

Council Meeting Agenda

May 14, 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 30, 2019 Council Meeting

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B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the following public hearings were advertised in the April 16, 2019 and April 23, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 4 – File: PL20170029 (07802005) – Bylaw C-7757-2018 – Redesignation Item – Farmstead District to Public Services District
Note: this item should be considered in conjunction with item D-4

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2. Division 8 – File: PL20180156 (05630007) – Bylaw C-7875-2019 – Redesignation Item – Site-Specific Amendment – Direct Control District 73

Staff Report

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AFTERNOON APPOINTMENTS 1:30 P.M.

3. Division 3 – File: PL20180007 (04724003 /177) – Bylaw C-7799-2018 – Conceptual Scheme Item – Lazy H Estates Conceptual Scheme (Alandale Estates Final Phase)

Staff Report

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Cultivating Communities

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D GENERAL BUSINESS

1. All Divisions– File: N/A – Council’s Approval of their Strategic Plan

Staff Report

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2. All Divisions – File: 2015-550 – 2019 Specialized Transportation Assistance Grant Allocation

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3. All Divisions – File: N/A – Regulation of Short Term Rental Units

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4. Division 4 – File: PL20170183 (02332005) – Master Site Development Plan – Solid Rock Baptist Church

Note: this item should be considered in conjunction with item C-1

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E BYLAWS

1. Division 4 – File: PL20180001 – Further Consideration of Bylaw C-7781-2018 – Road Closure of a portion of Road known as Range Road 281

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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 McKylor – Springbank Off-Stream Reservoir

Notice of Motion

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ROCKY VIEW COUNTY
Cultivating Communities

262075 ROCKY VIEW POINT
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T4A 0X2

J SUBDIVISION APPLICATIONS

1. Division 2 – File: PL20190013 (04726013) – Subdivision Item – Residential One District

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2. Division 8 – File: PL20180044 (06606088) – Subdivision Item – Creation of Two Residential Parcels

Staff Report

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3. Division 6 – File: PL20190002 (08515005/08515008/08515010) – Subdivision Item - Boundary Adjustments

Staff Report

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K COMMITTEE OF THE WHOLE/IN CAMERA

THAT Council move in camera to consider the confidential item “Appointment of Investigator” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

Section 27 – Privileged information

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 30, 2019 commencing at 9:00 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business Connections
- R. Barss, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- B. Woods, Manager, Financial Services
- R. Smith, Manager, Fire Services
- C. Nelson, Manager, Corporate Business Development
- G. Nijjar, A/Engineering Supervisor, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Kirychuk, Planner, Planning and Development Services
- A. Pare, Engineering Support Technician, Planning and Development Services
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

Call to Order

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

1-19-04-30-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the April 30, 2019 Council meeting agenda be amended as follows:

- Remove item I-1 – Notice of Motion – Policy and Procedure for Recruitment of a Chief Administrative Officer

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

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MOVED by Deputy Reeve Schule that the April 30, 2019 Council meeting agenda be approved as amended.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-04-30-02

Confirmation of Minutes

MOVED by Deputy Reeve Schule that the April 9, 2019 Council meeting minutes be approved as presented.

Carried

In Favour:

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

Opposed:

Councillor Wright

1-19-04-30-03 (B-1)

All Divisions – 2018 Year End Financial Statements

File: 2025-350

Persons who presented: Julie Oliver, MNP

MOVED by Deputy Reeve Schule that the 2018 Audited Financial Statements be approved as presented in Attachment 'A'.

Carried

1-19-04-30-07 (D-1)

Division 1 – Bragg Creek Connect – Community Broadband Project

File: N/A

MOVED by Councillor Kamachi that the Bragg Creek Connect Committee be allowed to present to Council.

Carried

In Favour:

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

Opposed:

Councillor Kissel

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MOVED by Councillor Kissel that item D-1 be tabled until after the morning public hearings.

Carried

The Chair called for a recess at 9:59 a.m. and called the meeting back to order at 10:09 a.m. with all previously mentioned members present.

1-19-04-30-04 (C-1)

Division 9 – Bylaw C-7868-2019 – Redesignation Item – Site-Specific Amendment to Direct Control Bylaw C-5911-2004 (DC-96)

File: PL20180142 (07802005)

MOVED by Councillor Kissel that the public hearing for item C-1 be opened at 10:09 a.m.

Carried

Person(s) who presented: Sean Veraart, Veraart Holdings Ltd. (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:35 a.m.

Carried

The Chair called for a recess at 10:34 a.m. and called the meeting back to order at 10:40 a.m. with all previously mentioned members present.

MOVED by Councillor Kissel that Bylaw C-7868-2019 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-7868-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7868-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7868-2019 be given third and final reading.

Carried

1-19-04-30-05 (C-2)

Division 7 – Bylaw C-7872-2019 – Redesignation Item – Direct Control 99 Amendment

File: PL20180158 (06403001)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:43 a.m.

Carried

Person(s) who presented: Mike Coldwell, Urban Systems Ltd. (Applicant)

Person(s) who spoke in favour: None

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MOVED by Councillor Henn that the late letter in opposition be accepted.

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

Person(s) who spoke in opposition: Jigneth Trinez
Monyca Cummings

Person(s) who spoke in rebuttal: Mike Coldwell, Urban Systems Ltd. (Applicant)

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 11:18 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7872-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7872-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7872-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7872-2019 be given third and final reading.

Carried

The Chair called for a recess at 11:20 a.m. and called the meeting back to order at 11:25 a.m. with all previously mentioned members present.

1-19-04-30-07 (D-1)

Division 1 – Bragg Creek Connect – Community Broadband Project

File: N/A

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

Carried

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:47 a.m. with all previously mentioned members present.

MOVED by Councillor Kamachi 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;

AND THAT an application be made to the 2019 Community and Regional Economic Support (CARES) program, requesting 50% of the total estimated program cost;

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AND 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'.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-04-30-09 (D-3)

Division 5 – Terms of Reference – Janet Area Structure Plan Amendments

File: 1015-251

MAIN MOTION:

MOVED by Councillor Gautreau that Administration be directed to assess the potential effects and considerations of expanding the Janet Area Structure Plan based on the inclusion of Sections 21, 22, 23 and 26 of Township 23 Range 28 West of the 4th Meridian and report back to Council on May 28, 2019.

MOTION TO RESCIND:

MOVED by Councillor Hanson that the main motion be rescinded.

Lost

In Favour:

Councillor Hanson
Councillor Kissel

Opposed:

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

The Chair called for a vote on the main motion.

MOVED by Councillor Gautreau that Administration be directed to assess the potential effects and considerations of expanding the Janet Area Structure Plan based on the inclusion of Sections 21, 22, 23 and 26 of Township 23 Range 28 West of the 4th Meridian and report back to Council on May 28, 2019.

Carried

In Favour:

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

Opposed:

Reeve Boehlke
Councillor Wright
Councillor Kissel

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1-19-04-30-08 (D-2)

All Divisions – Rocky View County Appointment of Fire Guardians for 2019 Fire Season

File: N/A

MOVED by Councillor Hanson 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*.

Carried

The Chair called for a recess at 12:15 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

1-19-04-30-06 (C-3)

Division 5 – Bylaw C-7866-2019 – Redesignation Item – Residential Two District to Industrial – Industrial Activity District

File: PL20180095 (03332014/03332017)

MOVED by Councillor Gautreau that the public hearing for item C-3 be opened at 1:31 p.m.

Carried

Person(s) who presented: Andre Chabot, ARJ Consulting (Applicant)
Maurizio Terrigno, Jaroc Holdings Ltd. (Owner)
Justin Barrett, JCB Engineering

Person(s) who spoke in favour: Darrel Winch

Person(s) who spoke in opposition: Barry Wakeford

Person(s) who spoke in rebuttal: Andre Chabot, ARJ Consulting (Applicant)

MOVED by Councillor Gautreau that the public hearing for item C-3 be closed at 2:28 p.m.

Carried

MOVED by Councillor Gautreau that Council sets aside Sections 8.1 and 10.5 of the Janet Area Structure Plan.
Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

Opposed:

Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

MOVED by Councillor Gautreau that Bylaw C-7866-2019 be given first reading.

Carried

In Favour:

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

Opposed:

Councillor Wright
Councillor Kissel

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MOVED by Councillor Kamachi that Bylaw C-7866-2019 be given second 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 Bylaw C-7866-2019 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7866-2019 be given third and final reading.

Carried

1-19-04-30-10 (D-4)

All Divisions – Policy Review Subcommittee Request – Aggregate Development Policy

File: 0160

MOVED by Councillor Wright that an aggregate resource extraction policy and accompanying procedure be completed and presented back to Council by July 23, 2019 for consideration;

AND 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.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Gautreau that Council cancel the creation of an aggregate resource extraction policy and procedure;

AND THAT Administration be directed to assess aggregate resource extraction applications through development permits and their associated conditions.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

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1-19-04-30-11 (D-5)

All Divisions – 2019 Spring Budget Finalization

File: 2025-350

MOVED by Councillor Wright that the budget adjustments be approved as presented in Attachment 'A' and Attachment 'B';

AND THAT the excess amount of \$682,800 be applied to the 2019 operating budget to reduce the current 3% tax increase.

Carried

1-19-04-30-14 (E-3)

Division 4 – Bylaw C-7874-2019 – 2019 Langdon Special Levy Tax Rate Bylaw

File: 2025-350

MOVED by Deputy Reeve Schule that Bylaw C-7874-2019 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7874-2019 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7874-2019 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7874-2019 be given third and final reading.

Carried

1-19-04-30-15 (E-4)

All Divisions – Bylaw C-7873-2019 – 2019 Tax Rate Bylaw

File: 2025-350

MOVED by Deputy Reeve Schule that Administration be directed to return to Council later in the meeting with a revised tax rate bylaw with a 1% tax increase.

Lost

In Favour:

Reeve Boehlke
Deputy Reeve Schule
Councillor Henn
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Gautreau
Councillor Wright

MOVED by Councillor Gautreau that Administration be directed to return to Council later in the meeting with a revised tax rate bylaw with a 2% tax increase.

Carried

1-19-04-30-12 (E-1)

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

File: PL20180114

MOVED by Councillor Kissel that Bylaw C-7839-2018 be given second reading.

Carried

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MOVED by Councillor Henn that Bylaw C-7839-2018 be given third reading.

Carried

MOVED by Councillor Kissel that the 0.10 acre portion of land be transferred to the applicants Frederik Serfranckx and Fiona Verlinde at no additional cost.

Carried

1-19-04-30-13 (E-2)

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

File: PL20180075

MOVED by Councillor McKylor that Bylaw C-7826-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7826-2018 be given third reading.

Carried

MOVED by Councillor McKylor that the 1.43 acre portion of land be transferred to the applicant Martha Proppe subject to:

- 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.

Carried

1-19-04-30-17 (J-1)

Division 6 – Subdivision Item – First Parcel Out

File: PL20190022 (09412003)

MOVED by Deputy Reeve Schule that condition 2, *Accessibility to a Road*, be removed from Appendix 'A'.

Carried

MOVED by Deputy Reeve Schule that Subdivision Application PL20190022 be approved with the conditions noted in Appendix 'A' as amended:

- 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;

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

Utilities

- 2) 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

- 3) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for a first parcel out.

Taxes

- 4) 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

The Chair called for a recess at 3:16 p.m. and called the meeting back to order at 3:39 p.m. with all previously mentioned members present.

1-19-04-30-15 (E-4)

All Divisions – Bylaw C-7873-2019 – 2019 Tax Rate Bylaw

File: 2025-350

MOVED by Councillor Gautreau that Bylaw C-7873-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7873-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7873-2019 be considered for third reading.

Carried

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MOVED by Councillor Wright that Bylaw C-7873-2019 be given third and final reading.

Carried

MOVED by Councillor Kamachi that \$34,525.00 be transferred from the Tax Stabilization Reserve to balance the 2019 budget.

Carried

Adjournment

MOVED by Councillor Gautreau that the April 30, 2019 Council meeting be adjourned at 3:41 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

PLANNING & DEVELOPMENT

TO: Council
DATE: May 14, 2019 **DIVISION:** 4
TIME: Morning Appointment
FILE: 02332005 **APPLICATION:** PL20170029
SUBJECT: Redesignation Item – Farmstead District (F) to Public Services District (PS)
Note: This application should be considered in conjunction with application PL20170183, Solid Rock Baptist Church Master Site Development Plan (MSDP).

¹POLICY DIRECTION:

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

- The proposal is consistent with the institutional and community policies of the County Plan;
- The Applicant has submitted an MSDP which satisfies the criteria outlined in Section 29 of the County Plan;
- The proposal is consistent with the policies of the IDP; and,
- All use, operation, design and servicing matters can be implemented through a Development Permit.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Farmstead District (F) to Public Services District (PS), to accommodate a religious assembly (Solid Rock Baptist Church).

As directed by the County Plan, the MSDP provides for a comprehensive overview of the proposed development addressing matters such as compatibility, design, emergency services, environment, landscaping, servicing, and transportation. Therefore, this report will predominantly consider aspects relating directly to the land use redesignation including a statutory and non-statutory policy assessment, a land use compatibility assessment, and an overview of how the policies of the MSDP will be implemented.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: February 13, 2017
DATE DEEMED COMPLETE: October 31, 2018

PROPOSAL: To redesignate the subject lands from Farmstead District to Public Services District to accommodate a religious assembly (Solid Rock Baptist Church).

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0111481, NE-32-22-28-W4M

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 285 and on the south side of Twp. Rd. 230, approximately 0.50 miles east of the city of Calgary.

¹ **Administration Resources**
Jessica Anderson and Gurbir Nijjar, Planning & Development

APPLICANT: Robert Kelham
OWNERS: Solid Rock Baptist Church
EXISTING LAND USE DESIGNATION: Farmstead District (F)
PROPOSED LAND USE DESIGNATION: Public Services District (PS)
GROSS AREA: ± 3.24 hectares (± 8.00 acres)
SOILS (C.L.I. from A.R.C.): 1 1 – No significant limitations.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to nineteen (19) adjacent landowners; one (1) letter in opposition and one (1) letter in support were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies, the responses from which are available in Appendix A.

HISTORY:

February 28, 2012 The Rocky View County/City of Calgary Intermunicipal Development Plan was adopted.

June 1, 2001 Plan 0111481 the subject ± 3.24 hectare (± 8.00 acre) parcel was created.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Farmstead District (F) to Public Services District (PS), to accommodate a religious assembly (Solid Rock Baptist Church).

The lands contain two (2) existing dwellings, a mobile home and two (2) accessory buildings with the associated servicing infrastructure provided by means of a septic field and water well. The existing parcel is accessed via Township Road 230 by a gravel approach that is in good condition.

The subject lands are located approximately 0.81 km (1/2 mile) east of Rge. Rd. 285 and on the south side of Twp. Rd. 230, approximately 0.50 miles east of the city of Calgary, in an area of the County that is largely agricultural in nature. Most of the development in the vicinity of the subject lands has been to small country residential parcels to the northwest.

The topography of the land slopes slightly from the north to south although not in a significant enough manner to inhibit development potential on the lands.

Proposed Development

The Applicant/Owner proposes to develop the site with a 9,900.00 sq. ft. (919.74 sq. m.) religious assembly with associated parking as well as a shop to store equipment used to maintain the property. In the MSDP, the applicant has outlined their proposal for extensive landscaping. A Development Permit is required to approve the use, design, and servicing for the religious assembly use.

POLICY ANALYSIS:

The application has been evaluated in accordance with the policies contained within the County Plan and the Rocky View County/City of Calgary Intermunicipal Development Plan.

Interim Growth Plan

The proposed application is located within a Country Residential area of the region. The application does not propose 50 new dwelling units or greater and therefore does not require to be referred to the Calgary Metropolitan Region Board.

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

The subject lands are located within the Rocky View County/City of Calgary Intermunicipal Development Plan area and as such the application has been assessed in accordance with the policies of that plan. The subject lands are identified in Map 1 within the IDP policy area. The subject lands are identified in Map 4 within the identified City of Calgary residential growth area.

Section 8.0 of the IDP identifies how applications in the identified growth areas should be assessed:

- Policy 8.1.3 Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.*
- Policy 8.1.4 Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.*
- Policy 8.1.5 Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.*

Comments provided by the City of Calgary Administration indicate that they support this application to redesignate the subject lands. They comment that it is generally in line with the objectives and intent of the IDP; however, a subsequent subdivision of the parcel would not be supported. Their comments are provided in full in Appendix A.

County Plan (Bylaw C-7280-2013):

Section 11.1 of the County Plan indicates that institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres and shall be developed in accordance with the policies of the relevant area structure plan or conceptual scheme. The subject lands are not located within an area structure plan or conceptual scheme and as such policy 11.3 applies:

- Policy 11.3 Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:*

- a. justification of the proposed location;*

The Applicant has indicated in their submission that the City of Calgary is growing and the subject land is positioned perfectly to accept and embrace this future growth. The Applicant further states that this redesignation will add value to the surrounding area, by serving religious needs in the future.

The lands are identified within the City of Calgary residential growth area and are located approximately 0.50 miles from the City's eastern boundary. The proposed location is generally compatible with existing and anticipated future land uses in the area.

- b. demonstration of the benefit to the broader public;*

The Applicant states that "serving the religious needs of the public is vital to the well-being of a strong and thriving community. Solid Rock Baptist Church of Alberta seeks to meet these needs, and through the redesignation of land/property this goal can be achieved."



c. *compatibility and integration with existing land uses or nearby communities;*

The Applicant notes that the surrounding lands are largely agricultural in nature (primarily cereal crop production), which may be compatible with the proposed development when appropriate buffering, landscaping and screening has been provided. The Applicant also notes a beneficial compatibility and integration with not only the City of Calgary, but also with many of the nearby smaller communities. The lands are a convenient distance from many rural communities that include, but are not limited to: Indus, Langdon, Dalemead, Carseland, Conrich, Strathmore and Chestermere. At SRBC's current location in Calgary, they have attending members from many of these nearby communities and they eagerly anticipate the completion of a Church in close proximity to their residences.

Further, the Applicant has provided a landscaping plan detailing extensive plantings, particularly tree plantings along the west and east boundaries to create a buffer to reduce any potential noise or visual impact to neighbors.

d. *infrastructure with the capacity to service the proposed development; and*

The Applicant has indicated that there is an existing well and septic field on site, but that a new water well will be developed along with a sewage holding tank to be serviced by a truck-out strategy. The proposed servicing strategy would be assessed in detail at the Subdivision/Development Permit stage, but the proposal is generally in line with County Servicing Standards.

A Trip Generation Memo has been provided with the application and demonstrates a minimal impact to Township Road 230. At future Subdivision/Development Permit stage the Applicant may be required to prepare a Traffic Impact Assessment and provide payment of the Transportation Offsite Levy.

e. *the development review criteria identified in section 29. In addition, the proposal has been presented in accordance with the Agricultural Boundary Design Guidelines.*

- The Application sufficiently addresses the review criteria outlined in section 29 including: compatibility, fiscal impact, design and technical studies.
- The Agricultural Boundary Design Guidelines were considered in the assessment of the application, specifically section 4.2 and 4.3 regarding Site Layout and Edge Treatments.
- The proposal has effectively incorporated large setbacks, storm water design, a central building location, fencing, and landscaping to mitigate any potential impact to adjacent land uses.

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

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

The Applicant has included a Development Plan with their application which includes a proposal for the development including a detailed site plan, phasing, a servicing plan, and a general statement on storm water management.

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

A Master Site Development Plan was submitted in conjunction with this application (PL20170183) in accordance with section 29 of the County Plan. The MSDP confirms that the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.

PROPOSED AMENDMENT TO BYLAW:

As per the Land Use Bylaw, the purpose and intent of the Public Services District (PS) is to provide for the development of Institutional, Educational and Recreational uses. A *Religious Assembly* is a listed use in this district as well as a *Dwelling Unit accessory* to the *principle use*. A Development Permit is required to approve the use, design, and servicing for a religious assembly use.

CONCLUSION:

The lands are not located within the policy area an Area Structure Plan and as such the application has been assessed in accordance with the County Plan and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The redesignation to Public Services (PS) is consistent with the County Plan policies for the following reasons:

1. The proposal is consistent with the institutional and community policies of the County Plan;
2. The Applicant has submitted an MSDP which satisfies the criteria outlined in Section 29 of the County Plan;
3. The proposal is consistent with the policies of the IDP; and,
4. All use, operation, design and servicing matters can be implemented through a Development Permit.

CONCLUSION:

The lands are located within the policy area of the County Plan and Rocky View County / City of Calgary Intermunicipal Development Plan; the application was evaluated in accordance with these plans. Administration determined that the proposal is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subdivision stage.

OPTIONS:

- | | | |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-7757-2018 be given first reading. |
| | Motion #2 | THAT Bylaw C-7757-2018 be given second reading. |
| | Motion #3 | THAT Bylaw C-7757-2018 be considered for third reading. |
| | Motion #4 | THAT Bylaw C-7757-2018 be given third and final reading. |

- Option #2: THAT application PL20170029 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7757-2018 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	Rocky View Schools has no objection to this circulation.
Calgary Catholic School District	Please note that Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL20170029).
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	No comment.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to redesignate the subject lands from Farmstead District to Public Services District to accommodate a religious assembly (Solid Rock Baptist Church). Based on the information provided, AHS would like to make the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. If the proposed church will contain a commercial kitchen, or provide child care services, then building plans for these facilities should be forwarded to our department for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations. 2. AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which states the following:

AGENCY	COMMENTS
	<p><i>"No person shall locate a water well within</i></p> <ul style="list-style-type: none"> <i>a) 10m of a watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system</i> <i>b) 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy</i> <i>c) 30m of a leaching cesspool</i> <i>d) 50m of sewage effluent on the ground surface</i> <i>e) 100m of a sewage lagoon, or</i> <i>f) 450m of any area where waste is or may be disposed of at a landfill" (AR 243/2003, s.15)</i> <p>3. Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment standards and regulations.</p> <p>4. Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>5. Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor in an approved manner.</p> <p>6. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p> <p>7. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance</i></p>

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
City of Calgary	<p data-bbox="691 932 959 957"><u>PL20170029: Redes</u></p> <p data-bbox="691 989 1516 1146">The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration:</p> <p data-bbox="724 1157 1516 1917">The City of Calgary Administration can support this application to redesignate the subject lands from a Farmstead District to a Public Services District. We believe it is generally in line with the objectives and intent of the <i>Rocky View/Calgary Intermunicipal Development Plan</i>. However, a subsequent subdivision of the parcel would not be supported. Further comment is below. The subject parcels are located within an Identified City of Calgary Residential Growth Area as per “Map 4: Growth Corridors/Areas” of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. Objectives of “Section 8.0 Growth Corridors/Areas and Annexation” of the <i>Rocky View/Calgary IDP</i> recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. “Section 27.0 Intergovernmental Relationships” of the <i>County Plan</i> echoes support of the importance of Calgary’s identified urban growth corridors. It reaffirms the necessity to evaluate</p>

AGENCY	COMMENTS
	<p>redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>“Section 8. Community Development” of the <i>South Saskatchewan Regional Plan</i> outlines community development strategies and policies municipalities must consider. These include the expectation that municipalities make decisions and work together so achieve regional outcomes that support efficient use of land and limit premature fragmentation.</p> <p>A fragmented ownership adjacent to the municipal boundary is disadvantageous to comprehensive development of Calgary’s Growth Area. It is our preference and general understanding that future urban growth corridors (especially those adjacent to the municipal boundary) will be maintained as un-fragmented as possible.</p> <p><u>PL20170183: MSDP</u></p> <p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary Administration has no objections to this application however we wish to make the following comments.</p> <p>The City of Calgary Administration requests for Municipal Reserves to be deferred (not cash in lieu).</p> <p>The subject site is located within the Identified City of Calgary Residential Growth Area as per Map 4 Growth Corridors/Areas of the <i>IDP</i>. It is important to note that generally The City of Calgary Administration does not support subdivision within the growth areas and a subsequent subdivision application would not be supported.</p>
<p><i>Rocky View County</i></p> <p>Boards and Committees</p> <p>ASB Farm Members and Agricultural Fieldman</p>	<p>The comments below were provided for the re-designation application, PL20170029. With regards to Master Site Development Plan, PL20170183, the applicant has provided details of how they will apply the Agricultural Boundary Design Guidelines to buffer the commercial land use from the agricultural land use but the increased traffic is still a concern.</p> <p>Agricultural Services Staff Comments: The redesignation of a parcel of land from Farmstead District to Public Services District may be supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design</p>

AGENCY	COMMENTS
Bow North Recreation District Recreation Board	<p>Guidelines would be beneficial in buffering the commercial land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p> <p>ASB Farm Member Comments: With potentially large crowds, traffic and parking, adequate space for buffering would be a main concern. The remainder of the parcel appears to be actively farmed and therefore dust, spray drift and noise may be an issue. The parcel exists in an area of high production grain farming (with pasture land to the West) and during certain times of the year, Township Road 230 is a key vessel for ag equipment movement.</p> <p>Bow North Recreation District Board had no comments on this circulation.</p>
<i>Internal Departments</i>	
Agriculture & Environmental Services*	The Solid Waste and Recycling group have no comments on the PL20170183 Circulation.
Recreation, Parks and Community Support	The Municipal Lands Office has no concerns at this time; however, comments will be provided at any future subdivision stage.
Development Authority	No comment.
GIS Services	No comment.
Building Services	No comment.
Fire Services & Emergency Services	<p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. 3. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code.
P & D - Engineering	<p>There are no further comments at this time.</p> <p><u>General</u></p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <p>Should the application be approved, the applicant will be</p>

AGENCY	COMMENTS
	<p>required to address all necessary technical requirements such as the provision of construction management plan at the DP stage</p> <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • Engineering has no requirements at this time • Should the application be approved, the applicant will be required to address all necessary technical requirements such as the provision of an onsite geotechnical report at the DP stage <p><u>Transportation</u></p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable Levy By-law at time of the issuance of the DP for the total acreage of the onsite area associated with the proposed development • The applicant provided a trip generation memo which indicated that the proposed development is expected to generate approximately 30 – 40 trips to and from the subject lands primarily on Sundays. The applicant conducted traffic counts at the site access location onto TWP Road 230 on May 20 and 21, 2018 (Sunday and Monday) which showed that approx. 30 vpd utilize the roadway. Furthermore, County count data confirmed that there is an average of 30 vpd on the roadway near the subject lands. Given that the forecasted traffic volume on TWP Road 230 near the subject lands are projected to be low (under 100 vpd), Engineering does not have any further concerns at this time • It is to be noted that TWP Road 230 is currently an 8.0m wide gravel road within a 20m ROW. As per the section 14 of the County plan, all proposals for business development outside a business area should have direct and safe access to a paved County road however, as all County roads within the near vicinity of the site are graveled and the site is not expected to generate a significant amount of traffic, a road upgrade would not be feasible with this application. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • Engineering has no requirements at this time • As per the application, the applicant is proposing to utilize holding tanks with a trucked service to service the proposed development. Engineering has no concerns with the proposal as it is consistent with Policy 449. <p><u>Water Supply and Waterworks</u></p> <ul style="list-style-type: none"> • Engineering has no requirements at this time • As per the application, the application intends on utilizing a groundwater well to supply potable water to the future development. Engineering generally recommends the use

AGENCY	COMMENTS
	<p>of cisterns for all industrial, commercial and institutional purposes</p> <ul style="list-style-type: none"> Should the application be approved, the applicant will be required to address all necessary requirements such as AEP approvals and licensing to source groundwater for the proposed development and all necessary fire suppression requirements at the DP stage <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> The applicant provided a storm water management memo prepared by CSA Engineering dated April 2018, which indicates that an evaporative storm water pond with an onsite irrigation system located on the northern portion of the subject lands is required to support the proposed development. Engineering has reviewed the concept and has no further concerns at this time Should the application be approved, the applicant will be required to provide all necessary submittals such as site specific storm water management plan and erosion & sedimentation control (ESC) plan at the Development Permit Stage <p><u>Environmental</u></p> <ul style="list-style-type: none"> There appear to be some altered wetlands within the subject lands. At time of DP, it will be the applicant's responsibility to obtain all necessary approvals from AEP if proposing to alter/disturb any of the onsite wetlands
Transportation Services - Maintenance	No concerns.
Capital Project Management	No concerns.
Operational Services	Applicant to be reminded to provide sufficient on-site parking for staff and parishioners. No parking permitted on adjacent County Road Twp. Rd. 230.

