated at \$142,532,500 and the balance of \$124,974,200 is to be raised by general municipal taxation.
- 7 The requisitions are:

Alberta School Foundation Fund
(ASFF)

Residential	\$ 31,053,877
Non-Residential	15,365,797
	<u>\$ 46,419,674</u>

Opted Out School Boards

Residential	\$ 2,999,838
Non-Residential	<u>875,442</u>
	<u>\$ 3,875,280</u>

Rocky View Seniors Foundation \$ 673,285

Designated Industrial Property \$ 147,644

- 8 The Council of the County is required each year to levy on the assessed value of all property the tax rates sufficient to meet the estimated expenditures and the requisitions.
- 9 The Council is authorized to classify assessed property and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*.
- 10 Section 297 of the *Municipal Government Act* provides that the assessor must assign one or more of the following classes to the property: residential, non-residential, farm land, and machinery and equipment, and that the assessor may assign one or more sub-classes to a property if a council, by bylaw, divides the residential and non-residential classes into sub-classes.
- 11 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

<u>Tax</u>	<u>Tax Levy</u>	<u>Assessment</u>	<u>Rate</u>
<u>General Municipal</u>			
Residential	\$ 26,542,584	13,034,072,130	2.0364
Farmland	697,314	152,185,610	4.5820
Non-Residential	20,238,051	3,312,608,620	6.1094
Machinery and Equipment	3,219,488	526,972,930	6.1094
Linear	<u>7,926,845</u>	<u>1,297,483,410</u>	6.1094
	<u>\$ 58,624,282</u>	<u>18,323,322,700</u>	
<u>Emergency Services</u>			
Residential	\$ 6,897,630	13,034,072,130	0.5292
Farmland	181,192	152,185,610	1.1906
Non-Residential	5,258,766	3,312,608,620	1.5875
Machinery and Equipment	836,569	526,972,930	1.5875
Linear	<u>2,059,754</u>	<u>1,297,483,410</u>	1.5875
	<u>\$ 15,233,911</u>	<u>18,323,322,700</u>	
<u>Alberta School Foundation Fund (ASFF)</u>			
Residential/Farmland	\$ 31,053,877	12,022,407,066	2.5830
Non-Residential	<u>15,365,797</u>	<u>4,184,243,521</u>	3.6723
	<u>\$ 46,419,674</u>	<u>16,206,650,587</u>	
<u>Opted Out School Boards (Calgary)</u>			
Residential/Farmland	\$ 2,999,838	1,161,377,671	2.5830
Non-Residential	<u>875,442</u>	<u>238,390,787</u>	3.6723
	<u>\$ 3,875,280</u>	<u>1,399,768,458</u>	
<u>Rocky View Seniors Foundation</u>			
	\$ 673,285	18,323,322,700	0.0367
<u>Designated Industrial Property</u>			
	\$ 147,644	1,878,430,400	0.0786

- 12 The assessed value of all taxable property in the County as shown on the Assessment Roll is:

	<u>Assessments</u>
Residential	13,034,072,130
Farmland	152,185,610
Non-Residential	3,312,608,620
Machinery and Equipment	526,972,930
Linear	<u>1,297,483,410</u>
	<u>18,323,322,700</u>

13 The minimum Tax Levy for each individual taxable property in the County is \$20.00

TRANSITIONAL

14 Bylaw C-7873-2019 is passed and comes in to full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Division: All
File: 2025-350

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

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2019

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

Reeve

Municipal Clerk

Date Bylaw Signed

Final Assessment Roll for 2019 Tax Rates

Property Class	2018	
	\$	%
Residential	13,034,072,130	71.1%
Farmland	152,185,610	0.8%
Non-Residential	3,312,608,620	18.1%
Machinery & Equipment	526,972,930	2.9%
**LINEAR	1,297,483,410	7.1%
Totals	18,323,322,700	100.00%

Rocky View County
2019 Tax Impacts
Property Samples

	2018 Assmt	2018 Mun.Portion	2018 External Req's	2018 Total Tax	2019 Assmt	2019 Mun.Portion	2019 External Req's	2019 Total Tax
Example #1: Vacant Farm 159 Acres	\$44,900	\$253.99	\$116.17	\$370.16	\$44,900	\$259.19	\$117.62	\$376.81
Example #2: Gravel Pit with improvements*	\$4,167,860	\$31,434.00	\$7,347.74	\$38,781.74	\$4,212,760	\$32,425.19	\$7,857.85	\$40,283.04
Example #3: Highway Commercial*	\$2,192,900	\$16,538.85	\$7,863.96	\$24,402.81	\$2,246,400	\$17,290.32	\$8,331.90	\$25,622.22
Example #4: Golf Course West of Calgary*	\$6,863,800	\$51,766.78	\$24,614.27	\$76,381.05	\$6,788,100	\$52,247.33	\$25,177.06	\$77,424.39
Example #5: Shopping Centre	\$880,000	\$5,752.03	\$2,979.99	\$8,732.02	\$949,300	\$6,332.43	\$3,314.14	\$9,646.57
Example #6: Wrangler office/shop	\$5,736,530	\$43,264.91	\$20,571.77	\$63,836.68	\$6,011,030	\$46,266.30	\$22,294.91	\$68,561.21
Example #7: Vacant Land - Wrangler Bus Park	\$979,200	\$7,385.12	\$3,511.51	\$10,896.63	\$1,073,100	\$8,259.54	\$3,980.13	\$12,239.67
Example #8: Bottrel area acreage 19.37 ac.	\$856,100	\$2,152.23	\$2,215.07	\$4,367.30	\$877,000	\$2,250.03	\$2,297.48	\$4,547.51
Example #9: Res.in Conrich area - 2.00 ac.	\$1,220,700	\$3,068.84	\$3,158.44	\$6,227.28	\$1,214,500	\$3,115.92	\$3,181.63	\$6,297.55
Example #10: Res. in Escarpment - 2.00 ac.	\$2,048,200	\$5,149.17	\$5,299.52	\$10,448.69	\$2,103,700	\$5,397.25	\$5,511.06	\$10,908.31
Example #11: Res. in Bearspaw - 2.00 ac.	\$1,040,400	\$2,615.57	\$2,691.94	\$5,307.51	\$1,041,500	\$2,672.07	\$2,728.42	\$5,400.49
Example #12: Res. in Indus area - 3.72 ac.	\$570,000	\$1,432.98	\$1,474.82	\$2,907.80	\$576,000	\$1,477.79	\$1,508.95	\$2,986.74