Circulation Period: February 24, 2017 to March 17, 2017.



BYLAW C-7757-2018

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7757-2018.

PART 2 - DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 23 of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 1, Plan 0111481 within NE-32-22-28-W04M from Farmstead District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block 1, Plan 0111481 within NE-32-22-28-W04M is hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7757-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04
File: 02332005/ PL20170029

<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

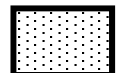
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7757-2018

TWP RD 230

± 3.24 hectares
(± 8.00 acres)

AMENDMENTFROM Farmstead District TO Public Services District

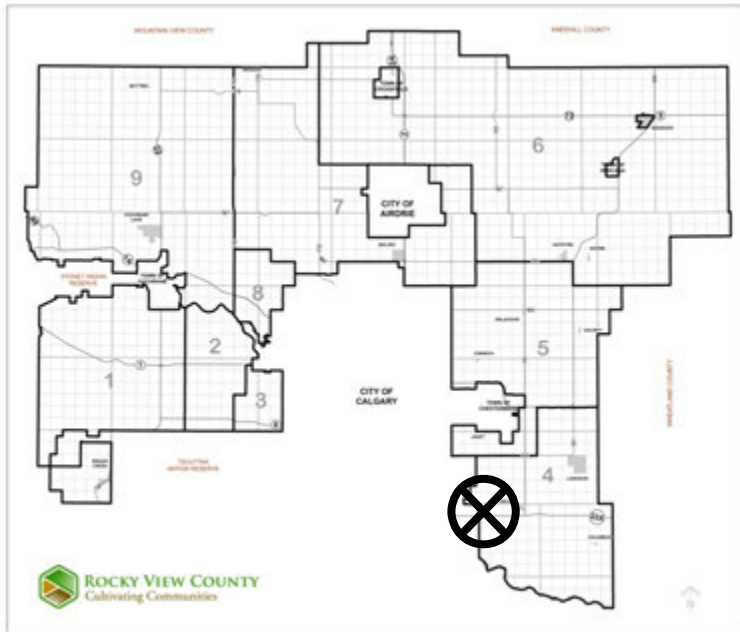
Subject Land _____

LEGAL DESCRIPTION: NE-32-22-28-W04M

ROCKY VIEW COUNTY
Cultivating Communities

FILE: 02332005 PL20170029

DIVISION: 04



**Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M**

Date: Feb 17, 2017

Division # 4

File: 02332005

Development Proposal: To redesignate the subject lands from Farmstead District to Public Services District to accommodate a religious assembly (Solid Rock Baptist Church).

TWP RD 230

F → PS
3.24 hectares
(8.00 acres)

DEVELOPMENT PROPOSAL

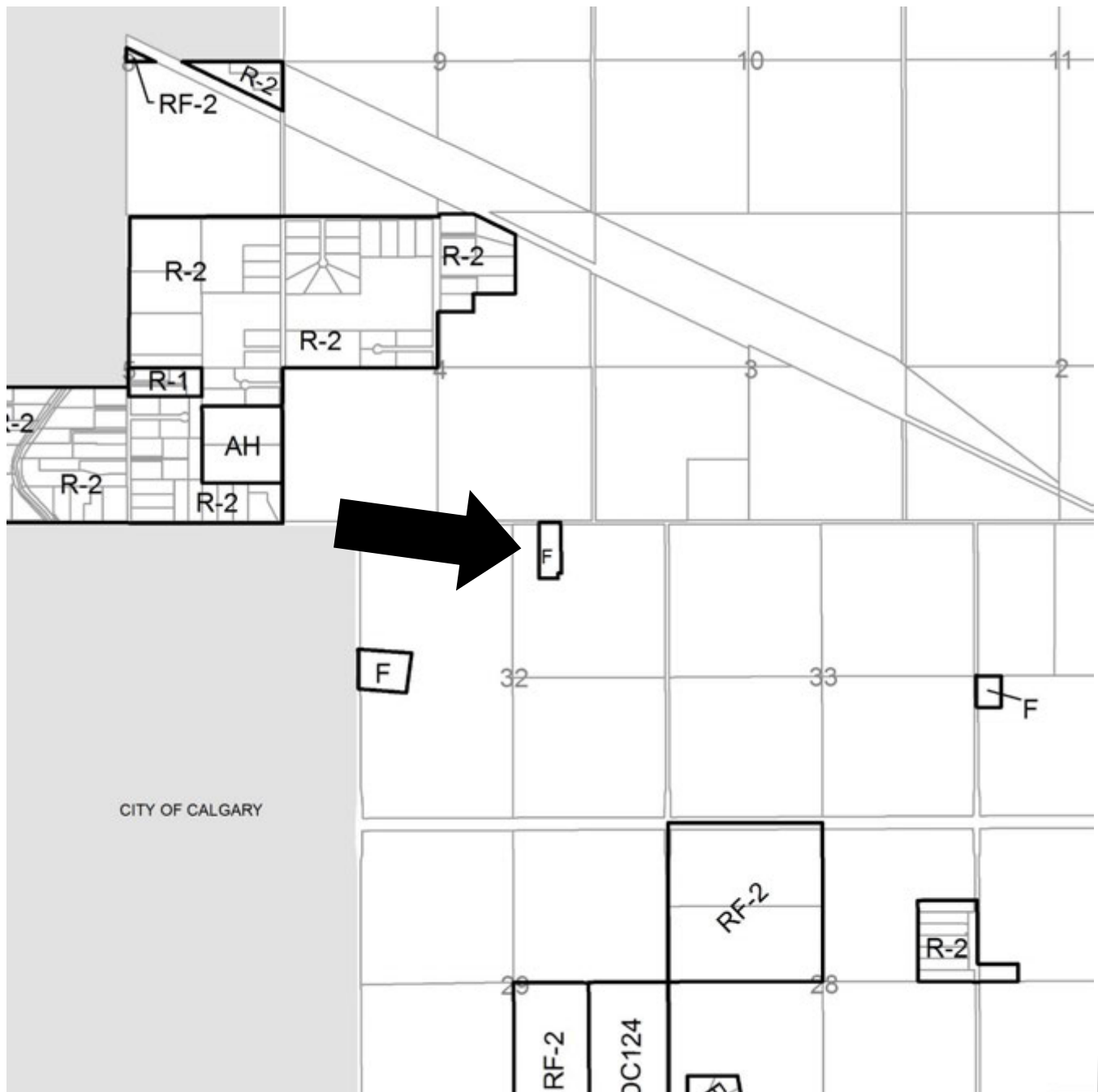


**Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M**

Date: Feb 17, 2017

Division # 4

File: 02332005



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

LAND USE MAP

Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

File: 02332005



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

TOPOGRAPHY
Contour Interval 2 M



Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

File: 02332005



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

AIR PHOTO

Spring 2016

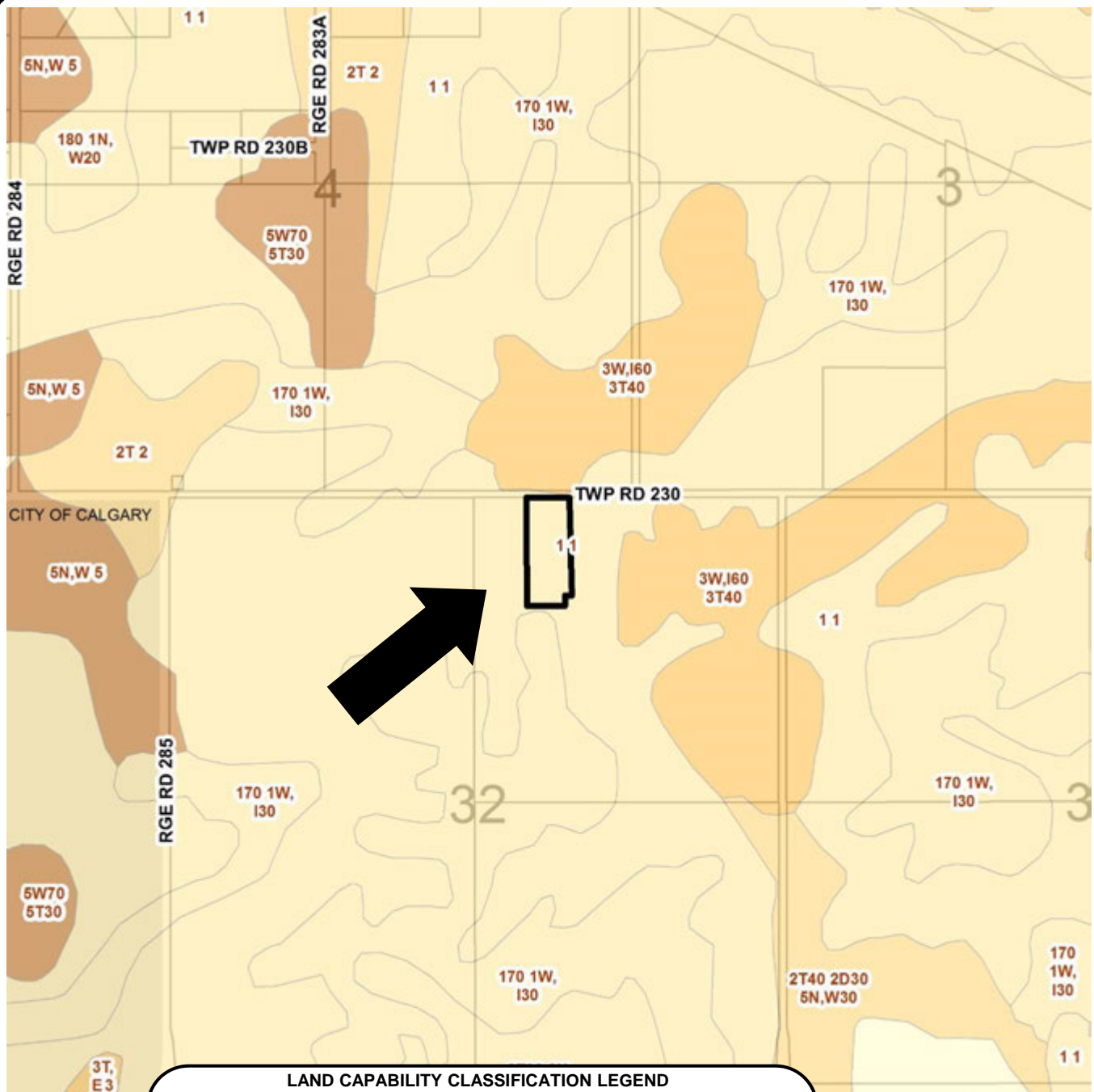


**Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M**

Date: Feb 17, 2017

Division # 4

File: 02332005



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

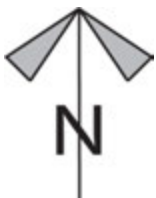
CLI Class

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

Limitations

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

SOIL MAP

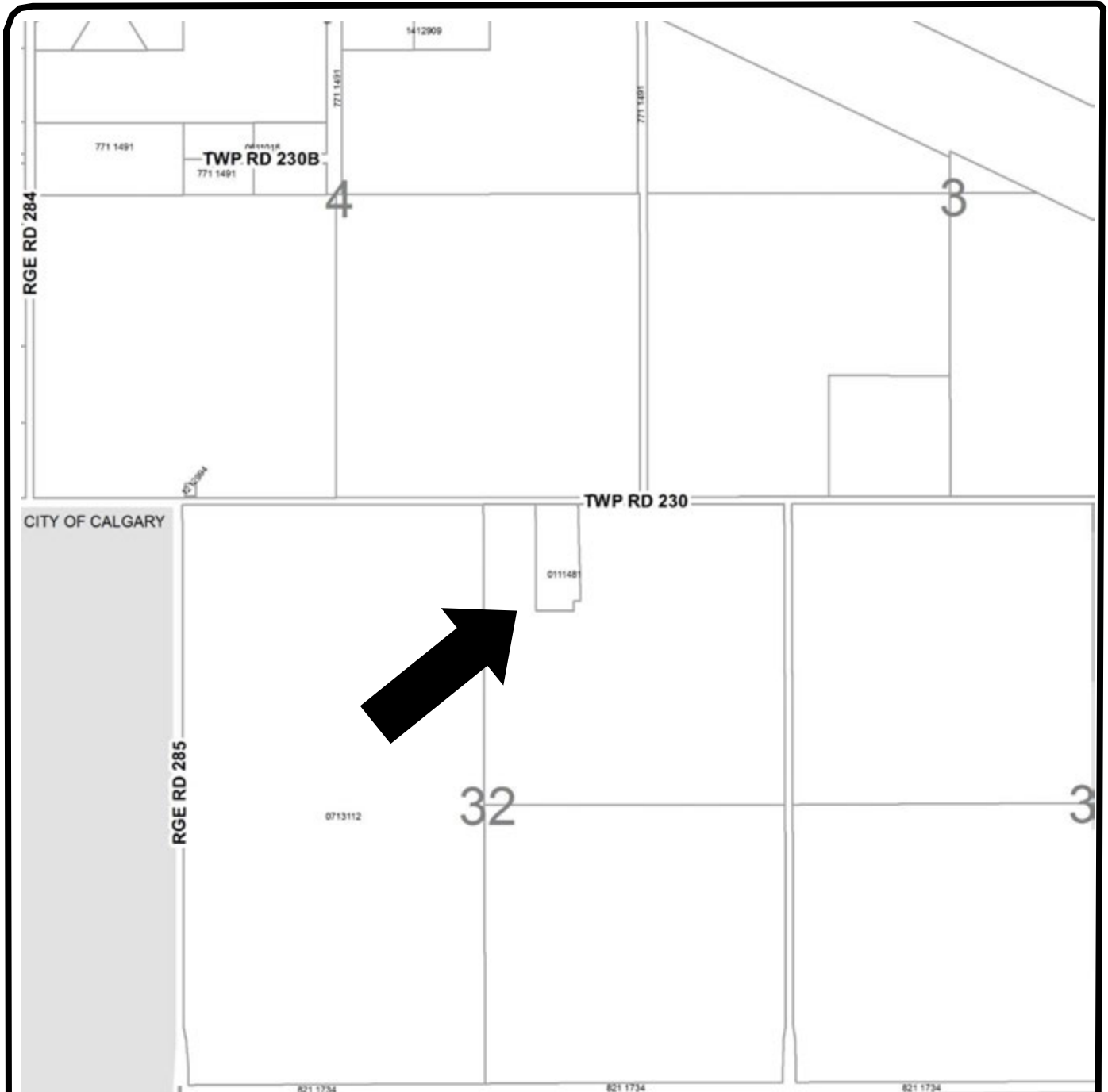


Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

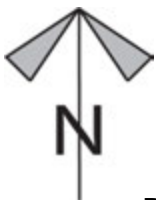
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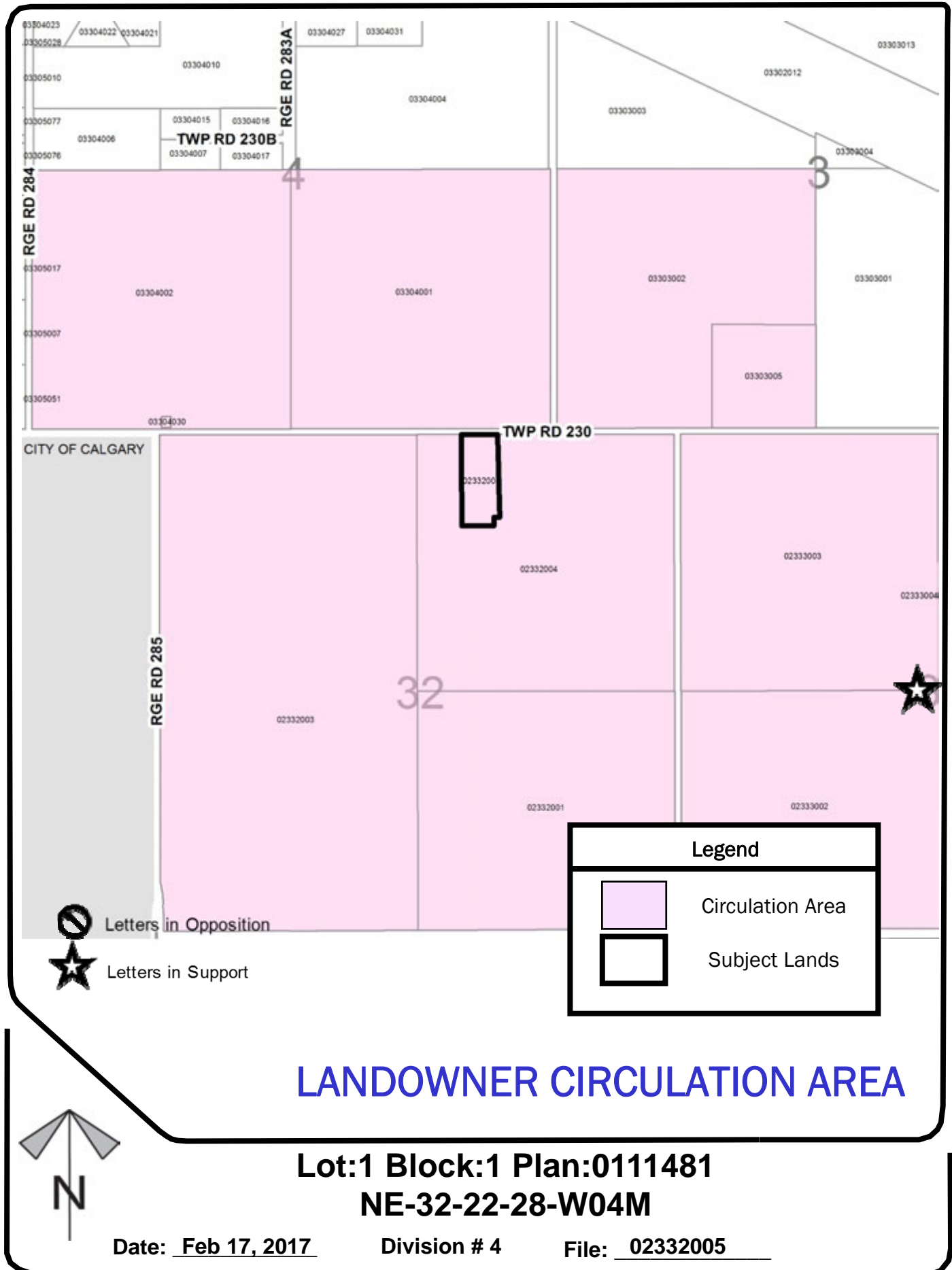
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017Division # 4File: 02332005



[REDACTED]

Subject: re file # 0232005 application # pl20170029
Date: Thursday, October 19, 2017 7:08:30 PM

To rocky view county

[REDACTED]

Re: file #02332005
Application #PL20170029

Regarding the application for a church to be re-designated from farmstead district to public services district. This is to allow for the building of a church etc. at this site. We are against it.

We presently farm at SW 2 township 23 range 28 w 4 south of railway plan and plan 628lk block 3 in NE 5 T23 R 28 W4. and drive back and forth to both farms on a daily bases. The road, township road 230 from city limits (range road 285) and the above church property (1km in length) the road is presently gravel, gets to be washed board often, and after the above property and the balance of township road 230 to our other property is fine. This would indicate a lot of traffic already coming and going to the above property.

Therefore I think the redesignation should be turned down as to premature due to the road being gravel.

The present owner also tends to do things and apply for permits after wards, as they did with the cold storage building (that was to be only used as storage), the mobile home they move onto the property without a permit, the sea can containers, they applied for a permit after they move them onto the property. They have 2 of these containers at present. The garage that has also living quarters has had the wall removed to use as a meeting room.

Presently there are times when 20 to 30 cars on the premise and they all seem to leave at the same time.

Maybe they are already holdings church meetings and services there.

They also have about ½ dozen holiday trailers on the premises which is probably against county regulations.

They have been cutting the bulrushes in the wetlands in front of their property.

Yours truly,
Sheila Buckley

[REDACTED]

BRUTSCHER, FOLEY, MILLINER & LAND, LLP
ATTORNEYS AT LAW
213 EAST STATE STREET
KENNETT SQUARE, PA 19348

EDWARD M. FOLEY
CLARE L. MILLINER
NEIL E. LAND
JEFFREY P. BRYMAN
STEPHEN J. KELLY

TEL: (610) 444-4848
FAX: (610) 444-3730

GEORGE J. BRUTSCHER
(1950-1985)
GEORGE A. BRUTSCHER
(1970-2008)

March 7, 2017

Rocky View County
Planning Services
911 – 32 Avenue NE
Calgary, AB
T2E 6X6

Re: Edward M. Foley
File Number: 02332005
Application No.: PL20170029
Division: 4

Dear Ms. Anderson:

My family and I are in receipt of the above-referenced application to re-designate the subject lands from Farmstead District to Public Services District, to accommodate a religious assembly.

Please accept this letter as our expression of support for the requested re-designation, and let us know if you need any additional information.

Please let the applicant know that we wish them every success.

Very truly yours,

Edward M. Foley

EMF/ncw
cc: Mr. Paul Schneider (via email)

PLANNING & DEVELOPMENT

TO:	Council	
DATE:	May 14, 2019	DIVISION: 8
TIME:	Morning Appointment	
FILE:	05630007	APPLICATION: PL20180156
SUBJECT:	Redesignation Item – Site Specific Amendment - Direct Control District 73	

¹POLICY DIRECTION:

The application was evaluated against the policies within the County Plan, Bearspaw ASP and the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) plans and was found to be compliant:

- The proposal is consistent with the policies of the IDP and County Plan;
- The proposal is consistent with the Rural Commercial policies in section 8.2 of the Bearspaw ASP;
- The proposal is consistent with the purpose and intent of DC 73; and
- Technical considerations can be adequately addressed at Development Permit stage.

EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control District (DC 73) to provide for the development of a patio and accessory buildings on the subject lands. The lands are currently developed with a Restaurant.

There are no proposed changes to servicing, access, or site design. The intended patio is proposed to be added to the entranceway area of the existing restaurant structure. A Development Permit is required to approve the use, design, and servicing for the business use.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED:	December 13, 2018
DATE DEEMED COMPLETE:	December 13, 2018

PROPOSAL:	To redesignate the subject lands from Direct Control District (DC 73) to Direct Control District (DC 73) amended to provide for patios and accessory buildings on the subject lands.
LEGAL DESCRIPTION:	Block: B, Plan: 1845 HG within SW-30-25-2-W5M
GENERAL LOCATION:	Located at the southeast junction of Bearspaw Road and Township Road 254A, 1.30 mile west of the city of Calgary.
APPLICANT:	Rick Balbi Architect Ltd. (April Kojima)
OWNERS:	Boundary Investments Ltd.
EXISTING LAND USE DESIGNATION:	Direct Control District 73
PROPOSED LAND USE DESIGNATION:	Direct Control District 73 amended
GROSS AREA:	± 0.98 hectares (± 2.41 acres)

¹ **Administration Resources**
Jessica Anderson and Eric Schuh, Planning & Development

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

3C 3 – Moderate limitations to cereal crop production due to adverse climate.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to one hundred seventy two (172) adjacent landowners, one (1) letter was received in opposition and no letters in support were received. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

July 31, 2001	Council approved the redesignation of the subject lands from Agricultural Holdings to Direct Control in order to facilitate the future development of a restaurant.
January 18, 1994	The Bearspaw Area Structure Plan (C-4129-93) was adopted by Council.
April 30, 1957	Plan 1845 HG was registered creating two (2) lots including the subject \pm 0.98 hectare (\pm 2.41 acre) parcel.

BACKGROUND:

The subject \pm 0.98 hectare (\pm 2.41 acre) parcel is located within the Rural Commercial area in Bearspaw, at the southeast junction of Bearspaw Road and Township Road 254A, 1.30 mile west of the city of Calgary. The property contains an existing restaurant with associated parking and landscaping. The lot is accessed via an existing approach from Twp. Rd. 254A. The lands are currently serviced by Rocky View Water Coop for potable water and pump out tanks for wastewater.

The area in which the subject land is located is composed of predominantly rural commercial uses to the east, lands to the south and west are agricultural and residential in nature, with Highway 1A to the north.

The existing DC bylaw was adopted in 2001 and was intended to provide for a restaurant at the subject location. At the time, a direct control district was proposed to limit the uses available on the site to the restaurant and associated developments only. The bylaw did not provide for a patio or accessory buildings which are typically provided for in most business, highway business and commercial districts.

POLICY ANALYSIS:*Interim Growth Plan Review*

The proposed is located in a country residential development area. The Interim Growth Plan (IGP) does not have policy related specific to the addition of patio and accessory building (and associated housekeeping amendments) to an existing commercial site.

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

The subject lands are identified on Map 2 Key Focus Areas as within the policy zone and on Map 4 Growth Corridors/Areas as a Rocky View County growth corridor.

Section 8 of the IDP indicates that lands within the Rocky View County Growth Corridors shall be developed in accordance with the County Plan and the Land Use Bylaw. Administration has determined that the application is consistent with these plans as detailed below.

The City of Calgary was circulated for comment on the application; the comments are detailed in Appendix 'B', but generally, no concerns were identified.



County Plan (Bylaw C-7280-2013)

Policy 14.2 states that business development should be located in identified business areas. The subject lands are located within the Bearspaw Area Structure Plan, which is identified on Map 1 of the County Plan as a Country Residential area. The Bearspaw Area Structure Plan provides a detailed policy framework to guide land use.

Bearspaw Area Structure Plan (Bylaw C-4129-93)

The subject lands are located in the Bearspaw Area Structure Plan and identified as Rural Commercial in Figure 7: Future Land Use Scenario. The proposed was evaluated in accordance with section 8.2 Rural Commercial.

8.2.2 *Figure 7 identifies areas within the Plan Area generally considered appropriate for rural commercial land uses.*

- The lands are located within the area identified for rural commercial and have held a commercial land use designation since 1994.

8.2.3 Applications for redesignation that propose rural commercial land uses should be considered pursuant to the provisions of Figure 7 and attendant Plan policies.

- The proposal has been considered in accordance with Figure 7 and associated ASP policies and found to be consistent. The proposed additional uses are accessory to the existing use and are consistent with the definition of rural commercial.

Proposed Amendments to Direct Control District 73 (Bylaw C-5402-2001)

The lands are currently designated Direct Control District 73 wherein the purpose and intent is:

The purpose of this District is to provide for the development of a restaurant and cocktail lounge on the Lands.

The Applicant has proposed to add three new uses to the district as follows:

- Permitted Uses
 - *Patios, accessory to the principle use*
 - *Accessory buildings*

These uses are consistent with the purpose and intent of the district and allow for the property to be developed with similar and compatible uses.

In addition, some housekeeping amendments are also proposed to correct spelling errors and update references to various sections in the Land Use Bylaw. Administration recommends that Sections 53.6, 53.7, and 53.8 be referenced in Section 4 of DC-73. These sections regulate building height, building design, and landscaping.

CONCLUSION:

The application was evaluated against the policies within the County Plan, Bearspaw ASP and the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) plans and was found to be compliant. Administration determined that the proposed amendment to Direct Control District 73 is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the Development Permit stage.



OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7875-2019 be given first reading.
 Motion #2 THAT Bylaw C-7875-2019 be given second reading.
 Motion #3 THAT Bylaw C-7875-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7875-2019 be given third and final reading.
- Option #2: THAT application PL20180156 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7875-2019 and Schedules A & B
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Proposed Amendment to DC-73
APPENDIX ‘E’: Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments provided.
Calgary Catholic School District	No comments provided.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	No comments provided.
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	No comments provided.
<i>Public Utility</i>	
ATCO Gas	No comments provided.
ATCO Pipelines	No comments provided.
AltaLink Management	No comments provided.
FortisAlberta	No comments provided.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.

AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No comments provided.
City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary has no comments regarding Application # PL20180156 – A site-specific amendment to Direct Control District 73 (DC-73) to allow for Patios and Accessory Buildings that are associated with and accessory to the principle use of the parcel.</p>
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments provided.
Chestermere-Conrich Recreation District Board	No comments provided.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No comments provided.
Development Authority	No comments provided.
GIS Services	No comments provided.
Building Services	No comments provided.
Enforcement Services	No comments provided.
Emergency Services	No comments provided.
Infrastructure and Operations – Engineering Services	<p>General</p> <p>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> <p>Geotechnical</p> <p>ES has no requirements at this time</p> <p>Transportation</p> <p>The parcel is currently accessed from an existing approach off of</p>

AGENCY	COMMENTS
	<p>Township Road 254A, which is a paved road.</p> <p>This redesignation application is to allow for a patio and temporary event tent, which will not increase the current 250 person capacity of the restaurant. This will not have any traffic impacts and a TIA is not required.</p> <p>As a condition of future Development Permit, the applicant shall provide an Alberta Transportation Roadside Development Permit or Waiver, as the subject lands are within 1.6km of Highway 1A.</p> <p>As a condition of future development permit, the applicant may be required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of approval, for the total gross acreage of the lands, as TOL has not been previously collected. The requirement for TOL payment shall be confirmed based on any future Development Permit applications.</p> <p>The estimated levy payment owed at time of Development Permit approval is \$11,074 (Base = \$4,595/ac x 2.41 ac = \$11,074).</p> <p>Sanitary/Waste Water</p> <p>ES has no requirements at this time.</p> <p>Water Supply And Waterworks</p> <p>ES has no requirements at this time.</p> <p>Storm Water Management</p> <p>ES has no requirements at this time.</p> <p>Environmental</p> <p>ES has no requirements at this time.</p>
Infrastructure and Operations - Maintenance	No comments provided.
Infrastructure and Operations - Capital Delivery	No comments provided.
Infrastructure and Operations - Operations	No comments provided.
Infrastructure and Operations – Solid Waste	No comments provided.

Circulation Period: January 7, 2019 to January 28, 2019



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7875-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7875-2019.

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. 56 and 56-North of Bylaw C-4841-97 be amended by redesignating Block: B, Plan: 1845 HG within SW-30-25-02-W05M from Direct Control District 73 to Direct Control District 73 amended as shown on Schedule 'A' attached to and forming part of this Bylaw; and

THAT Block: B, Plan: 1845 HG within SW-30-25-02-W05M is hereby redesignated to Direct Control District 73 amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7875-2019 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: 8
File: 05630007/ PL20180156

<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-5402-2001

Schedule of textual amendments to Direct Control Bylaw C-5402-2001.

Amendments:

1. Amend Section 4 within "General Regulations", which reads:
 4. Section 53.10, Clauses 53.14 to 53.18, inclusive, of Land Use Bylaw C-4841.97 are applicable unless otherwise stated in this Bylaw.

And replace with:

4. Section 53.5, 53.6, 53.7, and 53.8, of Land Use Bylaw C-4841.97 are applicable unless otherwise stated in this Bylaw.
2. Amend Section 2.0.0 "Land Use Regulations", which reads:
 - 2.2.0 Permitted Uses
 - 2.2.1 Fences
 - 2.2.2 Landscaping
 - 2.2.3 Development existing as of the date of passage of this bylaw

And replace with:

- 2.2.0 Permitted Uses
 - 2.2.1 Fences
 - 2.2.2 Landscaping
 - 2.2.3 Development existing as of the date of passage of this bylaw
 - 2.2.4 Patios, accessory to the principle use
 - 2.2.5 Accessory buildings
3. Amend Section 3.0.0 "Development Regulations", which reads:
 - 3.1.0 Maximum seating capacity of the Restaurant shall not exceed 250 seats.
 - 3.2.0 For the purposes of this bylaw, the Casual Dining Area which includes the Cocktail Lounge and Dance Area seating shall not exceed 60% of the total seating area of the restaurant.

And replace with:

 - 3.1.0 That the site shall conform to the Noise Control Bylaw (C-5772-2003) as amended.
 - 3.1.1 Event tents are permitted as accessory buildings where in accordance with the Alberta Building Code.
 - 3.1.2 Special events, ancillary to the principal use, may be held on-site in accordance with County bylaws and relevant Land Use Bylaw provisions.

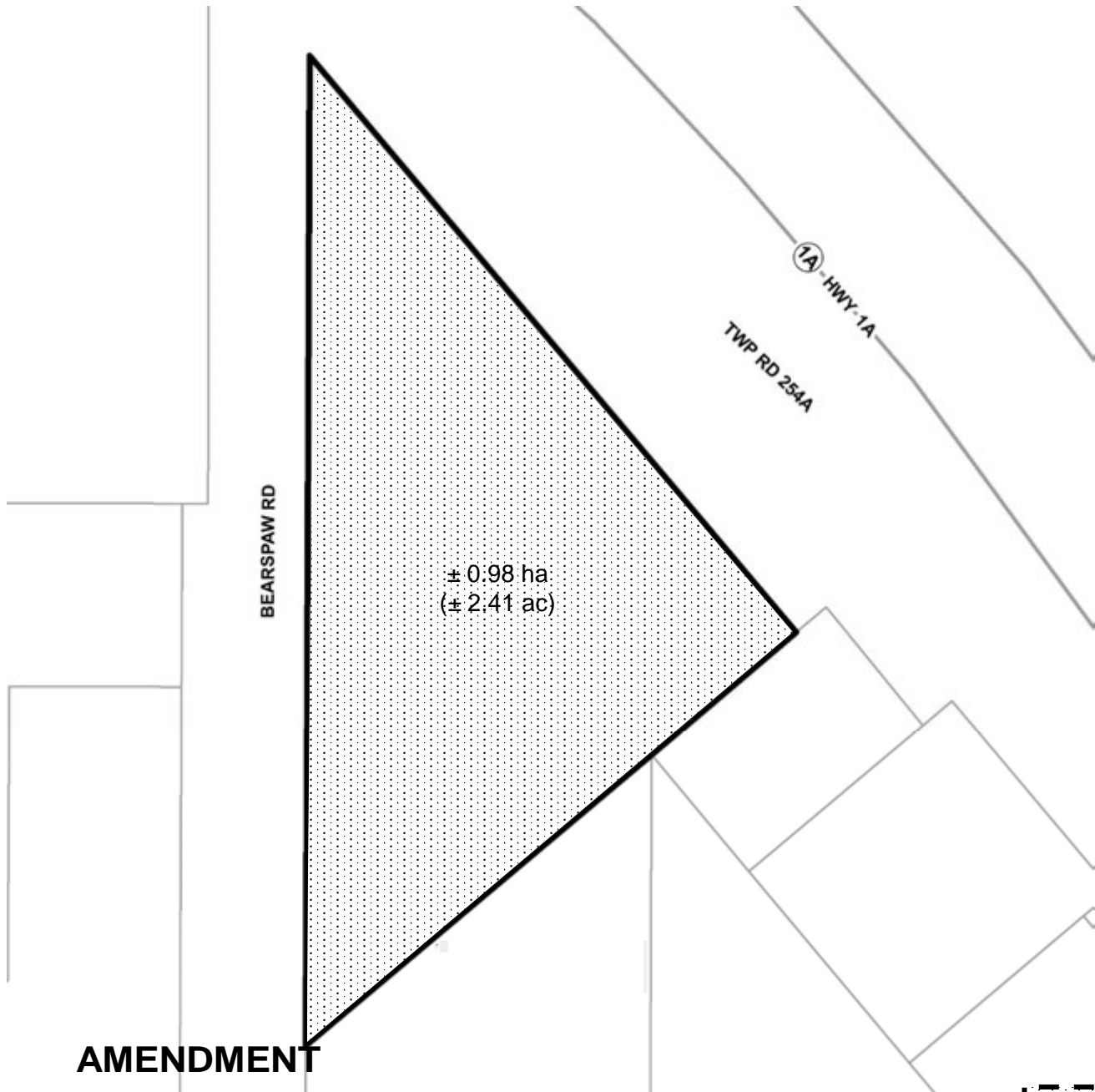


ROCKY VIEW COUNTY
Cultivating Communities

4. Minor spelling, punctuation, and formatting amendments throughout.

SCHEDULE "B"

BYLAW: C-7875-2019



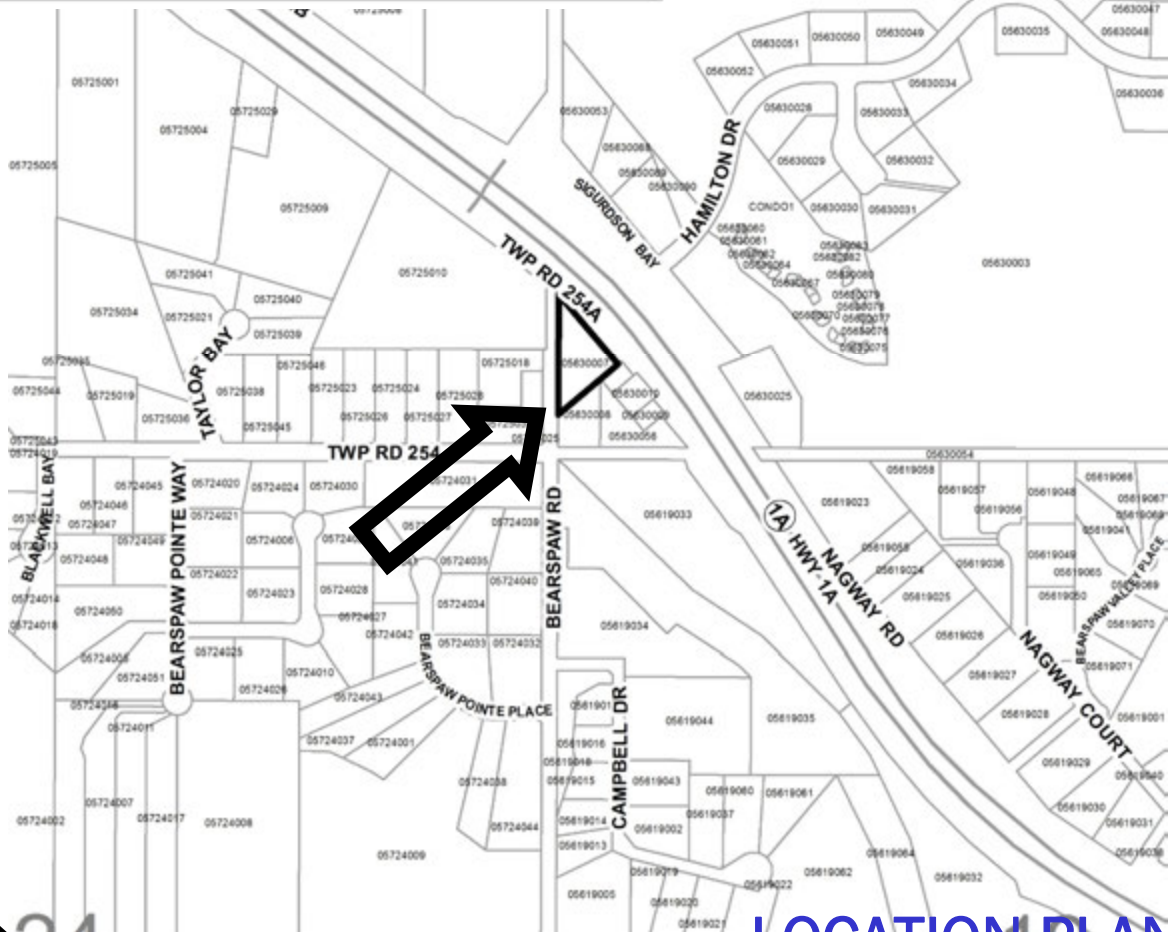
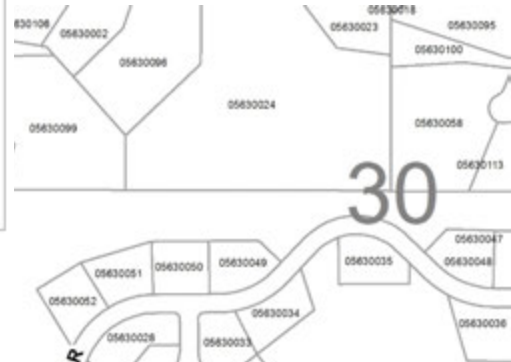
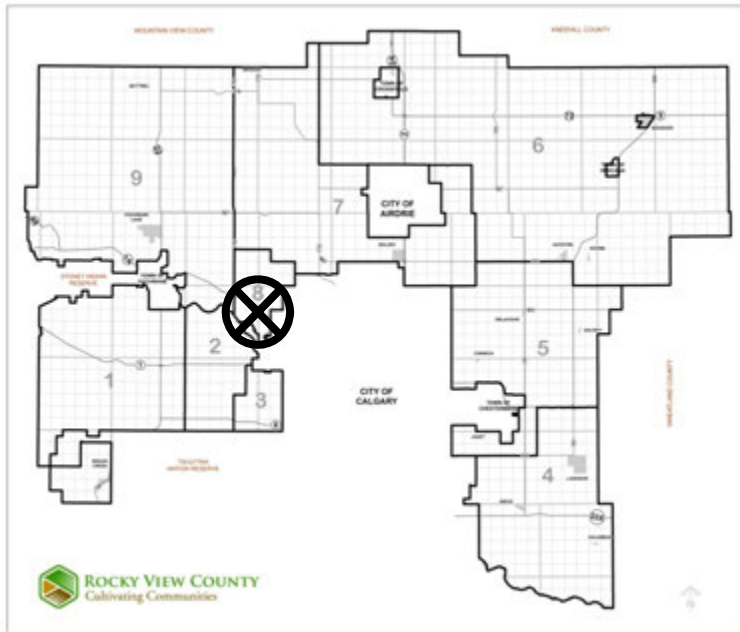
AMENDMENT

FROM Direct Control District TO Direct Control District amended

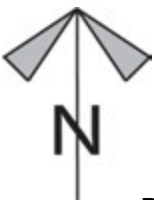
Subject Land _____

LEGAL DESCRIPTION: Block: B, Plan: 1845 HG within
SW-30-25-02-W05MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: 05630007

DIVISION: 8



LOCATION PLAN



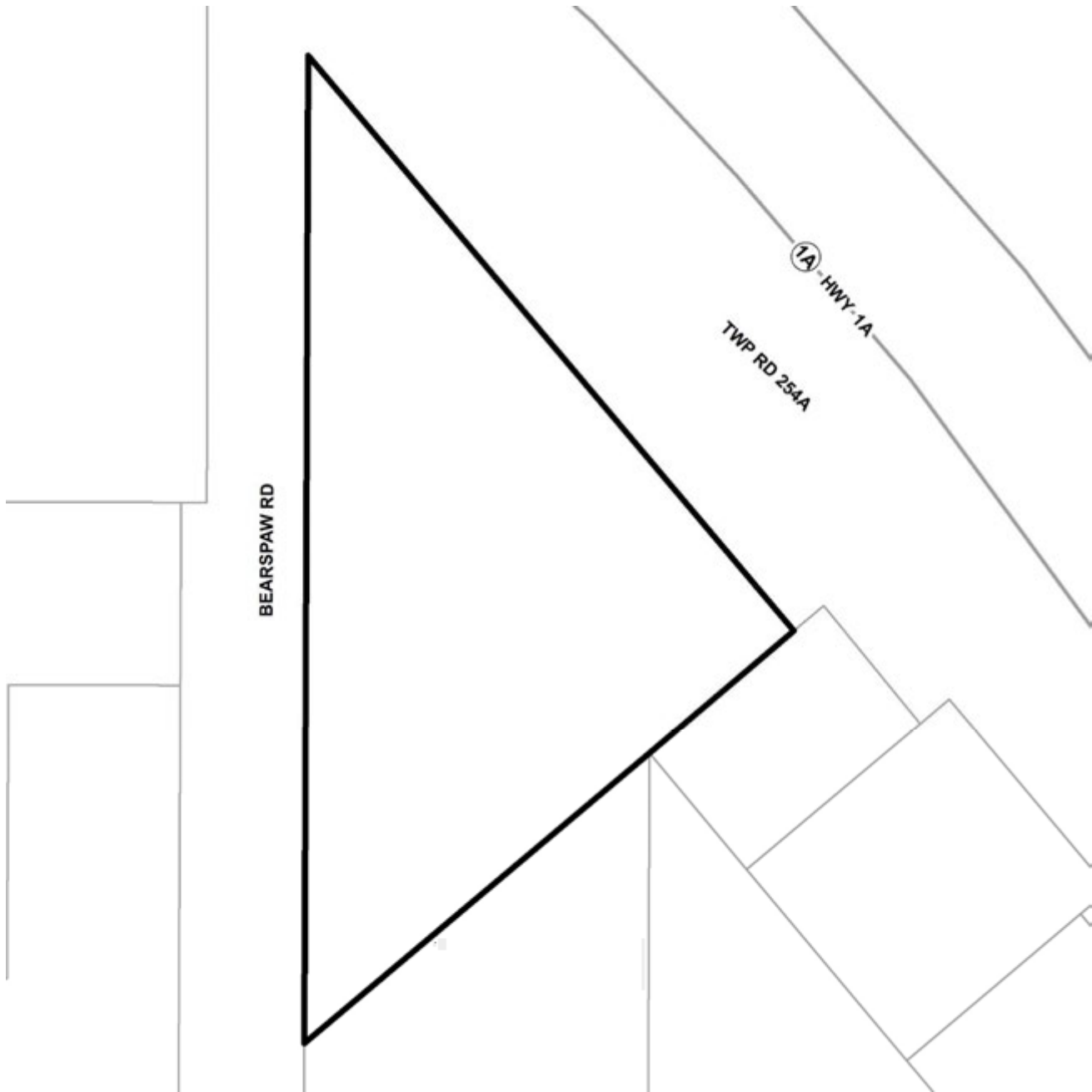
SW-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19

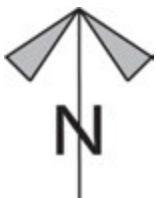
Division # 8

File: 05630007

Redesignation: A site-specific amendment to Direct Control District 73 (DC-73) to provide for Patios and Accessory Buildings accessory to the principle use of the parcel.



DEVELOPMENT PROPOSAL

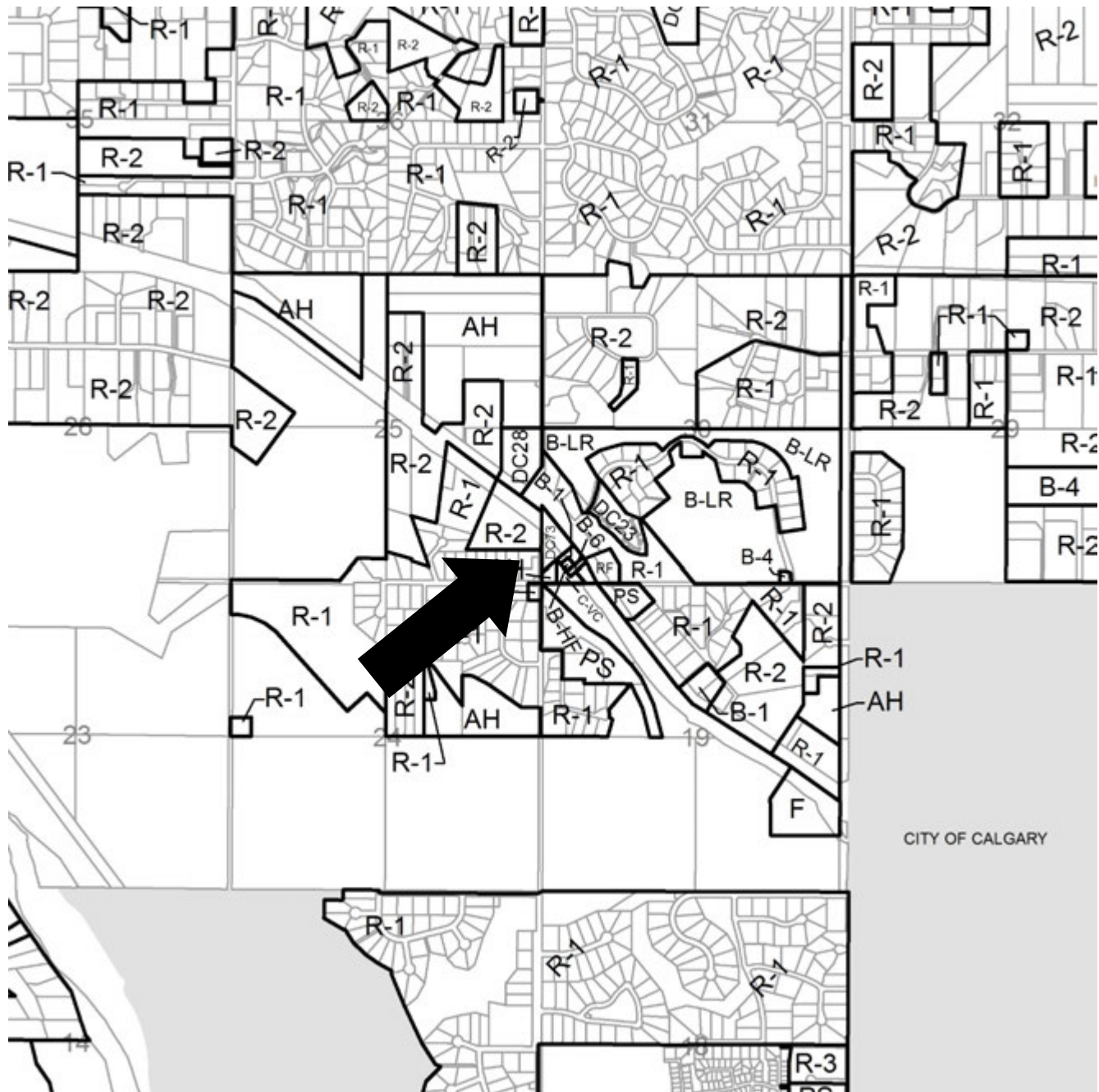


SW-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19

Division # 8

File: 05630007



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-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19