Notice of Motion: To be read in at the April 30, 2019 Council Meeting

To be debated at the May 14, 2019 Council Meeting

Title: Policy and procedure for recruitment of a
Chief Administration Officer

Presented By: Councillor Kevin Hanson, Division 3
Councillor Samanntha Wright, Division 8
Councillor Crystal Kissel, Division 9

WHEREAS It was noted by Rocky View County's legal counsel, of the unusual or irregular process followed by Council in the recruitment of the new Chief Administrative Officer in 2018; and

AND WHEREAS The Alberta Ombudsman in his recommendation to Council suggested that Rocky View County create a hiring process for the Chief Administrative Officer for future vacancies of the position in order to avoid issues of Administrative unfairness; and

AND WHEREAS It is generally agreed any policy and procedure adopted will need to be consistent with the MGA, employment law and contract law.

AND WHEREAS It is generally agreed that a formal policy and procedure for recruitment and appointment of the Chief Administrative Officer be adopted.

THEREFORE, BE IT RESOLVED THAT Rocky View County Administration, with the direct assistance of legal counsel, be directed to assist Council with the development of a new Council Policy titled "Chief Administrative Officer Hiring Policy" that is compliant with the *Municipal Government Act*; that encapsulates the following:

- a) best practices and process outlined on the Alberta Municipal Affairs web site document – titled "Hiring a Chief Administrative Officer" – revised as of 2014;
- b) that considers current best Human Resources practices for corporate business executive hiring;
- c) that specifically incorporates the feedback given to Rocky View County and Council from their external legal counsel Brownlee since December 2018, and
- d) that specifically incorporates the feedback given from the Alberta Municipal Ombudsman since March 25, 2019.

AND THAT the policy must have both the formal offer and the employment contract prepared or vetted by legal counsel; and

AND THAT a detailed step-by-step procedure and checklist form part of the policy; and

AND THAT the policy be delivered to Council no later than the September 10th, 2019 council meeting date.

Background

As a result of some members of council pursuing their fiduciary / utmost good faith responsibilities to the County and its citizens as a consequence of the path followed by Council in hiring the latest CAO, and as a result of concerns raised by some Rocky View Residents, a number of agencies and legal counsel became familiar with the process that was followed. This included legal advice from Chris Davis Law for some members of council, and the Alberta Ombudsman.

Legal advice from Brownlee Law for Rocky View County was requested by and provided to the municipal corporation. The Acting CAO elected to share the opinion with all of County Council.

Independent legal advice from Chris Davis concluded that in reading the Brownlee legal opinion, "I found it to be balanced and it provided thoughtful recommendations that would be helpful in future hiring action undertaken by RVC." And he further advised some councillors, "With respect to municipal policy, as a municipal Council you may wish to act on Brownlee's advice and direct Administration to prepare an amended CAO hiring policy that incorporates the AMA 2014 handbook recommendations and other recommendations made by Brownlee."

The Alberta Ombudsman advises the Reeve (and Council) that the Rocky View Residents' concerns may have been avoided in the first place if the Rocky View Website had not announced his hiring prior to a resolution of Council; if the Contract for employment had not been signed prior to a resolution of Council; and if there was a predetermined process for Bylaw for Rocky View County to follow in order to hire a CAO.

It has been noted by a number of parties who point out deficiencies in the recent process and make recommendations for the future. The intent of this notice of motion is to ensure Council is directing administration as the legal advice recommended, and that there are sufficient resolutions in place to properly document in the public record that proper process is being followed for improving upon the methods and path Council chose to follow during the 2018 hiring process for the recruitment of the latest CAO.



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision Authority
DATE: April 30, 2019
FILE: 09412003
SUBJECT: Subdivision Item – First Parcel Out;

DIVISION: 6
APPLICATION: PL20190022

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and relevant statutory plans, and was found to be compliant.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ±4.05 hectare (±10.00 acre) parcel with a ±60.29 hectare (148.97 acre) remainder.

A single dwelling and associated accessory buildings are located within the proposed first parcel out (Lot 1) and are currently accessed through a driveway and single approach off Township Road 292. The dwelling is serviced by a water well and private sewage treatment system.

The remainder parcel (Lot 2) is undeveloped and is served by an existing field approach from Range Road 291 to the west.

This application was referred to Council due to Administration receiving a letter of concern from an adjacent landowner in relation to the proposal (see Appendix 'D').

Administration determined that the application is compliant with all relevant legislation and policy.

PROPOSAL: To create a ±4.05 hectare (±10.00 acre) parcel with a ±60.29 hectare (148.97 acre) remainder.	GENERAL LOCATION: Located approximately 4.0 kilometres (2.5 miles) north-east of Crossfield at the south-east junction of Township Road 292 and Range Road 291.
LEGAL DESCRIPTION: NW-12-29-29-W04M	GROSS AREA: ±64.33 hectares (±158.97 acres)
APPLICANT: Gordon Ruddy OWNER: Gordon Ruddy	RESERVE STATUS: Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act.
LAND USE DESIGNATION: Ranch and Farm District.	LEVIES INFORMATION: Transportation Off-Site Levy is not applicable in this case.
DATE APPLICATION RECEIVED: February 28, 2019. DATE DEEMED COMPLETE: March 5, 2019.	APPEAL BOARD: Subdivision and Development Appeal Board.

¹ Administration Resources

Dominic Kazmierczak & Milan Patel, Planning & Development



TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None. 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan.
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PUBLIC & AGENCY SUBMISSIONS:

One letter raising concerns over the application was received out of 9 landowners notified (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

November 3, 1980 Building Permit issued for single detached dwelling on the quarter section (1980-BP-8396).

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

Gradients across the quarter section fall from the western to eastern boundary, with steeper sloping in the north-eastern corner of the parcel. Due to the size of Lots 1 and 2, there are no constraints to development in this respect.

Conditions: None

b) The site's soil characteristics

The site predominantly contains Class 2 soils with only slight limitations to crop production due to topography, temperature and low moisture. Consequently, there are no constraints to the proposed subdivision due to the soil characteristics of the lands.

Conditions: None

c) Stormwater collection and disposal

There are no concerns in relation to stormwater management within the site.

Conditions: None

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

There are no constraints with respect to flooding, subsidence or erosion of the land.

Conditions: None.

e) Accessibility to a road

As proposed Lot 1 is accessed from an existing gravel approach and Lot 2 is served by an existing field approach, there are no further requirements in relation to access.

If the applicant intends that Lot 2 will continue to utilize the existing driveway crossing Lot 1, appropriate easements and right-of-way plans should be registered on the respective titles.

As a first parcel out subdivision proposal, the Transportation Off-site Levy is not applicable.

Condition: 2



f) Water supply, sewage and solid waste disposal

Satisfactory information has been provided in relation to the location of the water well and septic system on proposed Lot 1. As proposed Lot 2 is over 30.00 acres in size, in accordance with Council Policy 411, the applicant is not required to demonstrate servicing for this parcel.

Conditions: None.

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

The subject lands are surrounded by similar agricultural parcels, with most quarter sections unsubdivided or comprising a single parcel out; therefore, the proposal is consistent with the land uses in the area.

Conditions: None

h) Other matters

Pursuant to section 663(a) of the Municipal Government Act, Municipal Reserves are not applicable, as the application proposes a first parcel out.

Conditions: None

POLICY CONSIDERATIONS:

Interim Growth Plan

As this application accords with the relevant policies of the County Plan and the requirements of the Land Use Bylaw set out below, it is considered to also conform to the Interim Growth Plan.

County Plan

As a first parcel out application, this subdivision proposal was assessed against Policy 8.17 of the County Plan and was found to meet the criteria set out within that policy.

Land Use Bylaw

The proposed subdivision provides for parcel sizes that are consistent with the Ranch and Farm District set out within Section 43 of the Land Use Bylaw.

CONCLUSION:

This application was assessed against the Municipal Government Act, Subdivision and Development Regulations, and relevant statutory plans, and was found to be compliant. The lands hold the appropriate land use for the subdivision and all technical matters are addressed within the proposed conditions of approval.

OPTIONS:

OPTION #1: THAT Subdivision Application PL20190022 be approved with the conditions noted in Appendix A

OPTION #2: THAT Subdivision Application PL20190022 be refused per the reasons noted.



ROCKY VIEW COUNTY
Cultivating Communities

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

DK/llt

APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 4.05 hectare (± 10.00 acre) parcel with a ± 60.29 hectare (148.97 acre) remainder from NW-12-29-29-W04M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the all relevant statutory plans;
 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.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Accessibility to a Road

- 2) If continued access to Lot 2 is sought through the existing driveway portion on Lot 1, as denoted on the approved Tentative Plan, the Applicant / Owner shall:
 - a) Provide an Access Right-of-Way Plan; and
 - b) Prepare and register the respective Access Easements on each title.

Utilities

- 3) Utility Easements, Agreements and Plans are to be provided and registered on Lots 1 and 2, as shown on the Tentative Plan, to the satisfaction of Rockyview Gas Co-op Ltd.

Payments

- 4) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for a boundary adjustment.

Taxes

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



D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	No response.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Resources Conservation Board	No response.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink	No response.
Rockyview Gas Co-op Ltd.	1. Any existing Rockyview Gas Co-op Ltd. Right of Way concerning the said lands shall remain in effect and be

AGENCY	COMMENTS
	<p>registered, according to the Land Titles Act, to the subdivision parcel and registered to the remaining parcel.</p> <ol style="list-style-type: none"> 2. Pursuant to the Bylaws of Rockyview Gas Co-op Ltd. and the Alberta Government Rural Natural Gas Program; should the newly subdivided property require natural gas service, the applicant must apply for a separate contract. No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property. 3. The landowner shall be responsible for the cost, at the time application, for the installation of the natural gas service line. 4. The applicant shall pay for any alterations to the natural gas distribution system if required. 5. The applicant shall be responsible for the cost of the system upgrades and / or gas main extensions should natural gas service be required.
Telus Communications	No response.
TransAlta	No response.
<i>Adjacent Municipality</i>	
Mountain View County	No comments.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Enmax	No response.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural Fieldman	No response.