Division # 8

File: 05630007



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

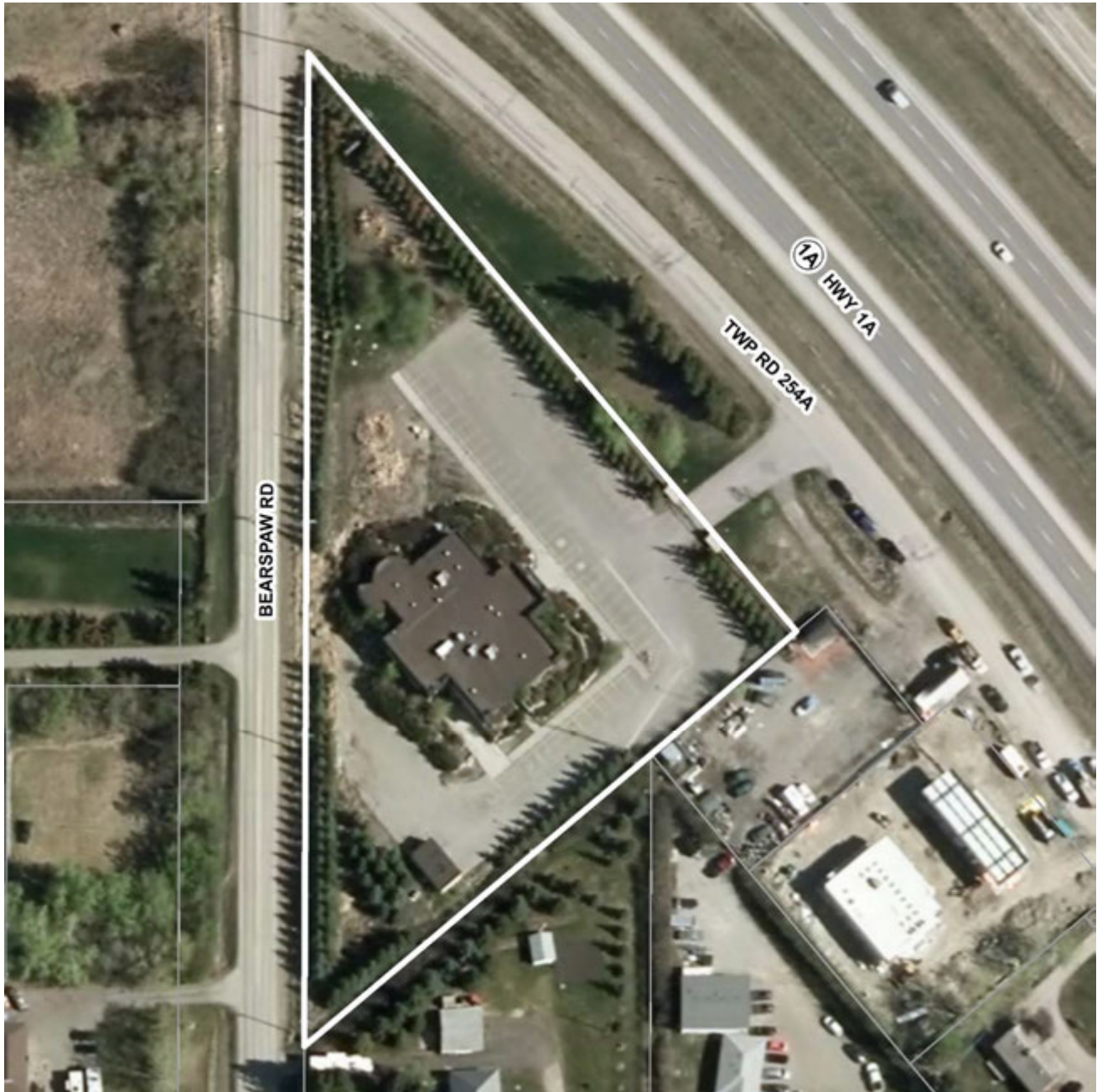


SW-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19

Division # 8

File: 05630007



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

AIR PHOTO

Spring 2018

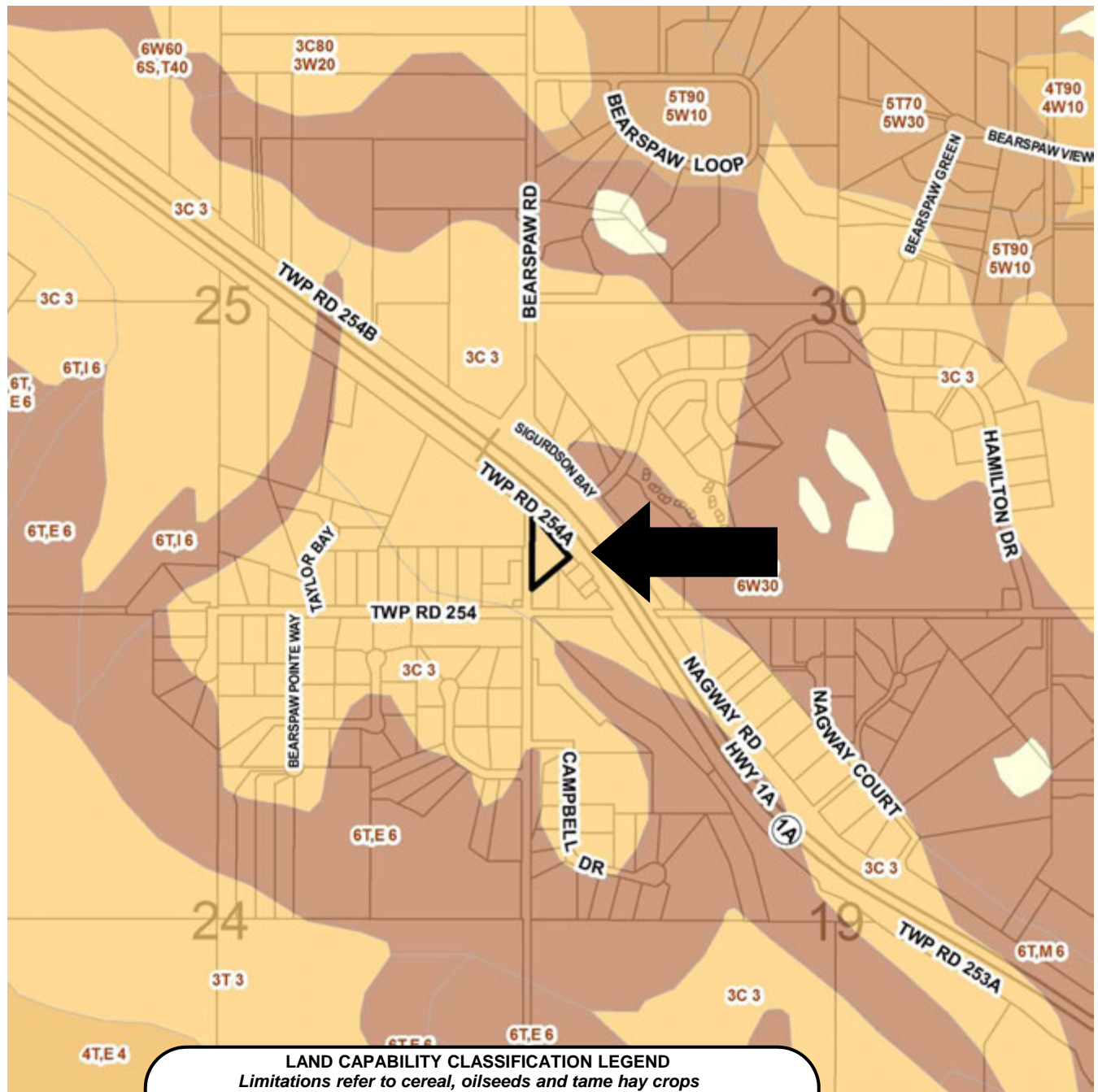


SW-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19

Division # 8

File: 05630007



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, adverbs

- 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-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19

Division # 8

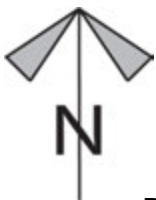
File: 05630007

**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

SW-30-25-02-W05M
Block:B Plan:1845 HG

Date: 3-May-19Division # 8File: 05630007



ROCKY VIEW COUNTY
LAND USE BYLAW C-4841-97

DC-73

GENERAL REGULATIONS

1. 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.
2. That the Development authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
3. Parts One, Two and Three of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
4. Section ~~53.10, Clauses 53.14 to 53.18, inclusive,~~ **53.5, 53.6, 53.7, and 53.8**, of Land Use Bylaw C-4841-97 are applicable unless otherwise stated in this Bylaw.
5. The Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" by this Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the Municipality, except where specifically noted that Council approval is required.
6. 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 of this District is to provide for the development of a restaurant and cocktail lounge on the Lands.

2.2.0 Permitted Uses

2.2.1 Fences

2.2.2 Landscaping

2.2.3 Development existing as of the date of passage of this bylaw

2.2.4 Patios, accessory to the principal use**2.2.5 Accessory buildings**

2.3.0 Discretionary Uses

- 2.3.1 Restaurant, as the principal use
- 2.3.2 Cocktail Lounge, accessory to the principal use
- 2.3.3 Office, associated with and accessory to the principal use
- 2.3.4 Parking
- 2.3.5 Signs

3.0.0 DEVELOPMENT REGULATIONS

~~3.1.0 Maximum seating capacity of the Restaurant shall not exceed 250 seats.~~

~~3.2.0 For the purposes of this bylaw, the Casual Dining Area which includes the Cocktail Lounge and Dance Area seating shall not exceed 60% of the total seating area of the restaurant.~~

3.1.0 That the site shall conform to the Noise Control Bylaw (C-5772-2003) as amended.

3.1.1 Event tents are permitted as accessory buildings where in accordance with the Alberta Building Code.

3.1.2 Special events, ancillary to the principal use, may be held on-site in accordance with the County bylaws and relevant Land Use Bylaw provisions.

4.0.0 DEFINITIONS

The Lands – means the lands as shown on Schedule “A” attached hereto.

Cocktail Lounge – means a portion of a restaurant in which alcoholic beverages are served for a fee, for consumption on the premises, and any preparation or serving of food is accessory thereto.

Terms not defined above have the same meaning as defined in Section 8.1 of Land Use Bylaw C-4841-97.

5.0.0 IMPLEMENTATION

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

Minor spelling, punctuation, and formatting amendments throughout.

[REDACTED]

Subject: Re: File Number 05630007. Application number PL20180156.
Date: Thursday, January 17, 2019 11:21:53 AM

Sean given the lack of detail on the additional buildings on the property we need our email to be on record.
Also can you identify what measures are in place to ensure there is not a noise issue with the outdoor patio.

[REDACTED]

Thank you

Cindy and Alan Teghtmeyer

On Tue, Jan 15, 2019 at 9:36 AM <SMacLean@rockyview.ca> wrote:

Good Morning Alan,

The original application to redesignate the land and construct the for the Bears Den was made under a different owner of the property.

Through discussions with the applicant (the new owner), the intent is to have the patio towards the northeast end of the building, next to the main entry of the restaurant. The accessory buildings at this time have not yet been determined, but the type of buildings these could be are sheds and temporary event tents, which are typically in the rear of similar types of buildings.

The actual restaurant itself is intended to remain with the same footprint (a few minor additions), with most of the work being internal to the building. It is my understanding that there is not intended to be any major changes in terms of the building footprint or amount of paved area.

I hope this clarifies a few things for you.

If you wanted your email below to be a letter of opposition to the application please let me know. Also, if I could get your address to confirm where the letter of opposition originates from that would be appreciated as well.

If you have any questions or concerns please do not hesitate to contact me.

SEAN MacLEAN, BURPL, RPP, MCIP

Municipal Planner | Planning Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-8165

SMacLean@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.

From: Alan Teghtmeyer [REDACTED]
Sent: Tuesday, January 15, 2019 9:10 AM
To: Sean MacLean; Teghtmeyer Cindy
Subject: File Number 05630007. Application number PL20180156.

Sean,

When the original plan was submitted to develop the Bears Den Restaurant the developers specifically told me there was no plans to have a patio's. I have concerns with the noise from this patio as I live adjacent to this property.

My other concern is any **accessory buildings** being added to this property and where they are built. I have had problems in the past with water runoff from the property flooding my land (mainly because the drainage built into the landscaping in the original design gets blocked because they don't understand its purpose - to keep the water from 3 acres of pavement from running to my property). I have to check every spring to make sure the runoff ditch has not been blocked as this

causes all the water to run into my yard. A very large portion of that property is already paved and has building which doesn't give the water anywhere to go.

Do you know specifically where these new building are planned. Hoping they don't just flatten the drainage and build on top of it!

Alan



PLANNING & DEVELOPMENT

TO: Council

DATE: May 14, 2019 **DIVISION:** 3

TIME: Afternoon Appointment

FILE: 04724003 / 177 **APPLICATION:** PL20180007

SUBJECT: Conceptual Scheme Item - Lazy H Estates Conceptual Scheme
(Alandale Estates Final Phase)

¹ POLICY DIRECTION:

The application was evaluated in accordance with the policies within the Calgary Region Interim Growth Plan, County Plan, Central Springbank Area Structure Plan, County Servicing Standards and the Land Use Bylaw, and was found to be compliant:

- The application meets the Intensification and Infill Development policy of the Interim Growth Plan;
- The application is consistent with the Residential policies within the County Plan;
- The proposal meets the Conceptual Scheme requirements outlined in Policy 2.3.2.2 and Infill Residential Policy 2.9.3 within the Central Springbank Area Structure Plan;
- The technical submissions concluded that the site is suitable for the proposed residential development and there are no adverse impacts on adjacent lands; and
- The proposed residential development would be compatible with the existing community.

However, it should be noted that the proposed Municipal Reserve dedication would create a potential liability and operational issue for the County.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Lazy H Estates Conceptual Scheme that will provide a policy framework to guide the final phase of Alandale Estates, and to amend the Central Springbank Area Structure Plan to include the Lazy H Estates Conceptual Scheme.

The Plan area covers the subject quarter section with the focus on the remainder undeveloped land. The Plan proposes to create a bareland condominium with nine ± 0.81 hectare (± 2.00 acre) residential lots (Units 1- 9), one ± 2.97 hectare (± 7.34 acre) common unit containing Hogdson Pond (Unit 10), one ± 0.99 hectare (± 2.45 acre) Municipal Reserve lot (Lot 11), and one ± 0.93 hectare (± 2.30 acre) Municipal Reserve lot (Lot 12).

The proposed nine new residential lots would be accessed via the extension of the existing county road 100 Alandale Place, and serviced by piped water from Westridge Utilities and private sewage treatment systems. A Condominium Board would be legally established to provide maintenance on Hogdson Pond within the common property (Unit 10) and stormwater infrastructures.

With regard to Emergency Access, the proposed nine new residential lots would result in more than 10 residential lots using one single road -100 Alandale Place for access and egress. In accordance with Section 411 Emergency Access of the County Servicing Standards, any rural development that will result

¹ **Administrative Resources**

Xin Deng and Angela Yurkowski, Planning & Development



in 10 lots or greater shall have two separate access points to an existing through road. The Applicant was advised to revise the Conceptual Scheme in order to include an emergency access. This road has been identified in Figure 12 as "Potential Emergency Access" and the Applicant has provided policy provisions for an emergency access road should it be required at future subdivision stage. Administrations position is that an emergency access road will be required at future subdivision stage based Section 411 of the County Servicing Standards.

With regard to Municipal Reserve, the Conceptual Scheme proposes to dedicate two open space corridors (Lots 11 & 12) as Municipal Reserve, rather than pay cash-in-lieu payment. The dedication of Municipal Reserves are dictated by the Municipal Government Act; use of Municipal Reserves is directed by the County's Municipal Land and Reserves Bylaw (C-5756-2003) and operations of the lands are further directed by Policy C-320 Inspection and Maintenance of County Lands.

Due to a legacy of informal management of the open space corridors (Lots 11 & 12) for over 25 years, adjacent landowners have grown accustomed to utilizing the lands as an extension of their private lots. Due to these legacy matters; assuming these lands as Municipal Reserve is not preferred as it presents an unnecessary operational challenge and costs, and increased liability issues for the County.

The Conceptual Scheme proposes to establish a Home Owners Association comprised of landowners adjacent to the open space corridors (Lots 11 & 12), who would maintain and operate the lands under a formal occupancy agreement which requires occupant insurance and liability requirements. In the event the Home Owners Association fails in the future, the County would assume scheduled maintenance and operational activities on the lands. Those associated operational costs would come back again.

Two Municipal Reserve lots dedicated in the previous phases of this development (8.0 acres dedicated in Phase 1, and 2.0 acres dedicated in Phase 2) have never been considered for recreational or park amenities by either the County or area residents which has resulted in these lands being held and maintained by the County as vacant open space.

The County has no proven need for acquiring more land in this area to support public park or recreational activities. Therefore, Administration recommends that Lots 11 & 12 be renamed Units 11 & 12, and be owned and maintained by the same Condominium Board as common properties, and Municipal Reserves owing of 2.30 hectares (5.69 acres) be provided by cash-in-lieu payment at the future subdivision stage.

DATE APPLICATION RECEIVED: January 16, 2018

DATE APPLICATION DEEMED COMPLETE: April 5, 2019

PROPOSAL:	To adopt the Lazy H Estates Conceptual Scheme that will provide a policy framework to guide the final phase of Alandale Estates, and to amend the Central Springbank Area Structure Plan to include the Lazy H Estates Conceptual Scheme.
LEGAL DESCRIPTION:	NW 24-24-03-W05M
GENERAL LOCATION:	Located in the central Springbank area, south of Springbank Road and east of Range Road 31.
APPLICANT:	B&A Planning Group
OWNERS:	The Estate of Thom Alan Hodgson
EXISTING LAND USE DESIGNATION:	Residential One District
PROPOSED LAND USE DESIGNATION:	Residential One District
GROSS AREA:	± 64.74 hectares (± 160 acres)



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

Class 3T, 3 - Moderate limitations for crop production due to adverse topography

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 756 area property owners; 12 responses were received (2 letters with comment, 2 letters with concerns, 2 letters with questions and county responses, 2 letters in opposition, and 4 letters in support were received in response (Appendix 'E')). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

June 24, 2014	Subdivision application PL20130037 was conditionally approved to create a ± 1.11 hectare (± 2.74 acre) parcel with a ± 12.64 hectare (± 31.24 acre) remainder. The new parcel and the remainder are included in the proposed conceptual scheme.
November 21, 1989	Subdivision application 1989-RV-093 for second phase of Alandale Estates was brought back to Council to deal with the Municipal Reserves as requested by the Board Order. Council determined that 2 acre of land was dedicated as municipal reserves and the remaining reserve were deferred to the remainder land.
September 15, 1989	Alberta Planning Board approved the subdivision application (1989-RV-093) with Board Order 326-S-89/90. The subdivision was registered on Plan 9010945 in 1990. This is the second phase of Alandale Estates development.
June 6, 1989	Subdivision application 1989-RV-093 was refused to create thirty ± 0.8 hectare (± 2.0 acre) residential lots, one ± 2.5 hectare (± 6.2 acre) residential lot, and one ± 0.8 hectare (± 2.0 acre) Municipal Reserves lot, as the proposal was inconsistent with the Calgary Regional Plan and the Municipal Plan.
May 26, 1989	Redesignation application 1989-RV-093 was approved to redesignate a portion of the land from Agricultural Balance District to Country Residential District and Agricultural Balance District, in order to facilitate the creation of thirty ± 0.8 hectare (± 2.0 acre) residential lots, one ± 2.5 hectare (± 6.2 acre) residential lot, and one ± 0.8 hectare (± 2.0 acre) Municipal Reserves lot.
1978	A subdivision for the creation of fifteen ± 0.8 hectare (± 2 acre) residential lots and one ± 3.3 hectare (± 8 acre) Municipal Reserves lot was registered. This is the first phase of Alandale Estates development.

BACKGROUND:

The Plan area is within the Cullen Creek Watershed, which is a tributary of the Elbow River. The subject lands generally slope from the northwest towards the southeast. Adjacent residential development includes small agricultural lands and residential parcels to the north, existing country residential subdivision to the west and south, and an unsubdivided quarter section to the east. The city of Calgary is located approximately 2.5 miles to the east.

The owner's family has pursued dairy farming for nearly a century. The site has been dominated by a large dairy barn located west of Cullen Creek, where a dam was constructed over 45 years ago to provide water for the dairy herd.

The first phase was established in 1978 with the creation of fifteen ± 0.8 hectare (± 2.0 acre) residential lots and one ± 3.3 hectare (± 8 acre) Municipal Reserves lot on the east side of the creek. The subdivision application for the second phase was refused by the County Subdivision Authority in June 1989, as the proposal did not meet with the Calgary Regional Plan and the Municipal Plan at that



time. The policies prohibited the subdivision of cultivated land for multi-lot country residential development. The Applicant appealed to the Alberta Planning Board, and the Board approved the subdivision application in September 1989. In November 1989, the subdivision application for the phase two development was brought back to Council to deal with Municipal Reserves as requested by the Board Order. Council determined that two (2) acres of land was dedicated as Municipal Reserves, and the remaining reserves were deferred to the remainder land.

The phase two development started around 1990 with the creation of thirty ± 0.8 hectare (± 2.0 acre) residential lots, one ± 2.5 hectare (± 6.2 acre) lot for a family member, and a ± 0.8 hectare (± 2.0 acre) Municipal Reserves lot. A Public Utility Lot (PUL) was created in 1994 and dedicated to Westridge Utilities with the intent to construct a pumphouse and water reservoir in the future. The parcel is designated Direct Control District (DC-17) and the land remains undeveloped.

This application would be the final phase of Alandale Estates. The nine proposed residential parcels would be accessed via the extension of 100 Alandale Place, and would be serviced by piped water from Westridge Utilities and private sewage treatment systems. A letter from Westridge Utilities confirmed that they have capacity to service the proposed new lots.

The Plan proposes to establish a Condominium Board to maintain Hogdson Pond within the common property (Unit 10) and stormwater infrastructure, and set up a Homeowner's Association with 14 existing landowner's who are adjacent the open space corridors to maintain the open space corridors. While a Condominium Board is proposed to be established, the subdivision road is not being proposed as a condominium road and will be a public road maintained by the municipality.

CONCEPTUAL SCHEME OVERVIEW AND POLICY REVIEW:

The application was evaluated in accordance with the Calgary Region Interim Growth Plan, County Plan, Central Springbank Area Structure Plan, and the Land Use Bylaw.

Calgary Region Interim Growth Plan

The proposed residential development is qualified for Intensification and Infill Development. The proposed infill development meets Policy 3.4.1.2 to efficiently achieve use of the land, and efficiently utilize the existing and planned infrastructure and services.

County Plan

The County Plan provides general policies for Agricultural, Residential, and Business development within the County, and directs new residential development to the existing area structure plan areas. The subject land is located within the Central Springbank Area Structure Plan. Applicable policies within the Central Springbank Area Structure Plan were considered.

Central Springbank Area Structure Plan

The previous two phases of subdivisions were approved in 1978 and 1989, prior to the adoption of the Central Springbank Area Structure Plan (ASP); therefore, a conceptual scheme was not required at that time. The proposed conceptual scheme was evaluated in accordance with the policies of the Central Springbank ASP.

The subject lands fall in the infill residential policy area on Map 11 of the Central Springbank ASP. Policy 2.9.3. a) states that lands identified on Map 11 will not be eligible for future subdivision unless a conceptual scheme is prepared and approved by the municipality. The Applicant provided Lazy H Estates Conceptual Scheme as required, the purpose of which is to guide the final phase of residential development within the Alandale Estates. The Lazy H Estates Conceptual Scheme provides the history and existing conditions of the site, the development concept for the future development, a summary of technical studies (Transportation, Stormwater Management, Geotechnical Study, Biophysical Assessment), and the servicing strategies.



Residential Development:

Policy 2.9.3. b) Future Residential lots in the Infill Residential Area as defined on Map 11 will range between ± 0.8 to ± 1.6 ha (± 2 to ± 4 acres) in size or whatever is most prevalent on adjacent lands or in the immediate area.

- The proposed new lots would be ± 0.8 hectares (± 2.0 acres) in size, which would be consistent with the previous phases of the development. New dwellings would be governed by the estate's architectural controls and building scheme. The buildings would be a custom transitional or contemporary farmhouse single dwelling style, which would be compatible with the existing dwellings in the Alandale Estates.

Transportation:

Policy 2.7.3. a) The Municipality should endeavor to maintain the municipal road network at a high level of service, and Traffic Impact Assessments prepared in support of conceptual schemes or development shall demonstrate the effects of new development on the level of service of the municipal road network and outline any necessary improvements.

- The Applicant submitted a Transportation Impact Assessment (TIA) letter, prepared by WATT Consulting Group dated May 11, 2018, in support of the proposed Conceptual Scheme. The letter indicates that the impact of the proposed development on adjacent road network is negligible. The existing road network can operate at an acceptable level of service; therefore, no off-site upgrades are expected.

Policy 2.7.3. k) In accordance with the policies of the Municipality, all costs associated with any new road construction or the upgrading of the existing road network necessary to service a proposed development will be borne by the developer.

- The proposed new lots would be accessed by the extension of 100 Alandale Place. The Applicant/Owner would be required to enter into a Development Agreement at the future subdivision stage to construct a road extension and the associated infrastructure to ensure the extended portion meets the County Servicing Standards.
- It is noted that the proposed new residential lots would result in more than 10 residential lots using one single road - 100 Alandale Place for access and egress. In accordance with Policy 411 Emergency Access within the County Servicing Standards, any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road. The Applicant was advised to revise the conceptual scheme in order to have an emergency access. Figure 12 of the conceptual scheme shows a potential emergency access that would connect the proposed internal road and existing road - 200 Alandale Place which would be a requirement by Administration at future subdivision stage.



Utility Servicing:

Water:

Policy 2.8.2. a) Connection to an existing water distribution system is required for residential purposes where access is feasible and/or cost effective.

- Westridge Utilities has provided water supply to Alandale Estates for many years and will continue to serve the last phase of the development. The Applicant submitted a letter from Westridge Utilities confirming that capacity is available for the proposed new lots. The Owner would be responsible for extending the water distribution network to the development. The technical aspects would be addressed at the future subdivision stage.
- A Public Utility Lot (PUL) is located on the south edge of the community. It was dedicated by the Owner's family to Westridge Utilities in 1990s for construction of a reservoir and pump station. This lot remains undeveloped.

Wastewater:

Policy 2.8.3. c) Future subdivision in the Infill Residential Areas may require both a PSTS and the identification of future sewer easements.

- Wastewater servicing would be provided by individual private sewage treatment systems. The Applicant/Owner would provide a PSTS Level 4 Assessment at the subdivision stage to verify if soil conditions can accommodate private sewage treatment systems. In accordance with Policy 449, a Package Sewage Treatment System would be required for each new lot.
- At the future subdivision stage, the owner of each new lot would be required to enter into a Deferred Servicing Agreement for the future connection to municipal wastewater system when such services become available.

Stormwater:

Policy 2.4.4. a) Peak discharge limits for each of the sub-basin have been identified in the Sub-basin Study. Site Implementation Plans prepared by the developer in accordance with the Master Drainage Plan, will identify and address the methods by which post-development runoff will not exceed pre-development rates of discharge through the incorporation of Best Management Practices contained on each development site.

- The Applicant submitted a revised Stormwater Management Report, prepared by Jubilee Engineering Consultants Ltd., dated November 30, 2018, in support of the proposed Conceptual Scheme. The report proposes to collect surface drainage in grass roadway swales, which are directed to the dry ponds on Units 4 & 5 for controlled discharge into Cullen Creek.
- At the future subdivision stage, a Site-Specific Stormwater Management Plan would be required to assess the pre- and post- development surface drainage conditions in accordance with the Springbank Master Drainage Plan. Stormwater management facilities would be provided in accordance with the recommendations of the Site-Specific Stormwater Management Plan.
- At the future subdivision stage, the owner of each new lot would be required to enter into a Deferred Servicing Agreement for the future connection to municipal stormwater system when such services become available.



Shallow Utilities:

Policy 2.8.4. a) Shallow utilities should be located in common locations in order to maximize the developability or functionality of lands and reduce any off-site impacts.

Policy 2.8.4. d) Utility rights-of-way can be incorporated into an open space system to facilitate connection throughout the community, and should be addressed during the preparation and adoption of conceptual schemes.

- Shallow utilities would be determined at the subdivision stage in consultation with the applicable utility provider and in accordance with the County Servicing Standards.

Policy 2.8.4. f) For the purposes of illumination, exterior lighting will be direct and focus on relevant onsite features to minimize any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of the existing on-site lighting.

- The development would respect the 'dark sky' policy of the Central Springbank Area Structure Plan to minimize off-site light pollution.

Solid Waste Management:

Policy 2.5.4. k) Conceptual schemes should outline methods of solid waste (garbage) containment and disposal for subsequent subdivision and development, to reduce the attraction to local wildlife.

Policy 2.8.5. a) Solid waste (garbage) containment and disposal is the responsibility of the local landowners. Consideration for solid waste disposal should be addressed in conceptual schemes in accordance with this policy.

- Disposal of solid wastes would be contracted and overseen by the Homeowners Association. The owner of new lot would be required to provide an approved on-site bin for storage that is animal-proof and secure.

Environmental Reserve:

As the proposed development is adjacent to Cullen Creek and the man-made Hodgson Pond and dam, a Biophysical Impact Assessment (BIA) was required to identify any environmentally significant areas. The Applicant submitted a BIA, prepared by Pinchin Group, dated June 8, 2018, which indicates that Cullen Creek runs north-south along the eastern boundary of the plan area. No wetlands, nor rare or sensitive plant or vegetation species were observed. The report concludes that there are no significant environmental sensitivities on the subject land and recommends that access to the margins of Hodgson Pond be restricted during critical periods of breeding and rearing of waterfowl and amphibians. The Applicant proposes to monitor construction activity to ensure that impacts are controlled.

Municipal Reserve:

Alandale Estates has dedicated two Municipal Reserve lots through the previous phases of development. The initial subdivision dedicated a ± 3.3 hectares (± 8.0 acres) Municipal Reserve parcel on the east side of Cullen Creek in 1978, and a subsequent subdivision dedicated a ± 0.8 hectare (± 2.0 acre) Municipal Reserve parcel immediately west of this subject land in 1990.

Policy 2.6.4. c) Land dedicated as municipal and/or school reserve should be developable, unencumbered and safely accessible.

- Two open space corridors (Lots 11 & 12) are located between the properties fronting 100 Alandale Place and 200 Alandale Place. The Conceptual Scheme proposes to dedicate the open space corridors as Municipal Reserve.



However, these lands have been used as an extension of private back yards by the adjacent landowners for over 25 years due to being “fence free”. Because of the unclear property boundary, the historic encroachment issue, and informal use of the lands, these lands are not qualified as Municipal Reserve.

- It was noted that when the Phase Two subdivision was presented at the Council meeting on November 21, 1989, dedication of the open space corridor as Municipal Reserves was discussed in the meeting. Council worried that dedication of the open space corridor to the County would leave a liability issue to the County. As a result, Council determined that two (2) acres of land was dedicated as Municipal Reserves, and the remaining reserves were deferred to the remainder land (the subject lands in this application).
- Should the Council take the open space corridors as Municipal Reserves, it would leave the same liability issue to the County which does not represent the best interest of the County. Although the Conceptual Scheme proposes to set up a Homeowner’s Association with existing landowners who are adjacent the open space corridors to maintain the corridors, it would not change the fact that the County, as the owner, has the responsibility and liability for the safety use of the land. In the event that the Homeowners Association would fail in the future, all of maintenance duties and operational costs would fall back to the County, which would waste taxpayer’s money.

As the two (2) existing Municipal Reserve lots within Alandale Estates (8.0 acres dedicated in Phase 1, and 2.0 acres dedicated in Phase 2) have not been efficiently used since their inception, the County has no interest acquiring more lands in this area. Therefore, Administration recommends that the proposed open space corridors Lots 11 & 12 be renamed Units 11 & 12, be owned and maintained by the future Condominium Board as common properties, and Municipal Reserve owing of 2.3 hectares (5.69 acres) be provided by cash-in-lieu payment at the future subdivision stage. Therefore, Administration recommends that Policy 3.1.4.1, Policy 4.6.1 and Figure 17 within the proposed Lazy H Estates Conceptual Scheme be amended to:

Policy 3.1.4.1 Municipal Reserve owing of 2.3 ha (5.69 ac) shall be provided through payment of cash-in-lieu at the future subdivision stage.

Policy 4.6.1 At the time of subdivision, the developer shall legally establish a Condominium Board charged with the responsibility for owning and ongoing maintenance of the natural integrity of the Private Open Space area shown as #2 and #3 on Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme.

Figure 10: Proposed municipal reserves be renamed to Units 11 & 12.

Figure 17: Ownership and Maintenance for #2 be amended from County to Condominium Board.

Geotechnical Analysis:

The Applicant submitted a Geotechnical Investigation, prepared by McIntosh Lalani Engineering Ltd., dated July 5, 2018, in support of the proposed Conceptual Scheme. The report assessed the general subsurface soil conditions at the site for the design and construction of the proposed development. The report concluded that subsurface conditions at the site are considered suitable for the proposed development. The recommendations of the study would be implemented at the future development stage.



Emergency Services:

Policy 2.3.3. a) The need for emergency services shall be addressed during the preparation of conceptual schemes and during the review of applications for subdivision and development in collaboration with Protective Services and other relevant agencies.

Primary fire response action would be from the County Fire Station at the Springbank Airport.

Police services would be provided by the RCMP Detachment in Cochrane, and ambulance services would be activated by the Provincial 911 system.

Architectural Design Considerations:

Policy 2.9.2. i) In the preparation of a conceptual scheme, sight line conflicts should be minimized and an assessment of both on- and off-site visual impacts should be conducted in order to determine the siting of new lots, their building envelopes, and the architectural style of any structures.

The Applicant/Owner would provide Architectural Guidelines to regulate residential building at the subdivision stage.

Public Consultation:

On June 25, 2018, the Applicant/Owner hosted an open house at Springbank Heritage Club to introduce the proposed Lay H Estates Conceptual Scheme and to summarize the supporting technical reports. Throughout the process, the Applicant/Owner and their team discussed comments and concerns that area residents had about the proposal.

A landowner meeting was held on March 7, 2019 at Springbank Heritage Club, for the existing landowners whose backyard are adjacent to the open space corridor. Those landowners agreed that the open space corridors are dedicated as municipal reserves and maintained by the community. The Conceptual Scheme proposes to set up a Homeowners Association with these landowners in order to maintain the open space corridors. However, Administration believes that this agreement would not represent the best interest of the County, as reasons explained in the above Municipal Reserves section.

Land Use Bylaw

The subject lands within the conceptual scheme area are designated Residential One District. The proposed parcel size for each new lots meets the requirements under Residential One District.

CONCLUSION:

The Lazy H Estates Conceptual Scheme was prepared in accordance with the Central Springbank Area Structure Plan and the County Servicing Standards. The technical studies conclude that the subject lands are suitable for the proposed development. The proposed conceptual scheme is generally consistent with applicable policies with the exception Municipal Reserve disposal.

Administration recommends:

- Lots 11 & 12 be renamed Units 11 & 12, be owned and maintained by the future Condominium Board, and Municipal Reserves owing be provided by cash-in-lieu payment at the future subdivision stage. The suggested amendments are shown in Option #2.



OPTIONS:

OPTION # 1: (Approve as Presented)

- Motion #1 THAT Bylaw C-7799-2018 be given first reading.
- Motion #2 THAT Bylaw C-7799-2018 be given second reading.
- Motion #3 THAT Bylaw C-7799-2018 be considered for third reading.
- Motion #4 THAT Bylaw C-7799-2018 be given third and final reading.

OPTION # 2: (Approve with Administration Recommended Amendments on Municipal Reserves and Emergency Access)

- Motion #1 THAT Schedule B to Bylaw C-7799-2018, the Lazy H Estates Conceptual Scheme, be amended as follows:

1) Policy 3.1.4.1

Municipal Reserve owing of 2.3 ha (5.69 ac) shall be provided through payment of cash-in-lieu at the future subdivision stage.

2) Policy 4.6.1

At the time of subdivision, the developer shall legally establish a Condominium Board charged with the responsibility for owning and ongoing maintenance of the natural integrity of the Private Open Space area shown as #2 and #3 on Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme.

3) Figure 10

Proposed Municipal Reserves be renamed Units 11 & 12 as common properties.

4) Figure 17

Ownership and Maintenance for #2 be amended from County to Condominium Board

- Motion #2 THAT Bylaw C-7799-2018, as amended, be given first reading.
- Motion #3 THAT Bylaw C-7799-2018, as amended, be given second reading.
- Motion #4 THAT Bylaw C-7799-2018, as amended, be considered for third reading.
- Motion #5 THAT Bylaw C-7799-2018, as amended, be given third and final reading.

OPTION # 3: (Refusal)

THAT application PL20180007 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

XD/lt



ROCKY VIEW COUNTY
Cultivating Communities

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7799-2018, Schedule A, and Schedule B (Proposed Lazy H Estates Conceptual Scheme)

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Alberta Energy Regulator	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	No response.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.



AGENCY
COMMENTS

Rocky View County

Boards and Committees

ASB Farm Members and
Agricultural Fieldman

No agricultural concerns.

Rocky View West Recreation
Board

Municipal Reserves be taken as Cash-In-Lieu.

Internal Departments

Recreation, Parks and
Community Support

General Comments

A Deferred Reserve Caveat (DRC-Instrument 901 130 495) has been registered affecting lands associated with this proposed subdivision. Clarification as to how the terms of this DRC will be addressed in the subdivision is required.

Parks and Open Space

With regard to proposed dedication of two linear Municipal Reserves identified as Lot 11 and Lot 12:

Dedication of these lands as MR is not preferred for the following reasons:

- The subject lands are located within a 29 year old established subdivision and have subsequently been subjected to encroachment by adjacent private land owners.
- The land owner has appeared to take an informal approach to land ownership and have not enforced/educated/prevented adjacent encroachment.
- Lands have been subjected to habitual encroachment and/or private maintenance activities originating from individual land owners
- Assumption of these lands would prove to be an enforcement and operational challenge for the County.

Previous subdivisions within this community have resulted in the creation of two Municipal Reserve parcels. These parcels have been held by the County for 30+ years and have neither received development proposals or been subject to planned recreational or park amenities. These lands are held as vacant lots, and are hayed/mowed as per scheduled maintenance plan as per County policy.

It is therefore recommended these lands be declared units, under the ownership and care of the condominium board.



AGENCY	COMMENTS
	<p>The plan area is somewhat isolated, and inherently not a destination for public park and open space users. To illustrate- the existing 2 acre MR in the western portion of the community was dedicated almost 30 years ago and has never been planned, developed, or utilized for recreational or park purposes. Furthermore, this land is not subject to future plans for development of recreational or park uses beyond that of a vacant hay field. Aside from the adjacent landowners who have been maintaining the liner strips as extensions of their private property; these lands are isolated and do not provide greater park or recreational benefit to the greater public. Any change to 30+ years of status quo will undoubtedly disrupt the community. Therefore, it is recommended cash in lieu be taken for outstanding reserves owing.</p> <p><u>Recommendation:</u></p> <p>Upon comprehensive review; there is no compelling reason for the County to assume these lands (proposed Lot 11 and Lot 12) as the standing liabilities outweigh the recreational and/or park benefits of taking these lands as MR. It is recommended cash in lieu be taken for outstanding reserves owing.</p> <p>An overland public access easement affecting the extreme south-east corner of the lands proposed as 'Unit 10' is requested in order to facilitate a future pedestrian connection from an identified trail network located south of this development to a potential connection to the adjacent quarter section immediately east of the location.</p>
Development Authority	No response.
GIS Services	No response.
Building Services	No response.
Fire Services	<p>Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards.</p>
Planning & Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures;



AGENCY

COMMENTS

- It is to be noted that the applicant is proposing a Bareland Condominium concept and ownership structure. As a condition of future subdivision, the applicant will be required to create a Condominium Corporation, in accordance with the requirements of the Condominium Property Act.
- As a condition of future Subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.
- As the Lazy H Estates development is crossed by Canadian Western Natural Gas Co pipeline Right of Way (plan 774 JK), this application is to be circulated to Canadian Western Natural Gas Co for their review and comments.
- As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure in accordance with the requirements of the County's Servicing Standards.
- As a condition of future subdivision, the applicant shall be responsible for all necessary easements and ROWs for utility line assignments and provide for the installation of underground shallow utilities.
- If any MRs will be provided, as a condition of future subdivision, for all lands dedicated as MR, the applicant will be required to provide a landscaping plan for all open space and recreational areas to the satisfaction of the County's Municipal Lands department. As the applicant is proposing a Bareland Condominium concept and ownership structure, all MR areas will be required to be common property owned and maintained by the Condominium Corporation.
- As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.
- As a condition of future subdivision, the applicant is required to provide a Solid Waste Management Plan.
 - Disposal of solid wastes would be contracted and overseen by the Homeowners Association. The owner of new lot would be required to provide an approved on-site bin for storage that is animal-proof and secure.



AGENCY

COMMENTS

- As a condition of future subdivision, the applicant will be required to prepare an Erosion and Sediment control plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the Cullen Creek riparian area. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards.

Geotechnical:

- The Applicant has submitted a Geotechnical report prepared by McIntosh Lalani Engineering Ltd, dated July 5, 2018.
 - The report assessed the general subsurface soil conditions at the site for the design and construction of the proposed development. As part of the methodology of this study, borehole drilling and installation of standpipe wells combined with laboratory index testing was performed at 6 (six) locations across the proposed development. The report concluded that subsurface conditions at the site are considered suitable for the proposed development.
 - The report provides a series of recommendations to be followed and accounted for at the design and construction stage.
- As a condition of future subdivision, the applicant is required to provide an updated Geotechnical report incorporating the following:
 - implement a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure;
 - recommendations for road construction, including pavement design;
 - provide and comment on the laboratory testing results including, but not limited to natural moisture content, soluble sulphate, and Attenberg limit testing, as per County standards;
 - adjust deep fill values from 1.5 m to 1.2 m, as per County Servicing Standards.
- As a condition of future subdivision, the applicant is required to demonstrate that geotechnical developable area has been met for Lot 4 and 5.



AGENCY	COMMENTS
	<p>Transportation:</p> <ul style="list-style-type: none"> The applicant has provided a TIA letter report prepared by WATT Consulting Group, dated May 11, 2018. <ul style="list-style-type: none"> The report concluded the impact of the proposed development on adjacent network is negligible. No modifications of the existing intersections are required within the 20 year time horizon. As a condition of future subdivision, the applicant shall be required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for 31.24 acres <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> ES has no requirements at this time. At future Subdivision stage, the applicant will be required to submit a Level IV Assessment for PSTS Site Suitability as part of subdivision application, prepared by a qualified professional engineer. <ul style="list-style-type: none"> In accordance with Policy 449, a Packaged Sewage Treatment Plant which meets the Bureau de Normalisation du Quebec (BNQ) standard for treatments must be used for each newly created lot. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report and for the construction of the packaged sewage treatment systems on each of the new 7 lots that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) in accordance with County Policy 449. For the existing two lots, the Applicant is required to provide a Level 1 Assessment Variation for the existing PSTS. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <ul style="list-style-type: none"> In a letter dated June 28, 2018 Westridge Utilities, an Alberta Environment licensed piped water supplier has confirmed that will supply the water to the Lazy H Estates Subdivision's seven (7) lots. Two lots that will be part of the Lazy H Development (Lot 1 and Lot 2) are already serviced by Westridge Utilities. At future Subdivision stage, the Applicant is to provide confirmation of the tie-in for connection to Westridge Utility for the proposed 7 new lots, as shown on the Conceptual Scheme Tentative Plan. This includes providing the following information:



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Documentation proving that water supply has been purchased for proposed 7 Lots; ○ Documentation proving that water supply infrastructure requirements including servicing to the properties have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • The Applicant has prepared a conceptual Stormwater Management Plan prepared by Jubilee Engineering, dated July 19, 2018. <ul style="list-style-type: none"> ○ All the stormwater runoff from Lazy H Estates Subdivision will be drained to a pond encroaching portions of Lots 4 and 5. • At future Subdivision stage, the Applicant is required to submit an updated Stormwater Management Report for the proposed conceptual scheme area, as per county standards. The report shall conform to the 2016 Springbank Master Drainage Plan report prepared by MPE Engineering. • At future Subdivision stage, the applicant will be required to enter into a Development Agreement and/or Site Improvements Servicing Improvements for the stormwater infrastructure required as a result of the development as outlined in the final approved Stormwater Management Plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. • The stormwater management system is to be completely operated, maintained and owned by the Condominium Corporation. • As a condition of future subdivision, the applicant will be required to provide verification of registration from AEP (Alberta Environment and Parks) under EPEA (Environmental Protection and Enhancement Act) for the proposed stormwater management system.



AGENCY	COMMENTS
	<p>Environmental:</p> <ul style="list-style-type: none"> • The Applicant has submitted a Biophysical Impact Assessment prepared by Pinchin, dated June 8, 2018 which contains a series of recommendations to be followed during the development stage. <ul style="list-style-type: none"> ○ No significant environmental sensitivities were identified in the Project Area. No wetlands, rare or sensitive vegetation species were observed during field investigations. ○ Along Cullen Creek that runs north-south along the eastern boundary of the property no riparian vegetation will be removed and no activities will occur within the bed and banks of the watercourse and therefore no adverse effects to fish, fish habitat or water quality are anticipated. ○ The report recommended that access to the margins of Hodgson Pond be restricted during critical periods of breeding and rearing of waterfowl and amphibians.
Transportation	Applicant should provide a master drainage plan for development, as there have been some historical drainage issues in the area as a result of missed easements.
Capital Project Management	No concerns.
Utility Services	Confirmation required from Westridge Utilities re: capacity and agreement to supply potable water.

Circulation Period: January 29, 2018 – February 21, 2018



BYLAW C-7799-2018

A Bylaw of Rocky View County to amend Bylaw C-5354-2001, known as the Central Springbank Area Structure Plan, and to adopt a Conceptual Scheme known as the Lazy H Estates Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7799-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5354-2001, known as the “Central Springbank Area Structure Plan” be amended in accordance with the amendments contained in Schedule ‘A’ attached to and forming part of this Bylaw; and

THAT The “Lazy H Estates Conceptual Scheme”, as shown in Schedule ‘B’ attached to and forming part of this Bylaw, be adopted to provide a framework for subsequent subdivision and development within a portion of NW 24-24-03-W05M, consisting of an area of approximately ± 13.75 hectares (± 33.98 acres).

PART 4 – TRANSITIONAL

Bylaw C-7799-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 3

File: 04724003 / 04724177 – PL20180007

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7799-2018

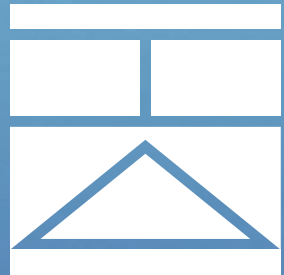
Schedule of amendments to Bylaw C-5354-2001 (Central Springbank Area Structure Plan):

1. Amend Section 3.3 by adding the following:
 3. *Lazy H Estates Conceptual Scheme (C-7799-2018)*
2. Attach the “Lazy H Estates Conceptual Scheme” as defined in Schedule ‘B’ attached to and forming part of this Bylaw.



SCHEDULE 'B'
FORMING PART OF BYLAW C-7799-2018

A Conceptual Scheme affecting a portion of NW 24-24-03-W05M, consisting of an area of approximately ± 13.75 hectares (± 33.98 acres), herein referred to as the Lazy H Estates Conceptual Scheme.



LAZY·H
ESTATES

NW 24-24-03-W5M
A POLICY FRAMEWORK TO GUIDE RESIDENTIAL
DEVELOPMENT WITHIN AN INFILL COUNTRY
RESIDENTIAL AREA OF CENTRAL SPRINGBANK
AREA STRUCTURE PLAN

LAZY H ESTATES Conceptual Scheme

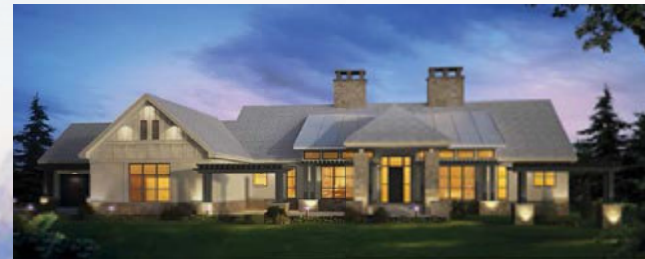
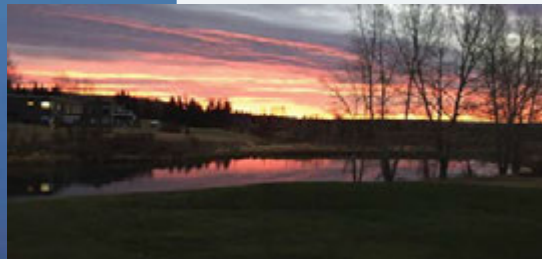
Alandale Estate Final Phase

ROCKWOOD
CUSTOM HOMES

b&a

LAZY H ESTATES CONCEPTUAL SCHEME

THE ESTATE OF THOM ALAN HODGSON



PROJECT CONSULTANT TEAM

B&A PLANNING GROUP	Planning
KYALTA PROJECT CONSULTANTS INC.	Planning
ROCKWOOD CUSTOM HOMES	Builder
JUBILEE ENGINEERING CONSULTANTS LTD.	Engineering
STONECROP SURVEYS LTD.	Surveying
TRONNES GEOMATICS INC.	Surveying & Mapping
PINCHIN GROUP	Biophysical
SEDULOUS ENGINEERING INC.	PSTS
MCINTOSH LALANI ENGINEERING LTD.	Geotechnical
WATT CONSULTING GROUP	Transportation



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1 Introduction

1.1

PURPOSE OF THIS PLAN

This Conceptual Scheme (CS) has been prepared to accommodate the completion of the Alandale Estates residential development, a project that was commenced by Alan and Claire Hodgson in 1978 with a second phase completed in 1990. The Illustrated Development Concept is shown in **Figure 1: Future Illustrated Development Concept** and the subdivision plan is shown in **Figure 2: Proposed Subdivision Plan**.

Alan and Claire Hodgson have now passed away and left the final phase in the hands of their four children. Alan and Claire played an integral part in the initial planning stages of Lazy H Estates and their family now wishes to realize their dream with the completion of the legacy Lazy H community. Title of the land has been transferred to Lazy H Development Company Ltd. which is owned exclusively by the four Hodgson family children. The Hodgson family, including Claire and Alan, appointed Rockwood Custom Homes as the building partner.

The purpose of the CS is to provide site specific details in terms of land use, transportation and servicing requirements for land described as the NW 24-24-3-W5M containing approximately 160 acres. These details will facilitate the subsequent subdivision of infill development on the subject lands in accordance with the policies of the Central Springbank Area Structure Plan (CASP).

Figure 1 Future Illustrated Development Concept



The Illustrated Development Concept is for illustrative purposes only and is not intended to reflect the final approved design.

1.2 PROJECT RATIONALE

This Conceptual Scheme has been prepared to accommodate the completion of the Alandale Estates residential development. Transportation and servicing will be extensions of existing infrastructure contained in the previous phases.

Previously, the property had been used for dairy and mixed farming dating back about a century. The original farm house and several farm buildings were located just less than a half-mile south of Springbank Road, the north boundary of the quarter section, and west of a branch of Cullen Creek.

Over the past fifty years, the original farm house has been used by several family members. For the last two decades, Roger and Terry Wolfe, the daughter and son in law of Alan and Claire Hodgson, lived in the original farmhouse. In 2016, Roger and Terry replaced the original farm house with a new Rockwood build that serves as the starting point for Lazy H Estates.

Figure 2 Proposed Subdivision Plan

Legend

----- Conceptual Scheme Boundary



1.3 PRIMARY DEVELOPMENT CONSIDERATIONS

The LAZY H ESTATES CS incorporates the following development considerations:

- Appropriately – designed open space corridors to ensure protection of valuable habitat and connection to the regional pathway network;
- Potable Water Service – to ensure the developer provides all new country residential subdivision with a potable water supply from Westridge Utilities Inc.;
- Waste Water Service – to ensure all new country residential subdivisions can accommodate appropriate onsite private sewage systems;
- Stormwater Management – to ensure the quantity and quality of stormwater meets provincial and local requirements; and,
- Operation and maintenance of proposed public open space.

1.4 LAZY H ESTATES CONCEPTUAL SCHEME OBJECTIVES

As Phase Three of the LAZY H ESTATES Conceptual Scheme will complete the Alandale Estates project, consideration must be given to the evolving policy context in Rocky View County by:

- Adhering to municipal policy including the County Plan and the Central Springbank Area Structure Plan (ASP);
- Alignment with the intent and direction of the Active Transportation Plan - South County;
- Compatibility with the existing residential community; and,
- Neighbourhood consultation.

This CS will guide the subsequent subdivision of the remaining developable land. The intent is to create nine residential bareland condominium lots, and private amenity space to ensure Hodgson Pond is retained and protected in its current form. The objectives of the CS are to:

- a. Summarize existing conditions within the Plan area to establish a baseline and identify opportunities and constraints;
- b. Establish a land use concept as a development framework to facilitate infill country residential development in accordance with the intent and direction of the Central Springbank ASP;
- c. Establish a strategy for providing servicing, utilities, emergency response and transportation to support implementation of the land use concept;
- d. Prepare a phasing strategy based on the logical provision of servicing and transportation and market demand;
- e. Summarize the community consultation activities and results; and,
- f. Finalize and implement an open space plan for the neighbourhood and larger community.



2

Plan Area Description

2.1 LOCATION

As shown on **Figure 3: Regional Context**, the CS area is contained within the Central Springbank country residential area. As shown on **Figure 4: Local Area Context**, the CS area is bound to the north by Springbank Road and to the west by Range Road 31.

Figure 3 Regional Context



Figure 4 Local Area Context

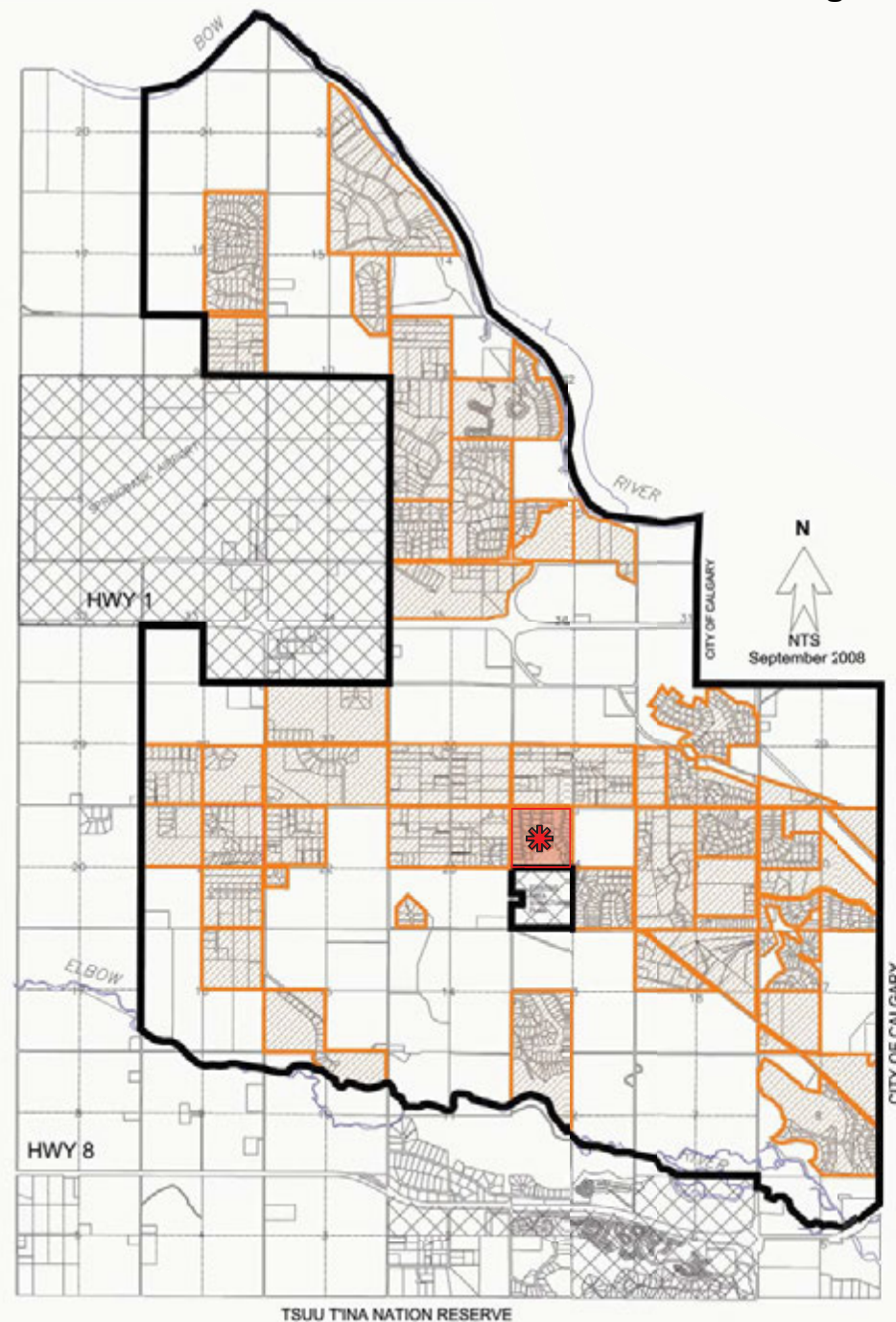
Legend

----- Conceptual Scheme Boundary

2.2 POLICY CONTEXT

The Plan area also includes existing established country residential development that are not contemplated for intensification by this Plan but are included in the CS boundary as per the provisions of **Figure 5: Central Springbank ASP Map 11 - Infill Residential Area**.