AGENCY	COMMENTS
Crossfield Recreation Board	As Municipal Reserves are not required for this application, the Crossfield Recreation Board has no comment.
<i>Internal Departments</i>	
Recreation, Parks & Community Support	No concerns.
Development Authority	No response.
GIS Services	No response.
Fire Services & Emergency Management	Fire Services has no comments at this time.
Planning & Development - Engineering	<p>General:</p> <ul style="list-style-type: none"> The application has been reviewed based on the documentation submitted. These conditions/ recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS, some areas have slope greater than 15% and less than 30%. As no dwelling is proposed on these sloped areas, Engineering has no requirements at this time . <p>Transportation:</p> <ul style="list-style-type: none"> A road approach is provided from Township Road 292 for proposed lot 1. An existing farm approach is present from Range Road 291 for parent lot 2. As a condition of subdivision, if the applicant is to continue to access Lot 2 through the existing driveway constructed across Lot 1, they shall provide an easement agreement and right-of-way plan for registration on title. As the applicant is proposing to subdivide for the First Parcel Out of a previously un-subdivided quarter section, Transportation Offsite Levy shall be deferred at this time. The parcel fronts TWP RD 292 which is Long Range Transportation Network B. The current right of way of

AGENCY	COMMENTS
	<p>TWP RD 292 is 30-meter. No additional dedication of land is required.</p> <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> Proposed Lot 1 is serviced by an existing septic field. The applicant provided a Level I Assessment Variation for the existing septic system which indicated the system is in good working condition. Engineering has no further concerns at this time. Parent Lot 2 has a RF land use with an area of 148.97 acre. In accordance with County Policy #411, Lot 2 is not required to demonstrate adequate servicing as it is greater than 30 acres in size <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> Proposed Lot 1 is serviced by existing water wells. Information regarding the location and flows of the wells were provided. Lot 2 has a RF land use with an area of 148.97 acres. In accordance with County Policy #411, Lot 2 is not required to demonstrate adequate servicing as it is greater than 30 acres in size. <p>Stormwater:</p> <ul style="list-style-type: none"> Engineering has no requirements as no land disturbance is proposed at this time. <p>Environmental:</p> <ul style="list-style-type: none"> Based on GIS review, wetlands are present on site. No disturbance is proposed at this time. Engineering has no requirements at this time.
Transportation Services	<p>Applicant to confirm access to subdivided lots.</p> <p><i>NOTE: Access has been confirmed to both proposed and remainder parcels.</i></p>
Capital Project Management	No concerns.
Operational Services	No response.
Utility Services	No concerns.

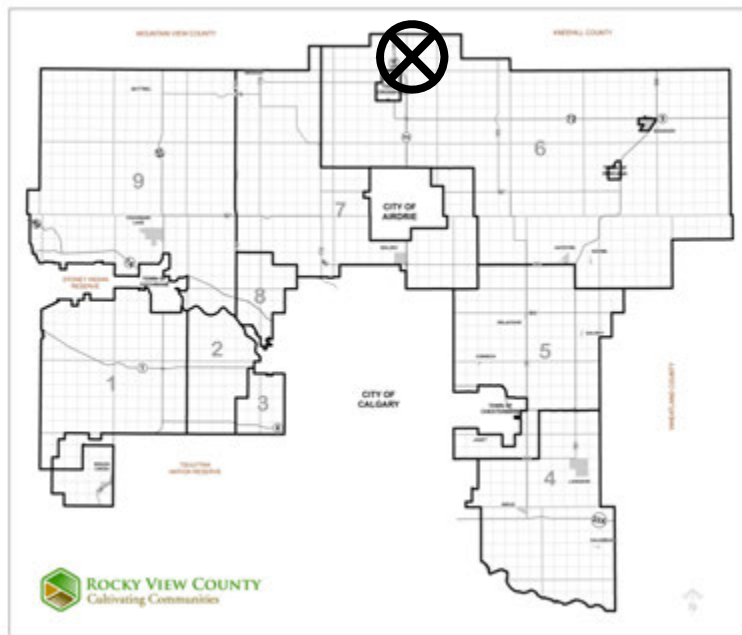


AGENCY**COMMENTS**

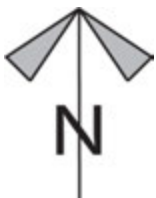
Agriculture and Environment
Services

No agricultural concerns.

Circulation Period: March 11, 2019 – April 1, 2019



LOCATION PLAN



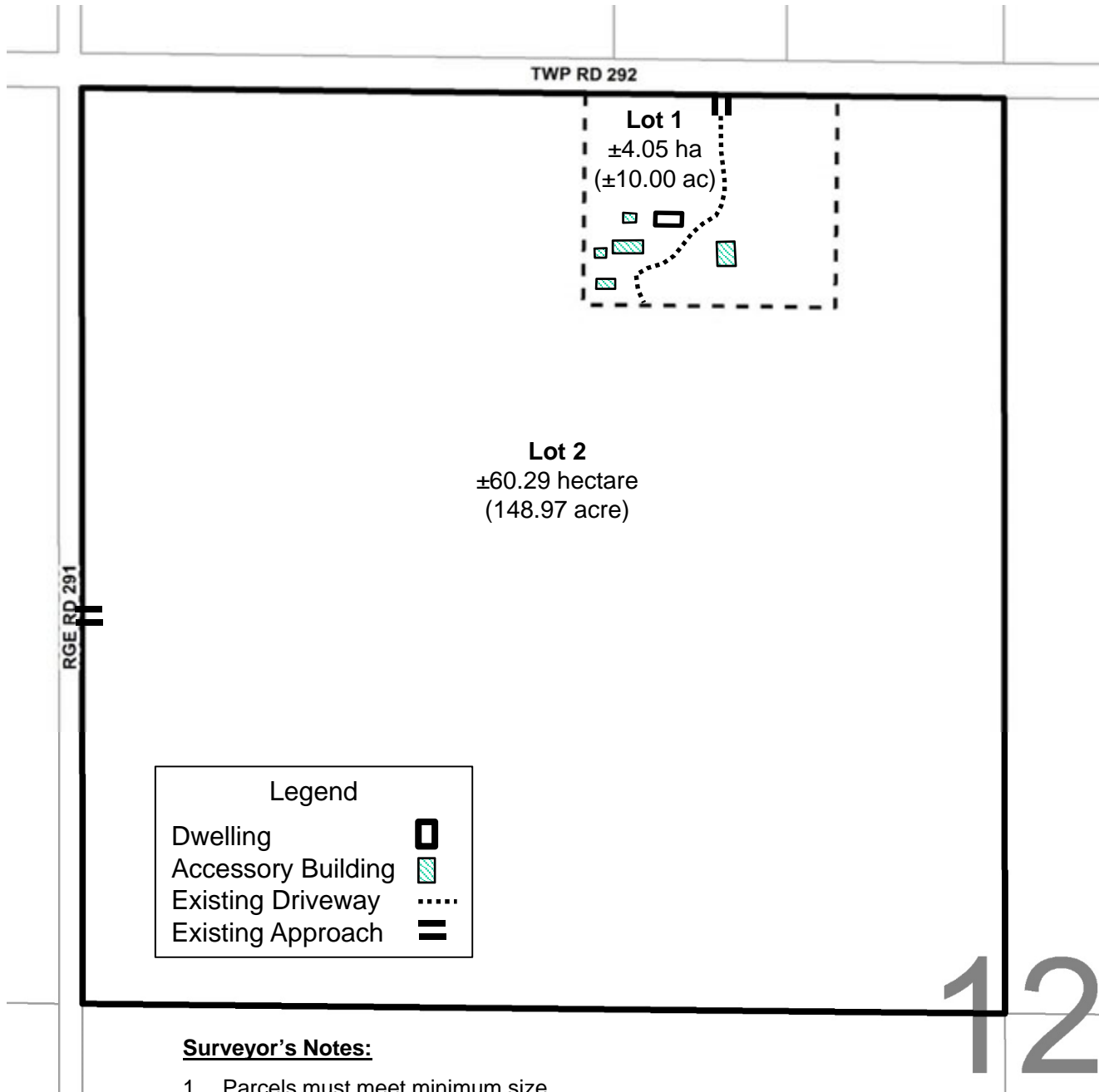
NW-12-29-29-W04M

Date: Mar 11, 2019

Division # 6

File: 09412003

Subdivision Proposal: To create a ± 4.05 hectare (± 10.00 acre) parcel with a ± 60.29 hectare (148.97 acre) remainder.