Figure 5 Central Springbank ASP Map 11 - Infill Residential Area





For nearly a century, the Hodgson family pursued dairy and mixed farming. The site has been dominated by a large dairy barn located just west of the creek and where a dam was constructed more than forty-five years ago to provide water for the dairy herd. The LAZY H ESTATES brand on the barn has been recognized as a landmark in the district.

2.3 HISTORICAL CONTEXT OF THE HODGSON PROPERTY IN SPRINGBANK

From the early days of settlement of the Springbank vicinity, agriculture has played a dominant local role. Dairy, market gardening, nurseries and many other ventures characterized the landscape. The proximity to the expanding Calgary market has long been a strong economic connection for Springbank production.

But the dairy industry, having significant land requirements for feed production and waste disposal, often becomes incompatible with residential communities. Rising land values, spurred by the scenic attributes and amenities of the area, have generated opportunities for alternative land uses. Rural properties for country living began to appear in the 1950s and have continued to the present day.

In 1978, Alandale Estates began with fifteen lots and a public reserve parcel of just over 8 acres (3.3 ha) on the east side of the creek. The second phase just over a decade later provided an additional thirty lots, a 2.5 ha. (6.2 acre) parcel for Dale Hodgson, the son, and a 0.8 ha. (2 acre) public reserve site.



Development History within the NW24-24-03-W5M

Existing subdivision in the CS area includes country residential, municipal reserves and a public utility lot in the general order as follows:

- In 1977, road widening was dedicated along Springbank Road.
- In 1978, Phase 1 of Plan 781 0847 Block 1 was registered for 15 two acre lots, an 8.21 acre municipal reserve lot, and a public utility lot.
- In 1990, Phase 2 of Plan 901 0945 was registered for 30 lots, a 2 acre municipal reserve lot, 5.69 acres of reserve was deferred to the remainder of the NW24-24-03-W5M, and road widening was provided along Range Road 31.
- In 1994, a Public Utility Lot was provided for Westridge Utilities intended for a pumphouse and water reservoir.
- In 2013, a single lot was subdivided from the property to accommodate the construction of a new residence for the Wolfes on the site of the old farm house.
- Currently, Alandale Estates contains multiple R-1 lots, two public reserve parcels totalling 4.1 ha. (10.1 acres), and a 0.4 ha. public utility lot, leaving a balance of 12.9 ha. (31.9 acres) that is the subject of this Conceptual Scheme as shown on **Table 1 and 2**.

2.4 LEGAL DESCRIPTIONS & OWNERSHIP

As shown on **Figure 6: Conceptual Scheme Plan Area**, the subject land includes one individually titled area that is anticipated for future infill residential area within Phase Three. The subject land is the balance of NW 24-24-03-W5M and contains 31.9 acres/12.9 hectares.

Figure 6 Conceptual Scheme Plan Area

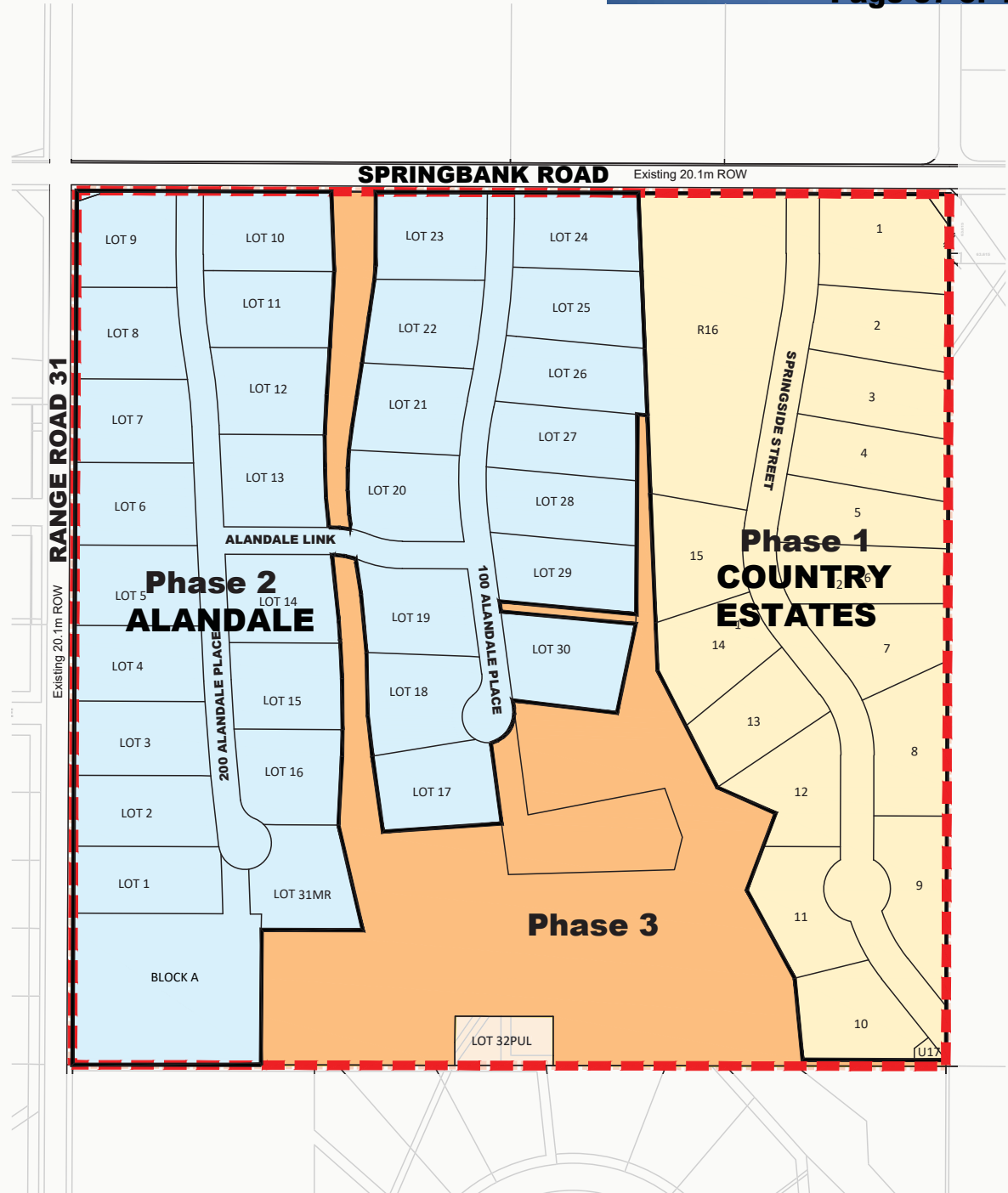


TABLE 1

LEGAL DESCRIPTION	Ha (+/-)	Ac (+/-)
Established Country Residential Area (Country Estates- Phase One)		
Block 2 ,Lot 1, 7810847	1.04	2.57
Block 2, Lot 2, 7810847	0.81	2.00
Block 2,Lot 3, 7810847	0.81	2.00
Block 2,Lot 4, 7810847	0.82	2.03
Block 2, Lot 5, 7810847	0.81	2.00
Block2, Lot 6, 7810847	0.82	2.03
Block2, Lot 7, 7810847	0.83	2.05
Block 2, Lot 8, 7810847	0.87	2.15
Block 2, Lot 9, 7810847	0.82	2.03
Block 2, Lot 10, 7810847	0.81	2.00
Block 2, Lot 11, 7810847	0.81	2.00
Block 2, Lot 12, 7810847	0.82	2.03
Block 2, Lot 13, 7810847	0.82	2.03
Block 2, Lot 14, 7810847	0.81	2.00
Block 2, Lot 15, 7810847	0.82	2.03
Total Established Residential Area	12.52	30.94
Block 1 Lot 16, 7810847 (Municipal Reserve Area)	3.32	8.20
Road Areas	2.66	6.57
Total Phase 1 Area	18.5	45.71

THE ESTABLISHED PORTION
OF THE CS AREA INCLUDES
THE FOLLOWING:

TABLE 2

LEGAL DESCRIPTION	Ha (+/-)	Ac (+/-)	LEGAL DESCRIPTION	Ha (+/-)	Ac (+/-)
Established Country Residential Area (Alandale Estates - Phase Two)			Established Country Residential Area (Alandale Estates - Phase Two)		
Block A, 9010945	2.50	6.18	Lot 21, 9010945	0.81	2.00
Lot 1, 9010945	0.83	2.05	Lot 22, 9010945	0.81	2.00
Lot 2, 9010945	0.84	2.08	Lot 23, 9010945	0.81	2.00
Lot 3, 9010945	0.83	2.05	Lot 24, 9010945	0.81	2.00
Lot 4, 9010945	0.81	2.00	Lot 25, 9010945	0.81	2.00
Lot 5, 9010945	0.84	2.08	Lot 26, 9010945	0.81	2.00
Lot 6, 9010945	0.83	2.05	Lot 27, 9010945	0.82	2.03
Lot 7, 9010945	0.81	2.00	Lot 28, 9010945	0.82	2.03
Lot 8, 9010945	0.81	2.00	Lot 29, 9010945	0.81	2.00
Lot 9, 9010945	0.81	2.00	Lot 30, 9010945	0.9	2.22
Lot 10, 9010945	0.87	2.15	Total Residential Area	27.09	66.94
Lot 11, 9010945	0.81	2.00	Lot 31, 9010945 (Municipal Reserve Area)	0.81	2.00
Lot 12, 9010945	0.81	2.00	Road Areas	3.60	8.90
Lot 13, 9010945	0.81	2.00	Total Phase 2 Area	31.5	77.84
Lot 14, 9010945	0.81	2.00			
Lot 15, 9010945	0.80	1.98			
Lot 16, 9010945	0.81	2.00			
Lot 17, 9010945	0.81	2.00			
Lot 18, 9010945	0.82	2.03			
Lot 19, 9010945	0.81	2.00			
Lot 20, 9010945	0.81	2.00			

2.5 RECENT SPRINGBANK DEVELOPMENTS

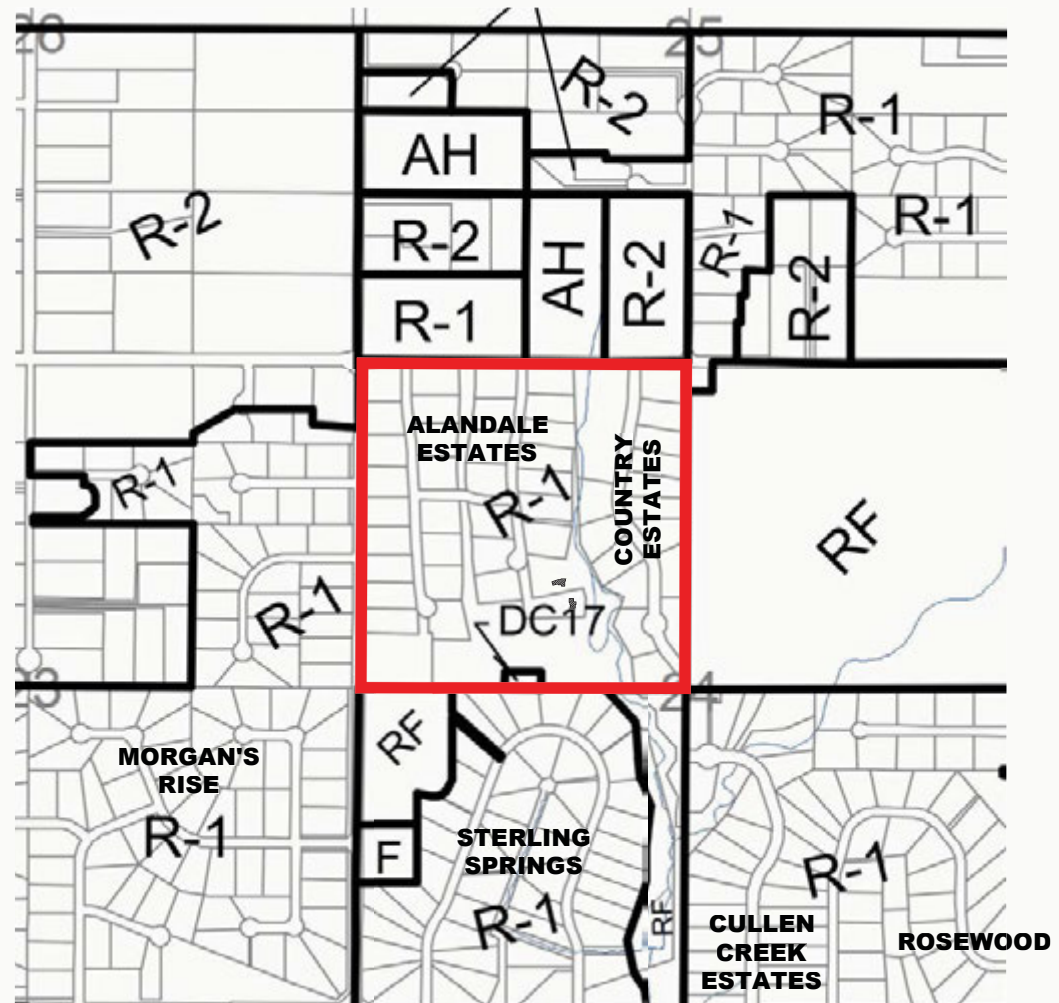
The Springbank area in **Figure 7: Existing Land Use** shows the extent of residential development in proximity to the CS area. Apart from the quarter section immediately to the east, all other adjacent properties have been developed – mostly for Residential One (R-1) district.

2.6 EXISTING LAND USE

As shown on **Figure 7: Existing Land Use**, lands within the CS area are designated Residential One (R-1) District and DC 17 in accordance with the Rocky View County Land Use Bylaw (C-4841-97).

The purpose of Residential One District is to provide for country residential development of a minimum size of 1.98 acres. The proposed Residential Infill Policy Area is designed with this District in mind.

Figure 7 Existing Land Use



RANCH AND FARM DISTRICT	RF	RECREATION DESTINATION BUSINESS DISTRICT	B-RD
SEE EXCEPTIONS LISTED WITH THIS DISTRICT	RF *	LEISURE AND RECREATION BUSINESS DISTRICT	B-LR
RANCH AND FARM TWO DISTRICT	RF-2	AGRICULTURAL SERVICES BUSINESS DISTRICT	B-AS
RANCH AND FARM THREE DISTRICT	RF-3	POINT COMMERCIAL DISTRICT	C-PT
AGRICULTURAL HOLDING DISTRICT	AH	VILLAGE CENTRE COMMERCIAL DISTRICT	C-VC
FARMSTEAD DISTRICT	F	LOCAL COMMERCIAL DISTRICT	C-LC
RESIDENTIAL ONE DISTRICT	R-1	REGIONAL COMMERCIAL DISTRICT	C-RC
RESIDENTIAL TWO DISTRICT	R-2	INDUSTRIAL ACTIVITY DISTRICT	I-A
RESIDENTIAL THREE DISTRICT	R-3	STORAGE AND SALES INDUSTRIAL DISTRICT	I-S
HIGHWAY BUSINESS DISTRICT	B-1	NATURAL RESOURCE INDUSTRIAL DISTRICT	NR-I
GENERAL BUSINESS DISTRICT	B-2	HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
LIMITED BUSINESS DISTRICT	B-3	HAMLET RESIDENTIAL (2) DISTRICT	HR-2
RECREATION BUSINESS DISTRICT	B-4	HAMLET COMMERCIAL DISTRICT	HC
AGRICULTURAL BUSINESS DISTRICT	B-5	HAMLET INDUSTRIAL DISTRICT	HI
LOCAL BUSINESS DISTRICT	B-6	PUBLIC SERVICES DISTRICT	PS
HIGHWAY FRONTAGE BUSINESS DISTRICT	B-MF	AIRPORT DISTRICT	AP
BUSINESS CAMPUS BUSINESS DISTRICT	B-BC	DIRECT CONTROL DISTRICT	DC
INDUSTRIAL CAMPUS BUSINESS DISTRICT	B-IC		



NTS

AGENDA

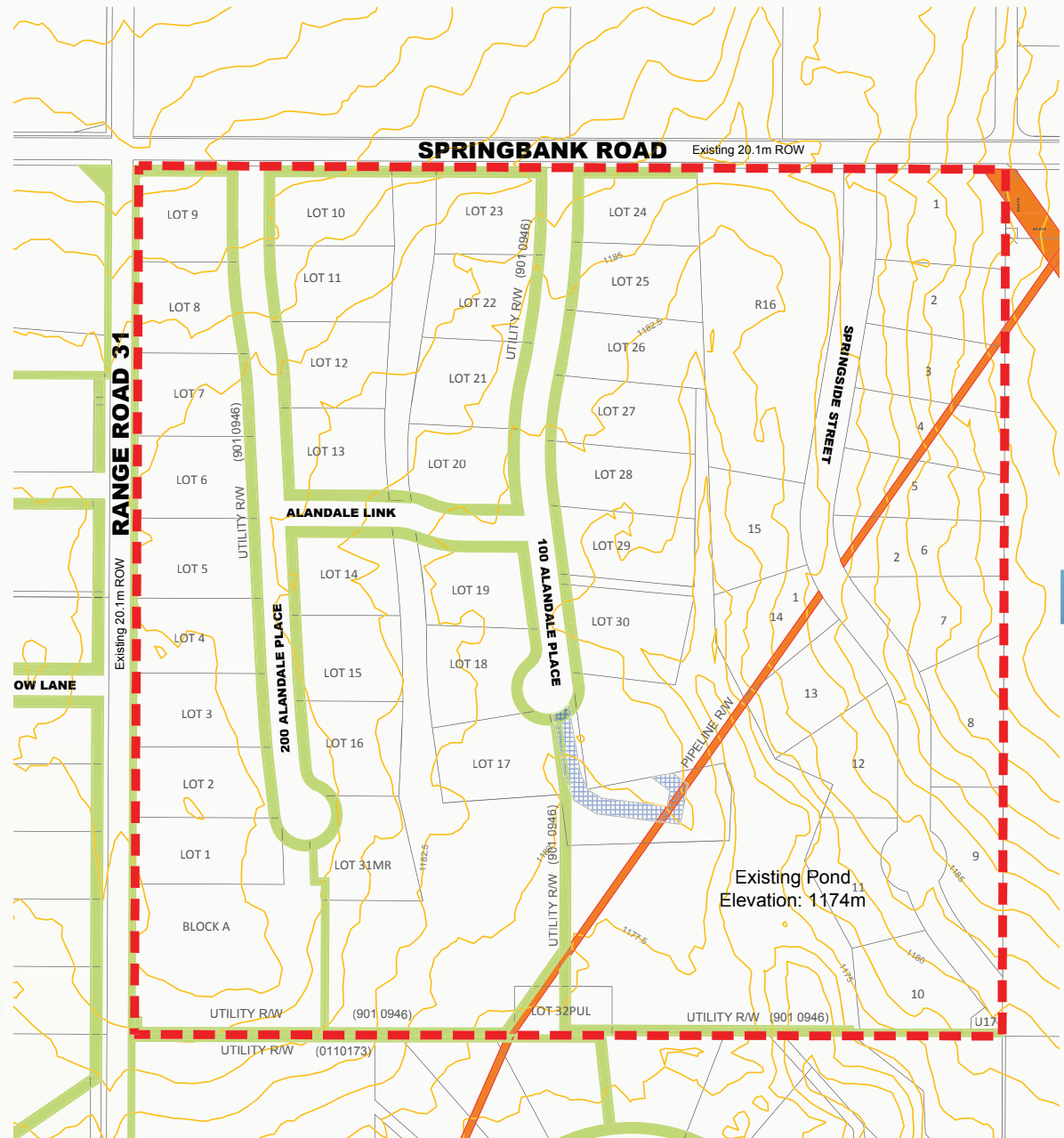
2.7 EXISTING SITE CONDITIONS

As shown on **Figure 8: Site Conditions**, the subject lands include land previously under agricultural use while the balance contains county residential use and open spaces including the northern portion of Cullen Creek.

The CS area includes 46 existing residential building sites - all of which are currently developed with existing single family dwellings and accessory buildings.

Figure 8 Existing Site Conditions

- Legend**
- - - - - Conceptual Scheme Boundary
 - Utility ROW
 - Pipe Line ROW (Abandoned)
 - Access Right of Way Plan(141 2807)



2.7.1 Existing Access

Direct access to the CS area is from Springbank Road. 100 Alandale Place provides access to Phase Three. Phase Two gains access from 200 Alandale Place. Both of these subdivision roads are connected via Alandale Link. Phase One accesses Springbank Road through Springside Street.

2.7.2 Topography & Surface Drainage

Generally, topographical relief within the Plan area generally slopes from north to south as illustrated on **Figure 9: Topography and Surface Drainage**.

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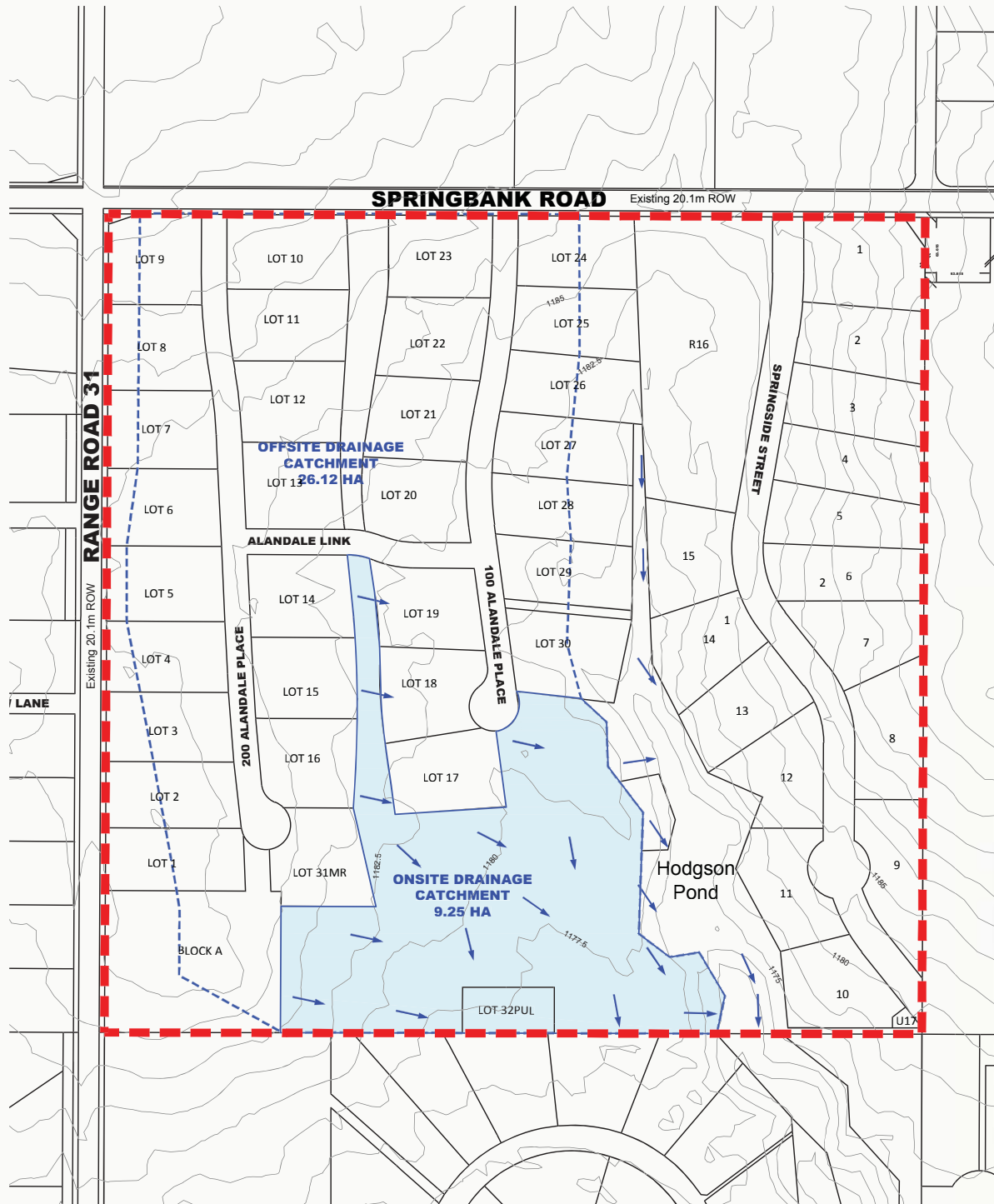


Figure 9 Topography and Surface Drainage

Legend

- Conceptual Scheme Boundary
- - - Catchment Boundary
- Existing Drainage Directions

2.7.3 Biophysical Site Assessment

A Biophysical Site Assessment has been prepared by Pinchin Group and submitted to the County. It has recommended that access to the margins of Hodgson Pond be restricted during critical periods of breeding and rearing of waterfowl and amphibians. Further, protection of Cullen Creek slopes will be essential during construction.

2.7.4 Soils

The balance of the land has been used for pasture since 1990. The land contains Class 3 soil with moderate limitations for crop operation due to adverse topography. The area close to the creek tributary and the pond contains Class 6 soil which is poor and not feasible for crop production.

Erosion control will be required during construction, especially along Cullen Creek and its adjacent slopes.

16



2.7.5 Geotechnical

This section provides a summary of the McIntosh Lalani Engineering Ltd. geotechnical investigation on the subject site that was submitted to Rocky View County on July 5, 2018. The parent material for the soils at the subject site is a mix of glacio-lacustrine and glacial till.

On June 26, 2018, three boreholes were drilled to depths of 6.1 metres (20 feet) and three to 9.1 metres (30 feet) to determine the suitability of the local soils for the proposed residential development and to determine the depth to groundwater.