12

TENTATIVE PLAN

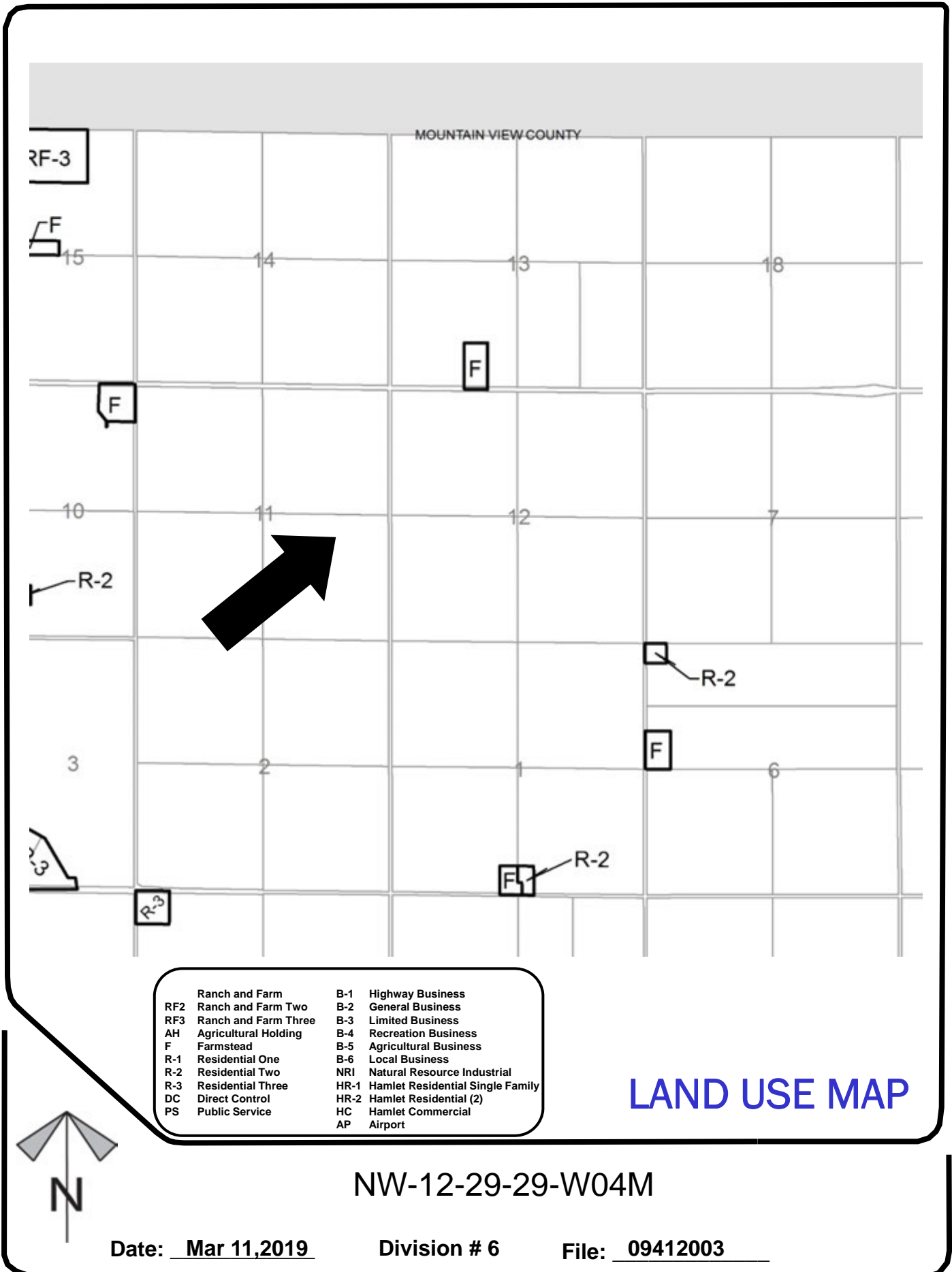


NW-12-29-29-W04M

Date: Mar 11, 2019

Division # 6

File: 09412003





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

TOPOGRAPHY

Contour Interval 2 M



NW-12-29-29-W04M

Date: Mar 11, 2019

Division # 6

File: 09412003



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

AIR PHOTO

Spring 2018

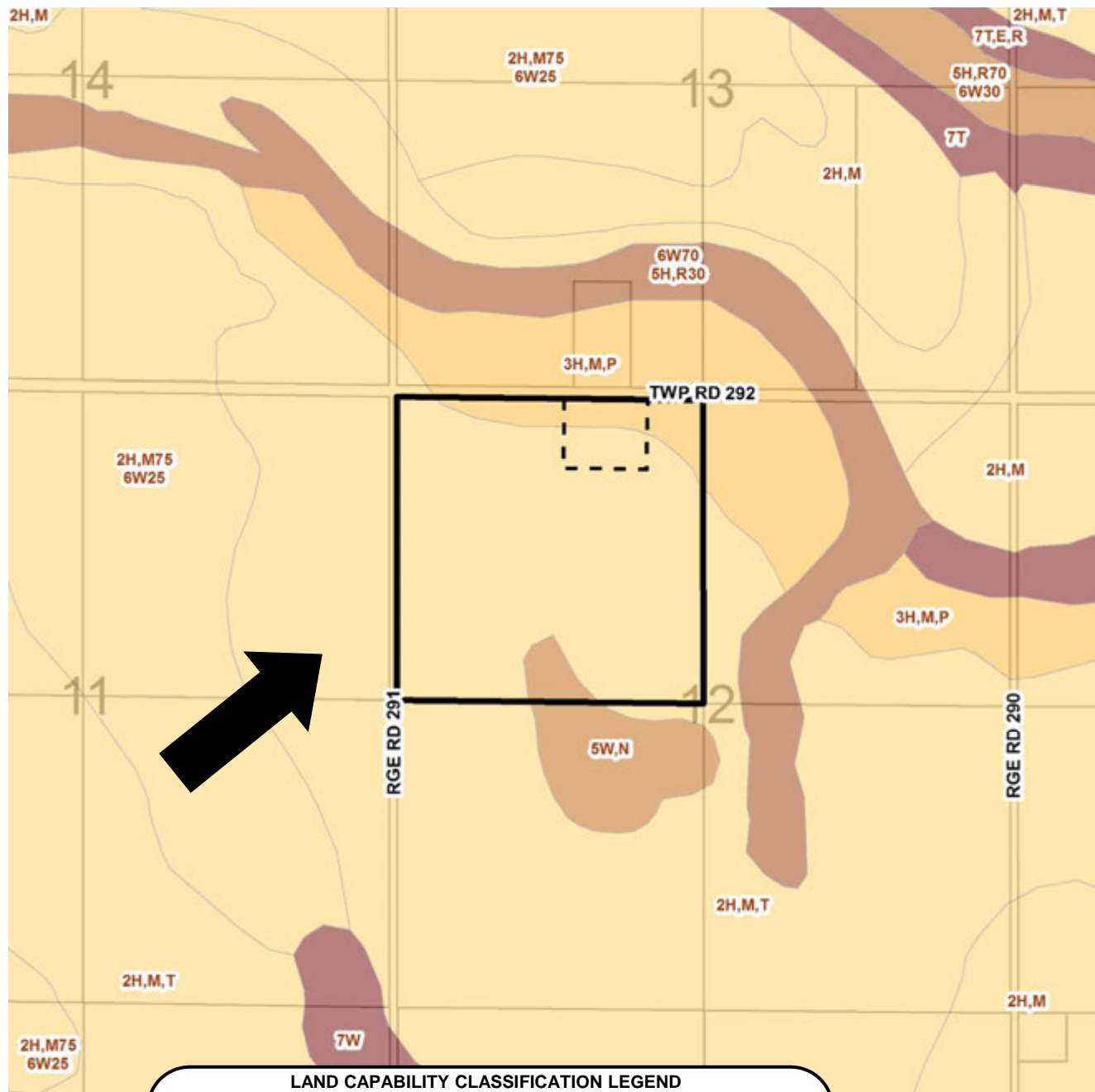


NW-12-29-29-W04M

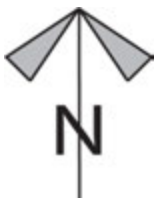
Date: Mar 11, 2019

Division # 6

File: 09412003



SOIL MAP



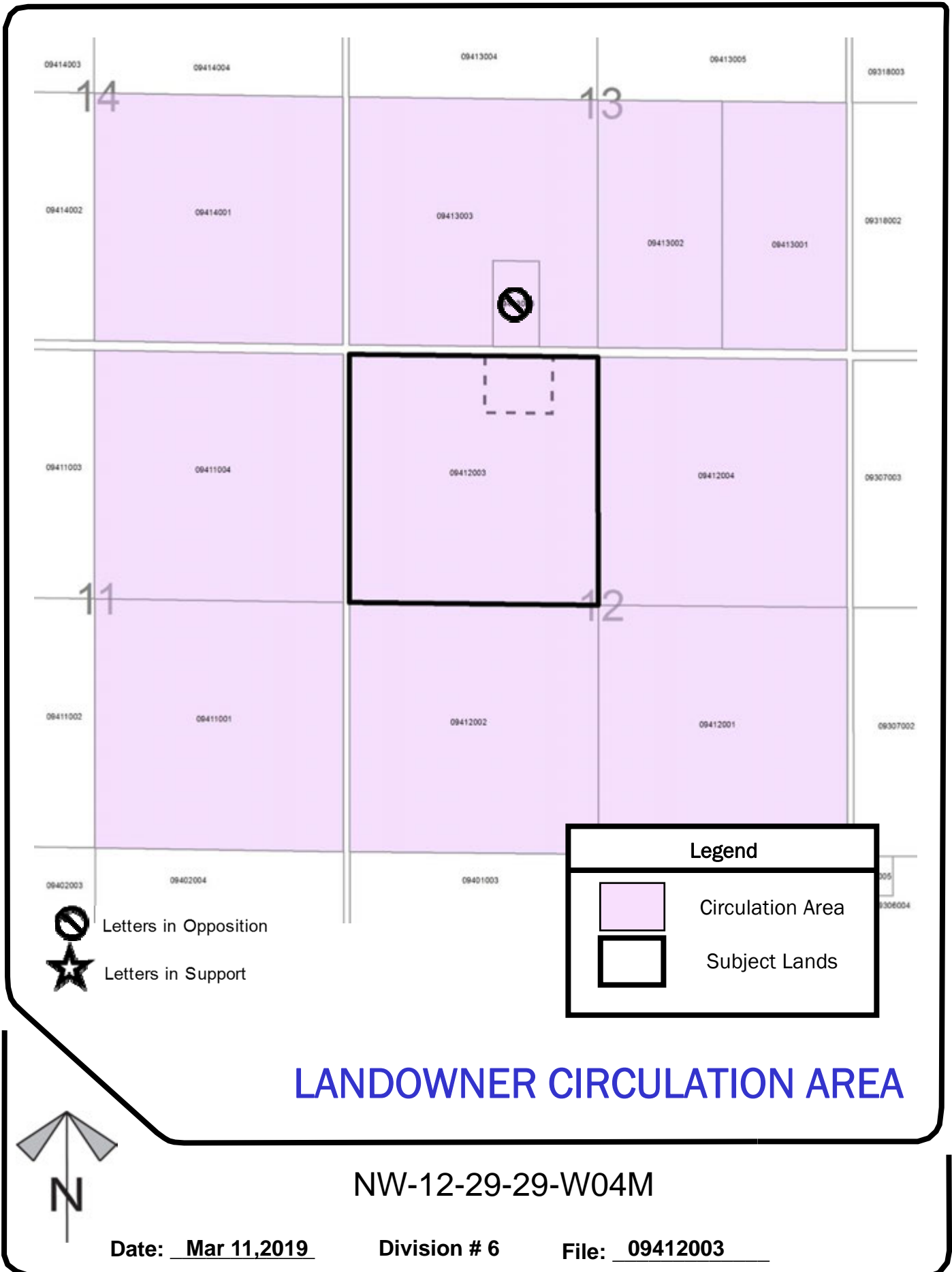
NW-12-29-29-W04M

Date: Mar 11, 2019

Division # 6

File: 09412003





APRIL 11/2019

ATT: PLANNING SERVICES DEPT.
ROCKYVIEW COUNTY

[REDACTED]

RE: FILE NUMBER
APP NUMBER
DIVISION

09412003
PL 20190022
6

DEAR SIR/MADAM

I have concerns regarding this application not with the subdivision itself but the ~~size~~ size of the subdivision. As this is proposed it will leave a small parcel of land east of the subdivision and west of the property line that is unaccessable from the balance of the property (lot 2 as it is called in the proposal) The reason for this is a steep embankment on the property, that has not been crossed in the history of the property, it has been fenced off pasture north towards the road, cropland south.