Fill was encountered in one borehole, likely having been placed in a moist depression. Topsoil depths ranged between 300 and 310 millimetres (about 1 foot). No groundwater was observed during drilling but standpipes were checked on July 3, 2018 with water levels between 1.57 metres (5 feet) and 6.21 metres (20 feet) below surface.

The soil structure within the development area is suitable for installation of utilities, and construction of roads and building foundations. Any fill sections greater than 1.2 metres (4 feet) require engineering review as specified by Rocky View County. Slopes will be graded to no greater than 5H/1V for all construction zones. The on-site soils will be suitable for engineered fill material. Drainage is to be directed away from structures. The on-site soils are susceptible to frost and need to be protected from damaging foundations, roads and utilities.

These conditions are quite common in the Springbank vicinity and can be overcome by sound engineering and construction practices. During construction, subsurface conditions should be monitored and inspections made by qualified personnel. Regulations of Alberta Occupational Health & Safety are to be followed.

2.7.6

Archeological & Historical Resources Considerations

The property being proposed for subdivision consists of 12.9 hectares (31.9 acres) being the balance of the NW Quarter of Section 24. While the balance of the property is designated R-1, it has mostly been used for pasture since the 1990 subdivision. Along with a single home on the site, a large barn and two older sheds remain from the former dairy farm. The home and the farm buildings are not in a state of repair to be worth retaining.

The property does not contain any known historical or archaeological resources of significance but if any items are discovered during construction, they will be secured and the Alberta Historical Sites Service contacted.

The owner has submitted an Historical Resources Application to the Province through Alberta Culture and Tourism's Online Permitting and Clearance (OPAC) system.







3

Development Concept

3.1

THE LAZY H ESTATES INFILL COUNTRY RESIDENTIAL AREA

As illustrated on **Figure 10: Future Development Concept**, Phase Three constitutes the final phase of the LAZY H ESTATES Conceptual Scheme. This final phase will be influenced by the history of the overall area, the current conditions, policy and landowner expectations. Considerations include the following:

- » The previous subdivisions in Alandale Estates and Country Estates and the aspirations of lot owners;
- » Incorporating the existing homes on Unit 1 and 2; and,
- » Continuing with similar lot sizes.
- » Subdivision via a Bareland Condominium and private open space to provide an avenue for retaining and managing the Hodgson Pond and its adjacent environmental lands;



Figure 10 Future Development Concept

Legend

- Conceptual Scheme Boundary
- Established Country Residential
- Proposed Infill Country Residential
- Proposed Road*
- Existing Public Utility Lot
- Existing Municipal Reserve
- Proposed Municipal Reserve
- Proposed Private Open Space
- Existing Buildings
- CP Common Property (owned by Lazy H Estates Condominium Board)

* Proposed road includes existing utility alignments that are in place to service existing development

3.1.1

Infill Country Residential Policy Area

Phase Three is the completion of the Alandale Estates and Country Estates subdivisions within the NW24-24-03-W5M. As such, Phase Three is the final legacy project honoring the lives of Alan and Claire Hodgson. The Hodgson family and LAZY H Farm have been in the Springbank area for generations. Before passing away, Alan and Claire had been very involved in the planning of this last phase and it was their dream to share this very special parcel of land with eight new families.

To protect the integrity of the community, all lots will be two acres in size and buildings will be governed by architectural controls. Each new home will be a custom transitional or contemporary farmhouse dwelling individually designed and built by Rockwood Custom Homes.

Rockwood completed the first of the nine new homes for Alan and Claire's daughter and her husband in 2016 when Unit 2 was subdivided as the first lot in this final phase.

The land is already designated as Residential One (R1) district. Therefore as long as a proposed lots remain a minimum size of 1.98 acres, no land use amendment is anticipated. However, prior to additional residential development proceeding, a subdivision application must be approved and architectural guidelines must be prepared.

All applications for subdivision within Phase Three shall be required to address the following:

1. A proposed plan illustrating the subdivision parcel configuration and orientation generally in accordance with the concept shown on the **Figure 10: Future Development Concept**.
2. A plan showing how each residential lot will be provided access in accordance with County Servicing Standards.
3. A plan showing how each residential lot will be provided with transportation infrastructure, water and sanitary services in accordance with County Servicing Standards.
4. A plan showing how each residential lot will accommodate stormwater management services in accordance with County Servicing Standards.
5. A plan showing how each new residential building site considers existing development within residential lots situated immediately adjacent to this area.
6. Criteria for the proposed architectural style, form and character, building placement and landscaping of all new residential lots.

Policy 3.1.1

To support additional development within the Infill Country Residential Policy Area, the developer will be required to satisfy bullets #1 - #6, to the satisfaction of the County.

Policy 3.1.2

A Condominium Board shall be established to provide maintenance on common lands and protection of the pond and riparian area.

3.1.2 Established Country Residential Policy Area

The Established Country Residential Policy Area contains existing residential lots in the Alandale Estates and Country Estates phases of the CS area. These areas are designated Residential One (R1) district and are a minimum of 1.98 acres. Alandale is supplied with water by Westridge Utilities Inc. Both phases have private sewage systems and internal subdivision roads. It is noted that significant redevelopment of this area is not anticipated.

The following considerations shall apply within this policy area:

1. Significant redevelopment is not anticipated within this Policy Area.

3.1.3 Private Open Space

Private open space will be featured prominently within Phase Three and incorporated into the design. Hodgson Pond will be protected and managed by the future Condominium Board through Unit 10. It will be retained as private open space as shown on **Figure 11: Open Space**. The pond is part of a regional environmentally sensitive area because it drains into the existing adjacent Environmental Reserve (ER) on the quarter section to the south. Private open space implemented with appropriate instruments on title will ensure habitat and riparian area connectivity. The territory incorporating Hodgson Pond and its environs will be retained as common property controlled by the Condominium Board so that the pond can be retained as a visual and environmental amenity for the area.

Policy 3.1.3.1	The land incorporating Hodgson Pond (Unit 10) and its environs will be designated as private open space to preserve riparian area integrity and connectivity. The configuration of open space within the CS area is generally illustrated on Figure 11: Open Space .
Policy 3.1.3.2	A portion of the tributary of Cullen Creek that is associated with Hodgson Pond will be located within Unit 10, which will be owned and maintained by the Condominium Board.
Policy 3.1.3.3	Hodgson Pond (Unit 10) will be retained as an amenity and environmental feature of the area and will be maintained by the Condominium Board.

3.1.4 Reserve Analysis

Alandale Estates has previously dedicated two public reserve parcels: the 3.3-hectare (8 acre) site on the east side of Cullen Creek, and the 0.8-hectare (2 acre) site just west of this subject application. The open space corridor extending north of the two-acre park site has yet to be dedicated as municipal reserve. This area is proposed for municipal reserve dedication. Pedestrian linkage is shown on **Figure 11: Open Space** and **Figure 11a: Regional Open Space Network**, connecting the open space areas within LAZY H ESTATES to Springbank Road to the north.



TABLE 3

	Hectares	Acres
Project Area	+/- 64.33	+/- 158.97
10% Reserve Dedication Required	+/- 6.43	+/- 15.90
Less Previous Dedications	+/- 4.13	+/- 10.21
Current Dedication Required	+/- 2.30	+/- 5.69
Proposed CS Dedication	+/- 1.92	+/- 4.75
Cash - In - Lieu	+/- 0.38	+/- 0.94

- Policy 3.1.4.1** Municipal Reserve shall be provided through dedication of land and/or payment of cash-in-lieu of land pursuant to the provisions of the Municipal Government Act. The configuration of open space dedication within the CS area is generally illustrated on **Figure 11: Open Space**
- Policy 3.1.4.2** The Developer shall prepare a Landscaping Plan to detail all proposed plantings and pedestrian facilities within the MR and open space areas in support of development of Phase Three.
- Policy 3.1.4.3** All parties who occupy County Lands for the purpose for maintenance and operations; shall be required to enter into a standardized occupancy (License of Occupation) agreement, facilitated by the County.
- Policy 3.1.4.4** All MR lands are to be maintained and occupied in accordance to the terms of County Policy C-320, with respect to applicable classification and requisite maintenance service levels.
- Policy 3.1.4.5** All pathways or trails are to be maintained and operated in accordance to the terms of County Policy C-319, with respect to applicable classification and requisite maintenance service levels.

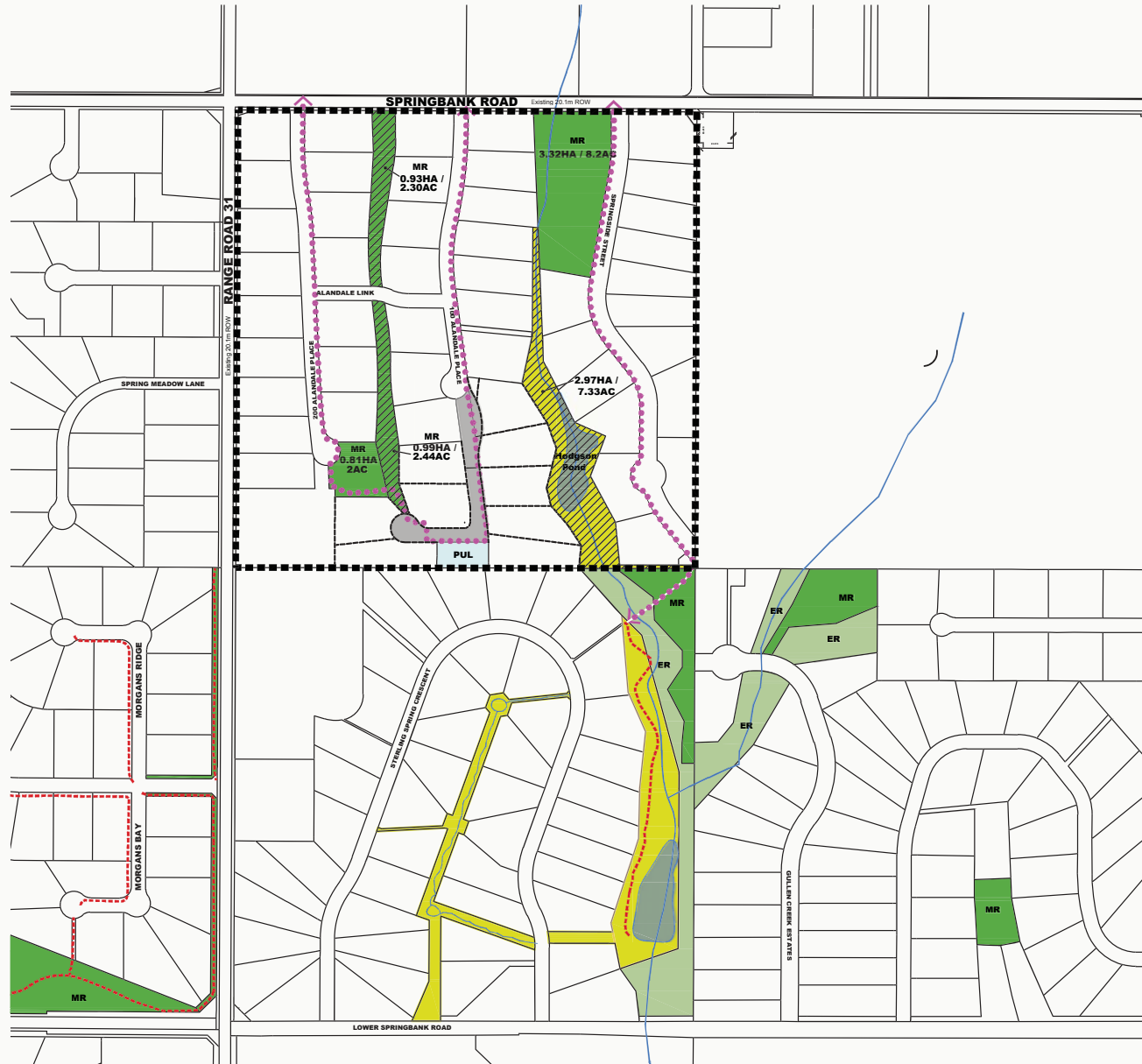
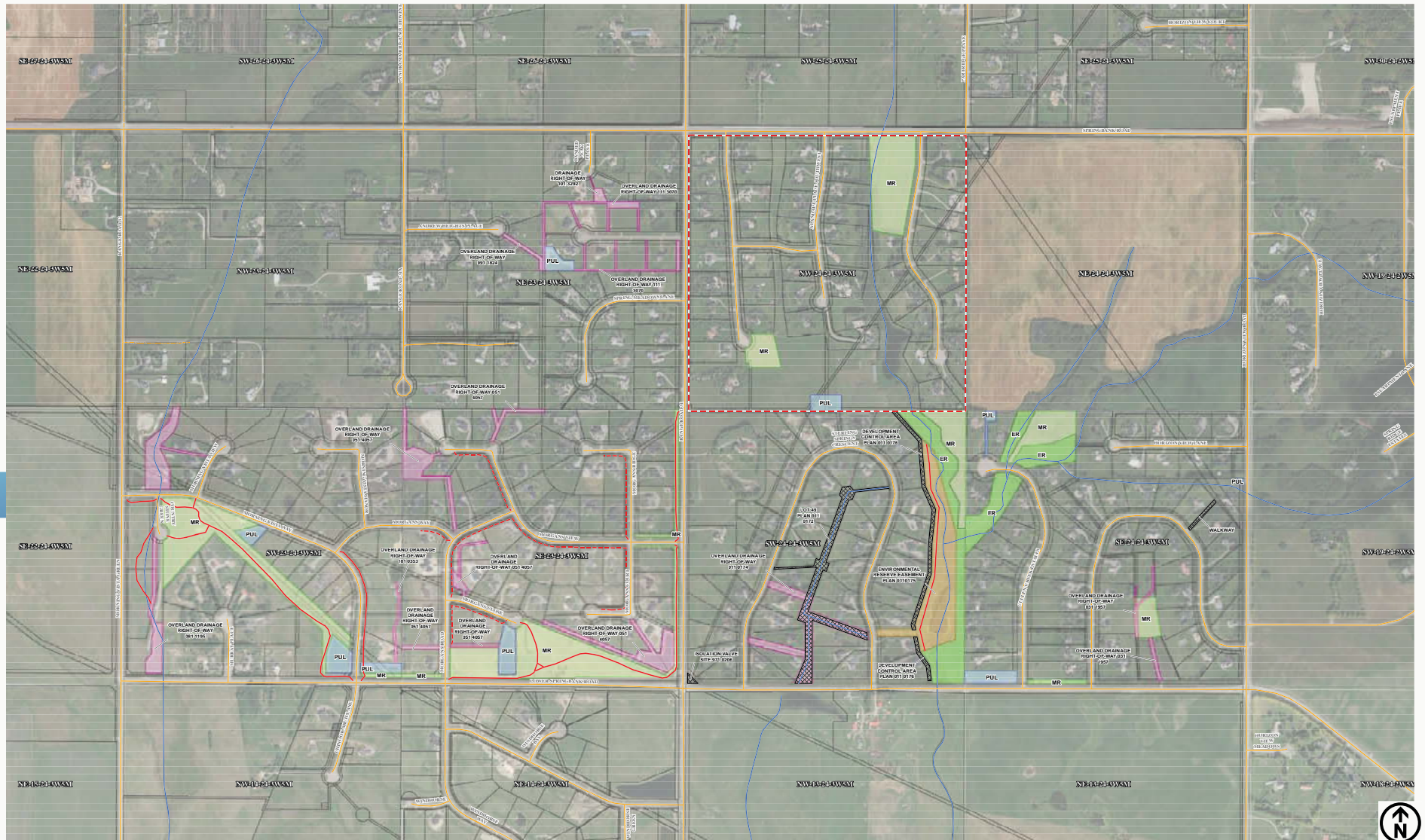


Figure 11 Open Space

Legend

- Conceptual Scheme Boundary
- Municipal Reserve
- Environmental Reserve
- Private Open Space
- ▨ Hatching Denotes Proposed
- Water Course
- - - Existing Pathway
- Future Pedestrian Connection
- Public Utility Lot



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Figure 11a Regional Open Space Network

Legend

— Parcel Boundary

Pathway Feature

— Pathway

--- Pathway Right-of-Way

— Subject Land Boundary

Private Feature

— Environmental Reserve Easement

— Overland Drainage Right-of-Way

Public Feature

— Environmental Reserve - ER

— Municipal Reserve - MR

— Public Utility Lot - PUL

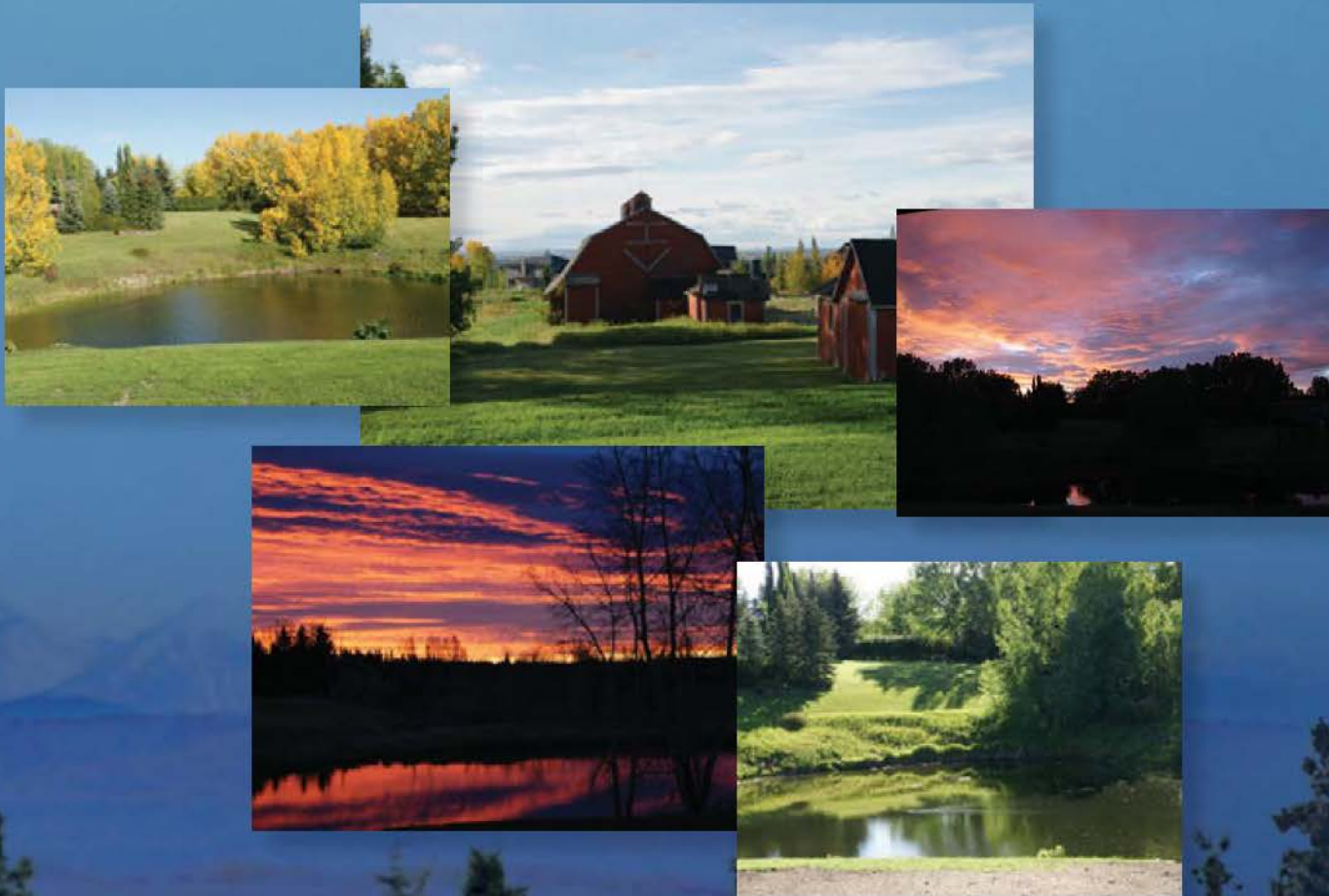
Road

— Paved Road

--- Unpaved Road

— Watercourse

— Quarter Section Boundary



3.2

TRANSPORTATION AND ACCESS MANAGEMENT

Access to the LAZY H ESTATES CS will generally be as illustrated on **Figure 12: Transportation**. The Plan area will be accessed directly from 100 Alandale Place via an extension. 100 Alandale Place accesses Springbank Road directly. Both roads are public roads with a paved surface. A Traffic Impact Assessment (TIA) has been prepared by the Watt Consulting Group and submitted to the County. The TIA concludes that the additional seven lots from this project will have a negligible impact on the transportation system in the vicinity. Over a twenty-year horizon, an acceptable level of service will remain without additional upgrading. The proponent will extend 100 Alandale Estates Place southward at the same standard. The existing Established Residential Policy Areas will continue to be accessed by: 200 Alandale Place, Alandale Link, 100 Alandale Place; and Springside Street.

A potential emergency access road may be required for emergency vehicles and personnel in the event of a fire or emergency. If determined at the subdivision stage that an emergency access is required, access will be provided through municipal reserve land as shown in **Figure 12: Transportation**. This will provide an alternative route for emergency responders in the event of an emergency. The potential emergency access will share its use as a recreational pathway outside of emergency situations.

Policy 3.2.1	Access within the Plan area shall be dedicated as road right of way by the developer via an extension of 100 Alandale Estates Place as generally illustrated on Figure 12: Transportation , in accordance with the County Servicing Standards.	Policy 3.2.5	Prior to subdivision approval, the need for an emergency access shall be assessed by the developer to the satisfaction of Rocky View County.
Policy 3.2.2	The developer will enter into a Development Agreement with Rocky View County for construction of public road extension and associated infrastructure at the subdivision stage.	Policy 3.2.6	Where an emergency access is required, access shall be provided from 200 Alandale Place to Lazy H Estates via the municipal reserve parcel as generally illustrated on Figure 12: Transportation .
Policy 3.2.3	The developer will be required to provide applicable Transportation Off-Site Levies at the subdivision stage.	Policy 3.2.7	Where an emergency access is required, an alternative design that accommodates emergency access and a recreational pathway may be considered to the satisfaction of Rocky View County.
Policy 3.2.4	The access within the Established Residential Policy Area is expected to remain as presently constructed.	Policy 3.2.8	The emergency access should be designed to restrict unauthorized vehicles by way of approved bollards (break-away style) or approved access gate.

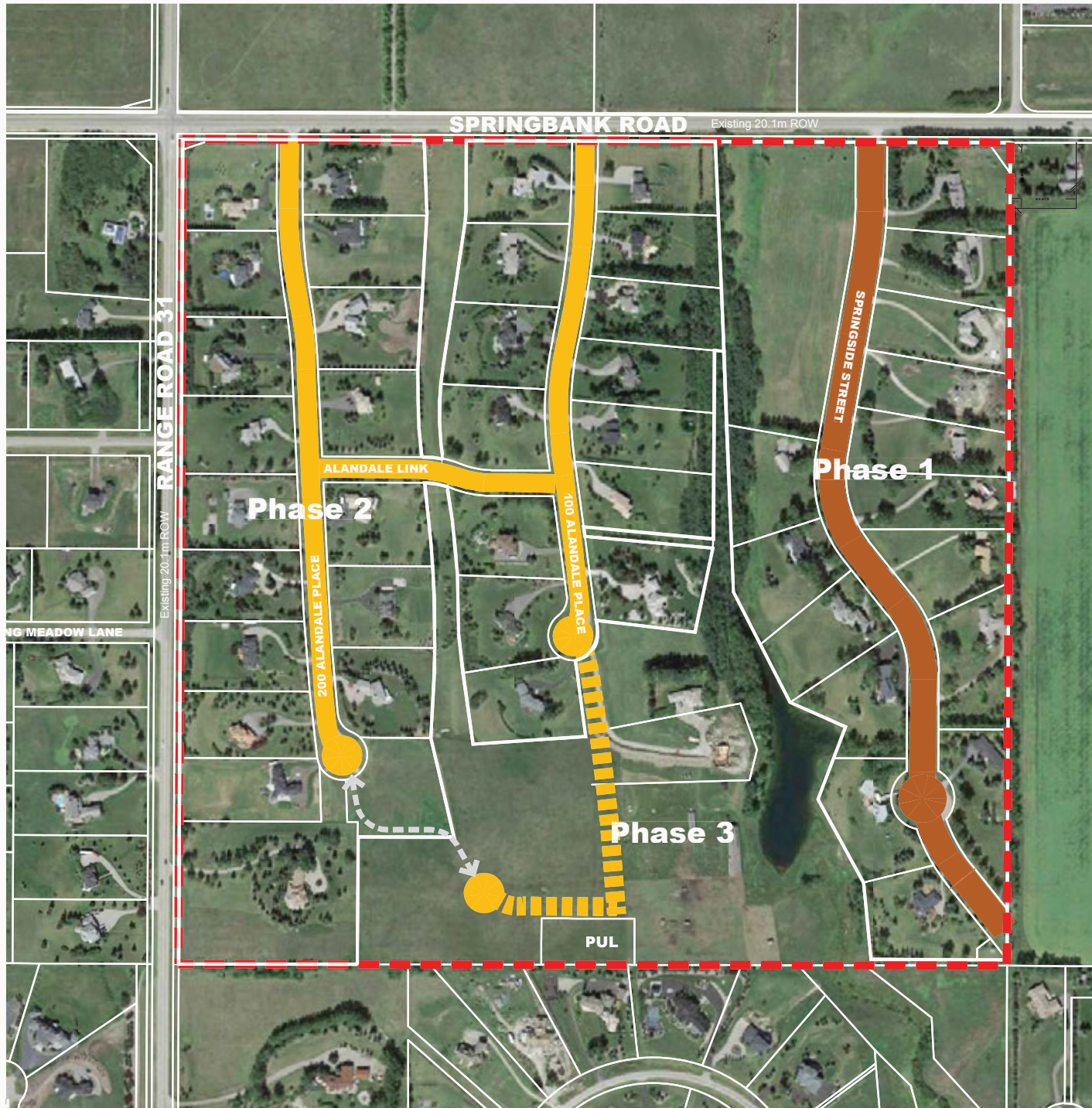


Figure 12 Transportation

3.3 UTILITY SERVICING CONDITIONS

3.3.1 Water Supply

The public utility lot along the south boundary has been designated for construction of a reservoir and pump station. The waterlines in place within the subject property are sufficient to supply the seven new connections.

Westridge Utilities Inc. supplies water to Alandale Estates along with Units 1 and 2. An agreement has been negotiated to provide service to this last phase as well. A copy of this approval is submitted under separate cover. The Infill Country Residential Policy Area will be serviced with potable water as generally illustrated on **Figure 13: Potable Water Servicing Plan**.

Policy 3.3.1.1

Potable water shall be provided within the Plan area by Westridge Utilities as generally illustrated by **Figure 13: Potable Water Servicing Plan**. Water supply from Westridge Utilities has been secured and will be reserved at the subdivision stage.