This will create several issues in the future. ① A small parcel with a natural barrier which this county historically given a second subdivision to which will be problematic

② If a second subdivision is given in the future it will create problems with an approach for future development.

③ It will also affect the possibility of subdivision and access to a first cut on the next quarter NE ~~1/4~~ 12 2929 W4.

④ Safe approaches for all existing and future development along TWP RD 292.

My suggestion to alleviate this is to enlarge the proposed subdivision to include the property east of proposal and west of property line with next quarter

section east NE 12 29 29 W4.

This will make a subdivision of approx 17 to 19 acres that will be bordered by an existing natural gas line that runs from the west side, along the south side, east to just inside quarter section property line and turns south thru the balance of quarter.

This may also improve the saleability of the proposed subdivision due to number of existing buildings and the size of property to allow more animals to be housed.

I have attached the tentative plan map with drawings of described barriers.

Thank You for your consideration

DONALD C Ruddy

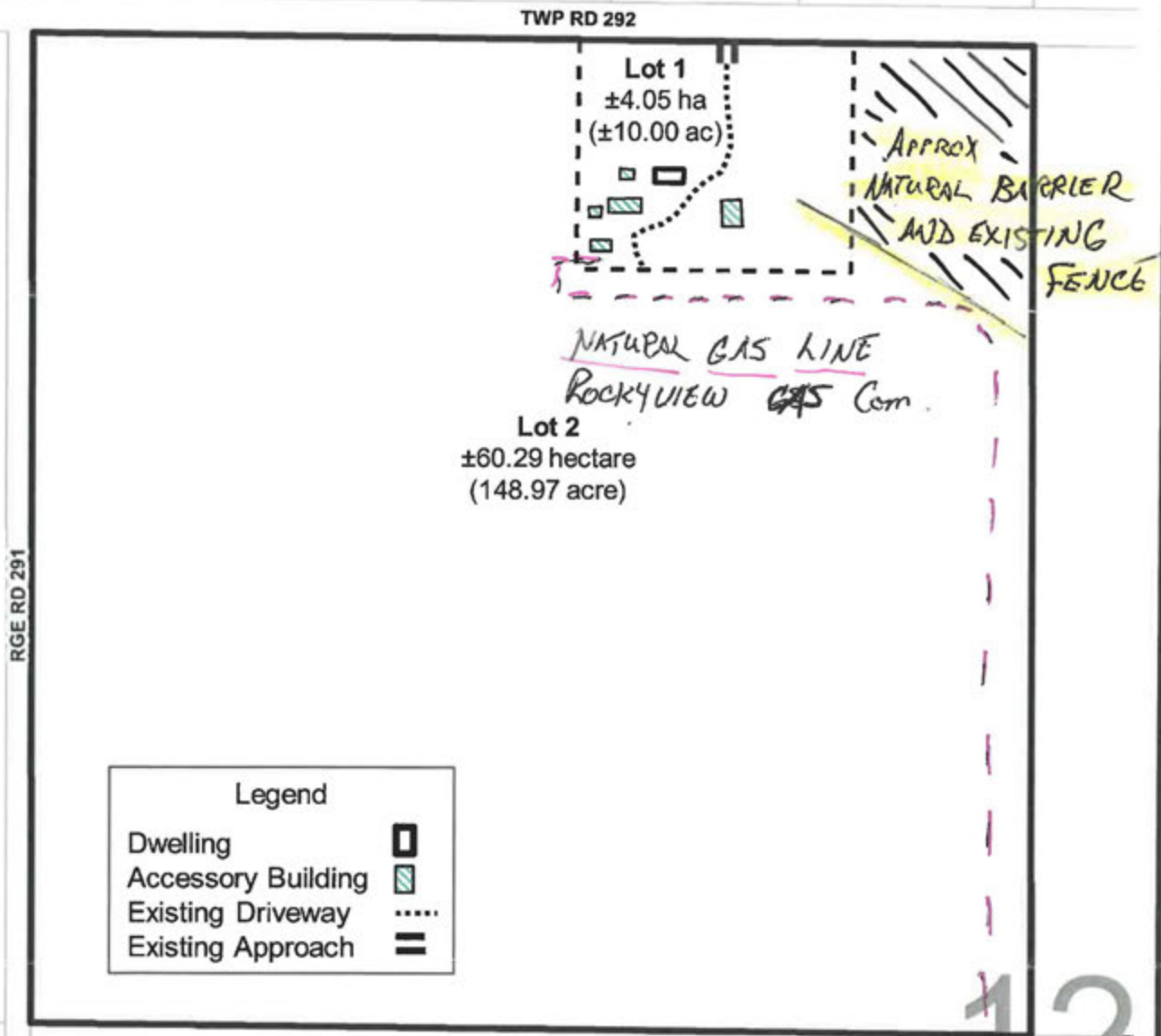


A large, stylized handwritten signature of Donald C. Ruddy.

I AM THE OWNER OF SW $\frac{1}{4}$ 13 29 29 W4 AND NE $\frac{1}{4}$ 12 29 29 W4.

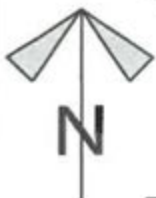
Subdivision Proposal: To create a ± 4.05 hectare (± 10.00 acre) parcel with a ± 60.29 hectare (148.97 acre) remainder.

PROPERTY AT
15346



Surveyor's Notes:

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



NW-12-29-29-W04M

Date: Mar 11, 2019

Division # 6

File: 09412003