Policy 3.3.1.2

If surface improvements are constructed on the public utility lot they will be designed to be compatible with the water servicing plans supporting the LAZY H ESTATES CS including the reservoir and pump station.

Policy 3.3.1.3

The developer will enter into a Development Agreement with the Rocky View County for construction of a water distribution system to service each new lot at the subdivision stage.

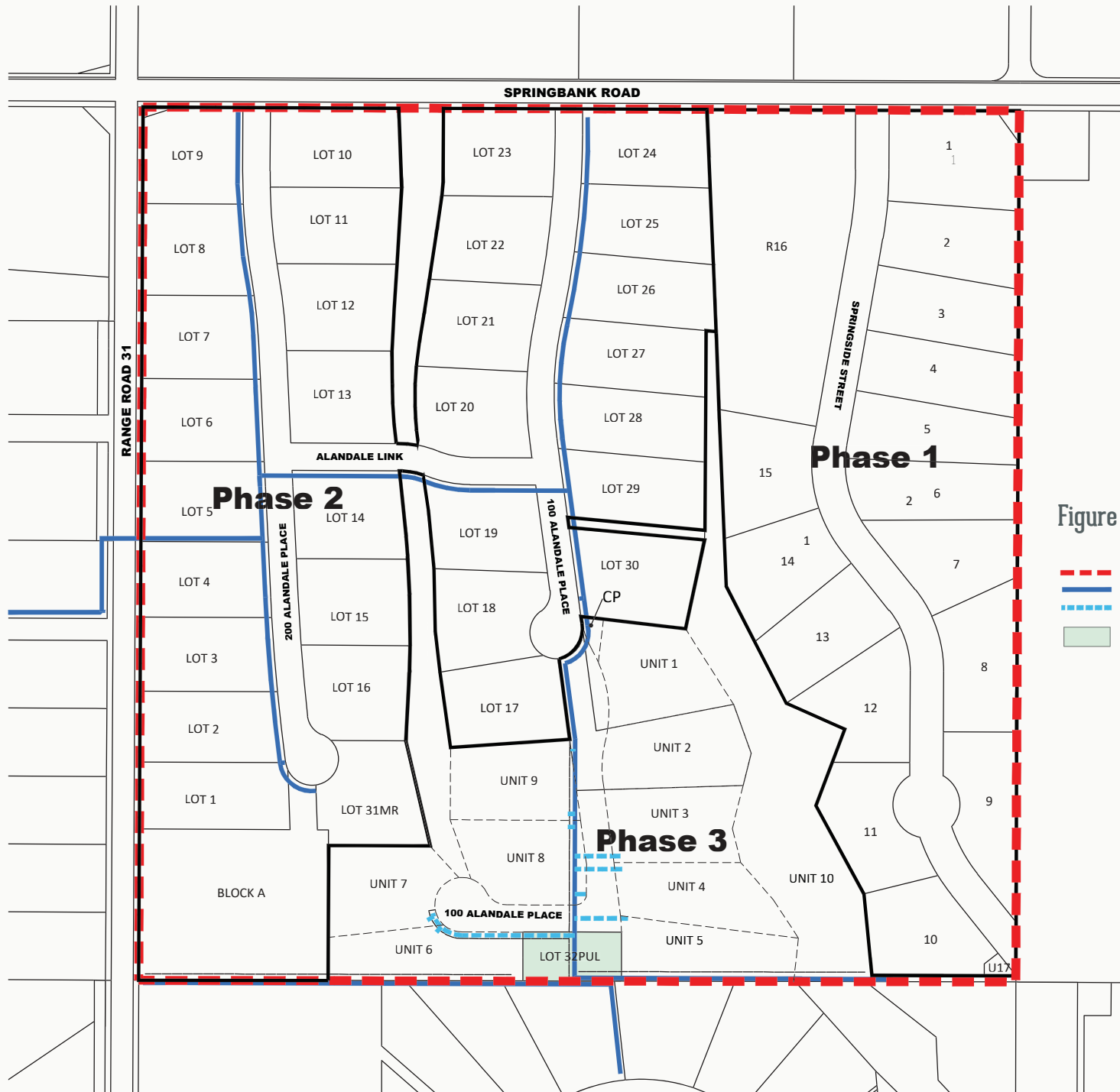


Figure 13 Potable Water Servicing Plan

- Conceptual Scheme Boundary
- Existing Water Line
- Proposed Water Line
- Future Reservoir and Pump Station

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3.3.2

Sanitary Sewage Treatment and Disposal

The existing homes in Alandale Estates utilize septic tanks and enhanced in-ground disposal fields for managing sanitary sewage. This final Phase Three will continue this method as the lot sizes are sufficient to ensure proper treatment and disposal. Unit 2 currently has the recommended model installed when the house was built in 2016.

A Level 4 Private Sewage Treatment System Assessment has been completed. The assessment concludes that the Phase Three units are suitable for onsite private sewage treatment systems.

A Packaged Sewage Treatment Plant certified in accordance with NSF/ANSI 40, Class 1, Residential Onsite Systems is recommended for all of the lots. Each new lot must be provided with a packaged private sewage treatment system that meets the provincial standards and guidelines and other requirements of the County Servicing Standards. The County will require the owner of each new lot to enter into a Deferred Servicing Agreement. The Deferred Servicing Agreement will outline the expectations for connection to a regional or decentralized wastewater service should one become available within the Plan area and a caveat will be registered on title to each new lot by the County. It is noted that each lot within the Established County Residential Policy Area is already serviced with existing private sewage treatment systems (PSTS), which will not be impacted by the provisions of this Plan.

Policy 3.3.2.1	Until such time that a regional and/or decentralized wastewater service becomes available, wastewater service shall be provided by private sewage treatment systems (PSTS) in accordance with Rocky View County Policy #449 Requirements for Wastewater Treatment Systems.
Policy 3.3.2.2	The owner of each lot shall install a model that is recommended from the approved Level 4 PSTS Assessment and meets the provincial standards, guidelines and other requirements of the County Servicing Standards.
Policy 3.3.2.3	The owner of each new lot shall enter into a Deferred Services Agreement and a caveat will be registered against each new title referencing this agreement, to connect to municipal wastewater at their cost when such services become available.

3.3.3 Cullen Creek Watershed

Located between the 1978 subdivision and the subject property is one branch of the headwaters of Cullen Creek, a small tributary to the Elbow River. Over forty-five years ago, a dam was constructed just above the southern boundary of the quarter. It impounds a waterbody, known locally as the Hodgson Pond, that is approximately 1 hectare (2.5 acres) in size and is highlighted in Figure 14a: Cullen Creek Drainage Basin.

The dam was designed by engineers from the Prairie Farm Rehabilitation Agency (PFRA) and licensed by Alberta Water Resources for the storage of 10.6 acre-feet. The water quality is fair and the pond is frequented by amphibians and waterfowl - especially during migration. The dam has a piped outlet and a level control valve that allows surplus run-off water to be discharged safely.

The Cullen Creek coulee provides drainage for much of the quarter-section. It extends northward on the balance property about 170 metres (550 feet) nearly to Springbank Road; southward across the adjacent Sterling Springs acreage development; and onward southeast to the Elbow River.



Aerial



Photo: HODGSON POND

Hodgson Pond is a visual and recreational amenity in the area and has been maintained by the family who live on site for many years. The water level is controlled and ensures there is adequate storage capacity for flood surges. During the recent flood events, the pond was never in danger of being breached.

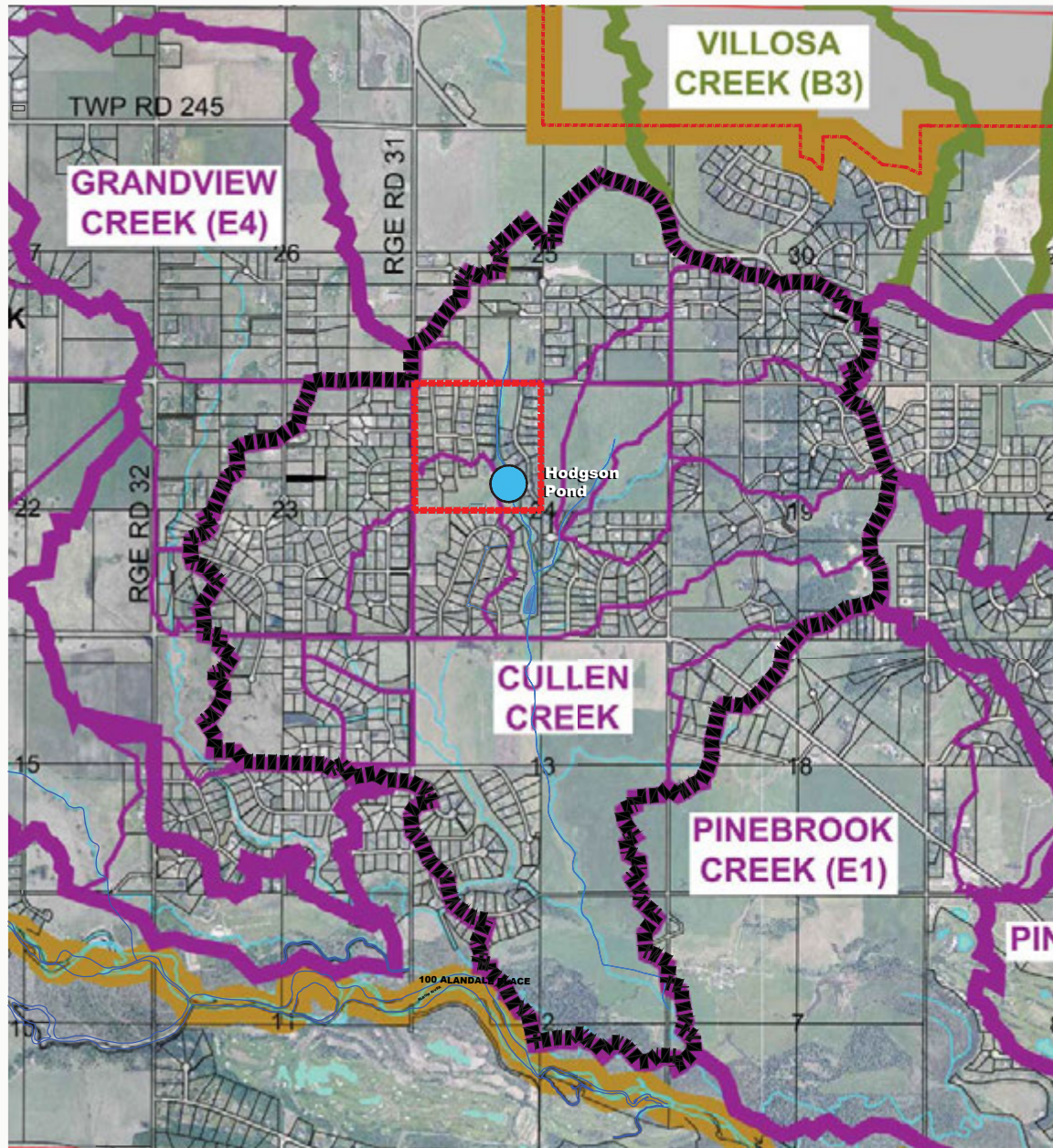


Figure 14a Cullen Creek Drainage Basin

Legend

- Conceptual Scheme Boundary
- Cullen Creek Drainage Basin

LEGEND:

- CATCHMENT AREA TO BOW RIVER
- SPRINGBANK SUB-BASIN TO BOW RIVER
- CATCHMENT AREA TO ELBOW RIVER
- SPRINGBANK SUB-BASIN TO ELBOW RIVER



3.3.4

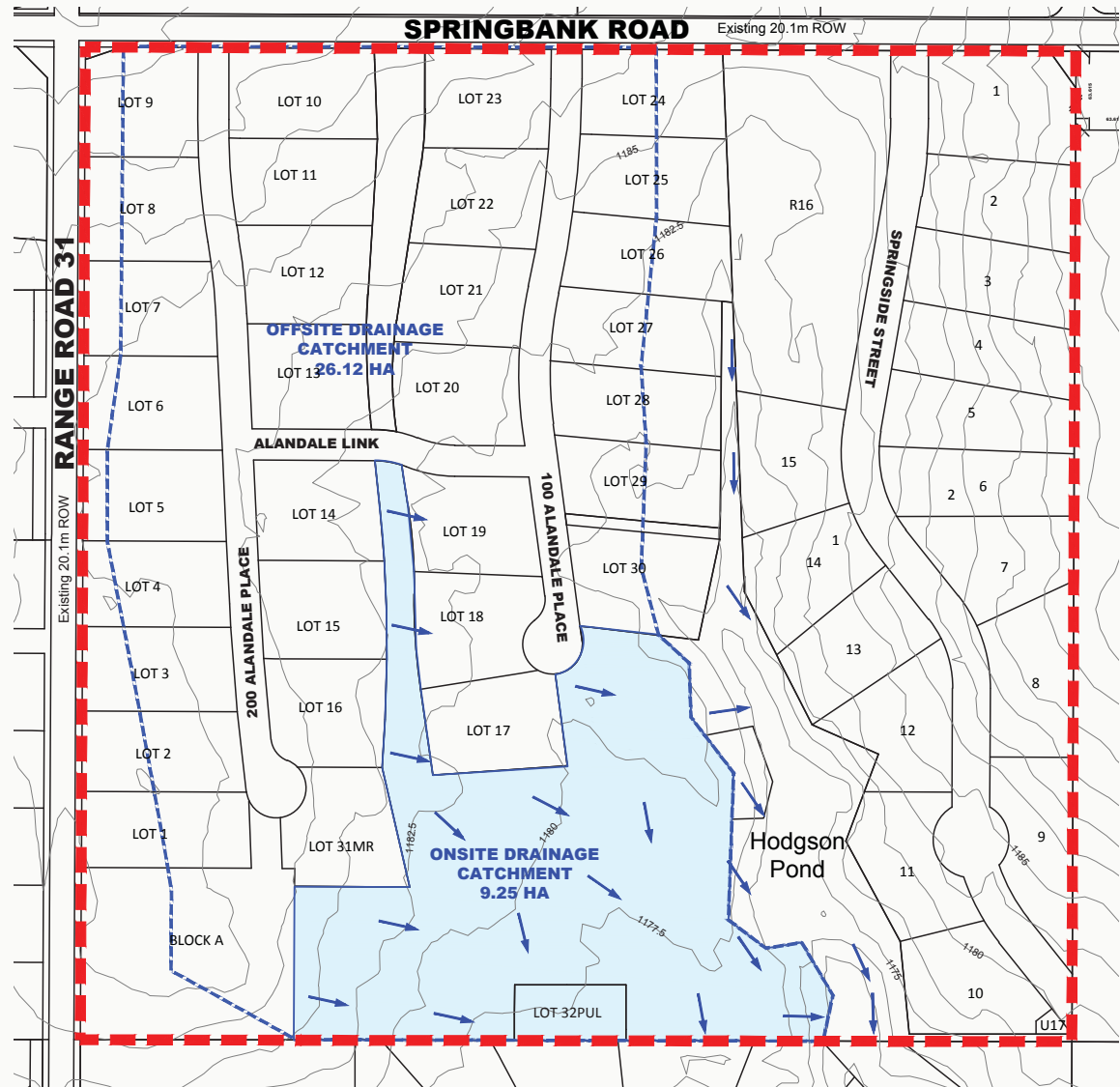
Stormwater Management

The site is located at the upper end of the Cullen Creek Drainage Basin, which flows south towards the Elbow River. **Figure 14a: Cullen Creek Drainage Basin** shows the location of the LAZY H ESTATES CS within the Drainage Basin. The Springbank Master Drainage Plan 2016 requires a volume control target of 45 mm or lower to meet the Stream Erosion Index of less than two. Developments must provide downstream right of way until an outlet is available, which consists of a drainage path and a defined channel. Generally, topographical relief within the Plan area slopes from the north and northwest to the southeast corner into the creek. A small portion of the site drains into the existing Hodgson Pond as shown on **Figure 14b: Onsite Drainage Catchment**. The landowner has noted that the pond has never overflowed and that Cullen Creek has never flooded at the subject site.

Figure 14b Onsite Drainage Catchment

Legend

- Conceptual Scheme Boundary
- Catchment Boundary
- Existing Drainage Directions



3.3.5
Shallow Utilities

Shallow utilities include services such as telephone, natural gas, electricity, and cable. The owner of each new lot will be responsible for the coordination and installation of these utilities.

Policy 3.3.5.1	Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.
Policy 3.3.5.2	Shallow utilities should be located in common locations in order to maximize the developability of lands and reduce any off-site impacts.

3.3.6
Solid Waste Management

Disposal of solid wastes will be contracted to a qualified operator and overseen by the Condominium Board. Each residence will be required to provide an approved on-site bin for storage that is animal-proof and secure.

Policy 3.3.6.1	Solid waste management shall be provided within the Plan area by a qualified operator through a contract overseen by the Condominium Board.
Policy 3.3.6.2	Solid wastes shall be stored in an approved container and collected by a contract operator under the supervision of the Condominium Board.
Policy 3.3.6.3	The developer will provide a Solid Waste Management Plan at the subdivision stage.

3.3.7
Emergency Services

Primary fire response action will be from the County Fire Station at the Springbank Airport.

Police services will be provided by the RCMP Detachment in Cochrane and ambulance services will be activated by the provincial 911 system



4

Implementation Framework

4.1

THE IMPLEMENTATION PROCESS

The LAZY H ESTATES CS establishes expectations for subdivision within the Plan area. The CS provides a framework of land use policies that will guide subsequent subdivision decisions.

Consideration of this CS by Rocky View County Council will occur following a Statutory Public Hearing. Council will then consider adopting the Plan by Bylaw to amend the Central Springbank ASP and append this document.

4.2

LAND USE

The lands are currently designated as Residential One (R1) District which allows for the size of units proposed in Phase Three. Should land within the CS area be proposed for redevelopment, an amendment to the LAZY H ESTATES CS and a land use amendment may be required in accordance with the Central Springbank ASP.

Policy 4.2.1

The proposed subdivision plan for Phase Three complies with the size requirements of the current land use designation of the lands and no land use bylaw amendment is required.

4.3 PROPOSED SUBDIVISION

Subdivision within the Infill Country Residential Policy Area is expected to occur as generally illustrated in **Figure 15: Proposed Infill Residential Policy Area Subdivision Plan**. Specific subdivision design criteria are as follows:

- » Phase Three will be subdivided as a bareland condominium plan with one (1) to nine (9) residential units to ensure ownership and maintenance of the open space land.
- » Hodgson Pond will be protected and managed by the future Condominium Board through Unit 10.
- » Implementation of all required transportation and servicing requirements in accordance with the County Servicing Standards.

Subdivision of Phases One and Two are not anticipated at this time. Should landowners wish to pursue a minor subdivision, this may be considered in accordance with the land use bylaw and Section 2.3.2.2(c) of the Central Springbank ASP.

Policy 4.3.1

Implementation of subdivision within the Infill Country Residential Policy Area is expected to proceed as generally illustrated by **Figure 15: Proposed Infill Residential Policy Area Subdivision Plan**.

Policy 4.3.2

Applications for subdivision within the Infill Country Residential Policy Area will be required to satisfy the relevant policies described in Section 3 of this Plan, to the satisfaction of the County.



Figure 15
Proposed Infill Residential Policy
Area Subdivision Plan

----- Conceptual Scheme Boundary



ARCHITECTURAL DESIGN



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4.4 ARCHITECTURAL DESIGN CONSIDERATIONS

At the subdivision stage, the developer will prepare architectural controls and a building scheme for Phase Three of the LAZY H ESTATES CS. These controls will protect the value and integrity of the community and ensure compatible aesthetics with Phases One and Two of the CS.

Suggested styles are 'Transitional or Contemporary Farmhouse' in accordance with the builder's architectural custom designs; The developer will register the Architectural Controls against the certificate of title for each residential property at the subdivision stage to advise future owners of the requirements. While control of architectural design is important, a certain degree of flexibility will be maintained to allow for custom designed homes.



Policy 4.4.1

The developer shall establish Architectural Controls to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc. at the subdivision stage.

Policy 4.4.2

The Architectural Controls will ensure that development respects the "dark sky" policy of the Central Springbank Area Structure Plan. Exterior lighting will be direct and focus on relevant onsite features to minimize any off-site light pollution.

Policy 4.4.3

The Architectural Controls will ensure protection of Hodgson Pond and the Riparian area.

Policy 4.4.4

The Architectural Controls will address the location and design of entrance signage.

CUSTOM DWELLINGS

All estates part of the Lazy H development will be built by the impeccably stylish and experienced team at Rockwood Custom Homes.

While all builds will be governed by the estate's architectural controls and building scheme (in order to protect the value and integrity of the community), owners will still have plenty of flexibility to custom design their individual homes.

Photos: Sample renders of recently completed Rockwood homes.

FEATURES

- Acreage estate living
- Nine two-acre lots in Springbank
- Views of the Rocky Mountains
- Natural pond
- Close to schools
- Near to local amenities of Aspen Woods and West Springs
- Minutes from Stoney Trail exchange



SUGGESTED STYLE:

Custom (i.e., Transitional or Contemporary Farmhouse)



ROCKWOOD
CUSTOM HOMES

4.5

DEVELOPMENT PHASING

Development in the LAZY H ESTATES CS is expected to proceed in three (3) phases as generally illustrated by **Figure 16:**

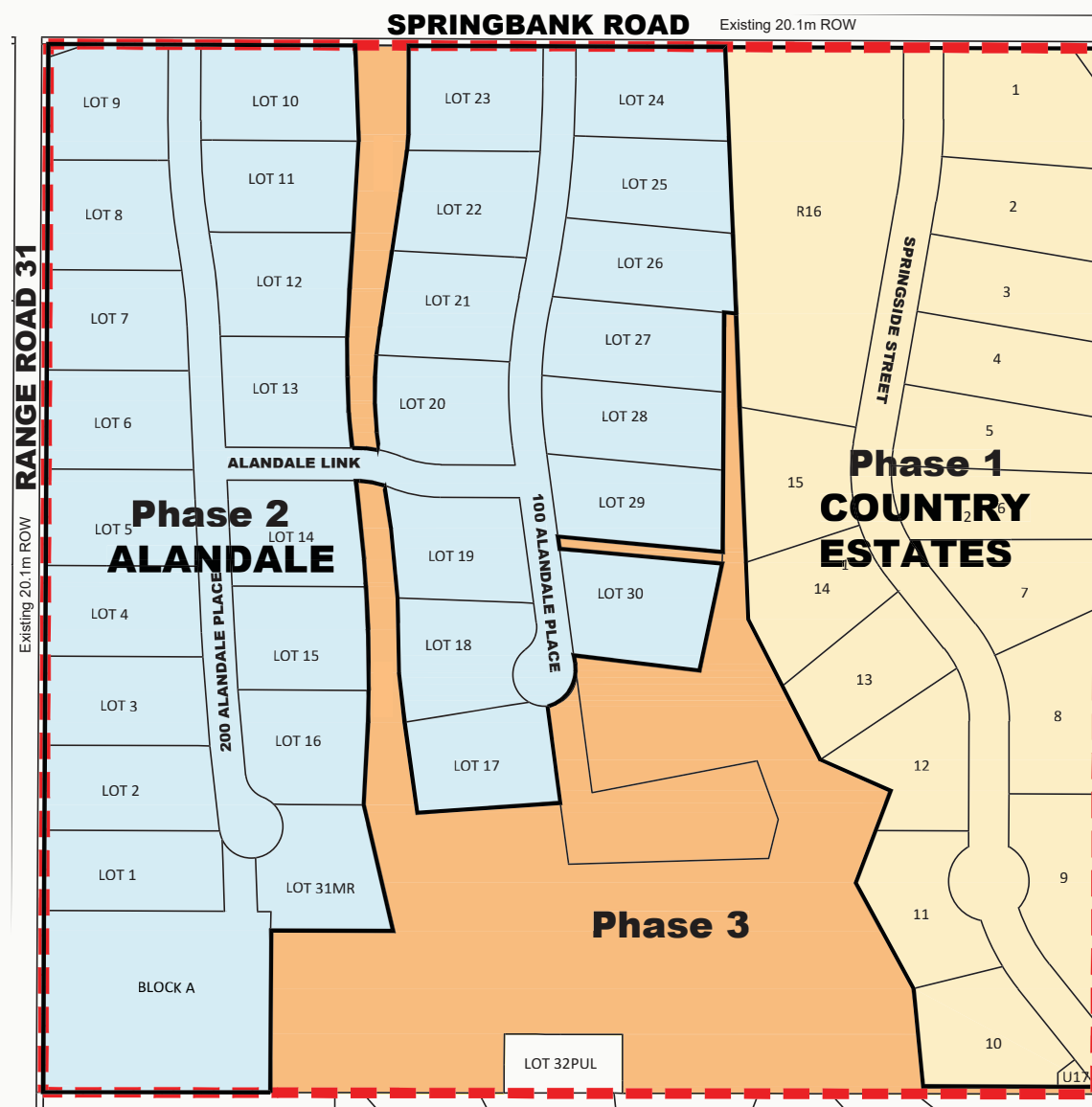
Development Phasing. Phase One (Country Estates) and Phase Two (Alandale Estates) are within the existing the Established Country Residential Policy Area and no further subdivision is anticipated.

The owner/developer of Phase Three will be required to install transportation and servicing infrastructure to complete full build out of the LAZY H ESTATES CS in accordance with the terms of the County's Development Agreement Process.

Policy 4.5.1

Implementation of subdivision is expected to proceed in phases as generally illustrated by **Figure 16: Development Phasing.**

Figure 16 Development Phasing



The open space system is a fundamental aspect of this community. It not only links the pathway system in the area but it also serves as an amenity for residents. Maintenance and ownership of these open space areas is an important consideration. Portions of the open space system are dedicated as reserve and others will be privately owned. As such, two different legal entities will be required to maintain and own the open space system, namely a condominium board where land is privately owned and a homeowners association where land is publicly owned.

4.6 CONDOMINIUM BOARD

Protection, maintenance and management of Cullen Creek in the LAZY H ESTATES CS will be the responsibility of a Condominium Board (CB) . The CB will be formed at the time of subdivision in association with the open space and will be responsible for implementing the recommendations of the Biophysical Site Assessment submitted in support of this CS. Public access will be restricted through the private open space area to protect the integrity of the riparian area and pond. The area to be managed by the CB is generally shown as #3 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme**.

- Policy 4.6.1

At the time of subdivision, the developer shall legally establish a Condominium Board charged with the responsibility for owning and ongoing maintenance of the natural integrity of the Private Open Space area shown as #3 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme**.
- Policy 4.6.2

The Condominium Board will monitor construction activity to ensure that erosion and pollution are controlled.
- Policy 4.6.3

Access to the margins of Hodgson Pond and Cullen Creek (Unit 10) will be restricted by the Condominium Board during critical nesting and rearing periods for waterfowl and amphibians.

4.7 HOMEOWNERS ASSOCIATION

Maintenance and management of the newly dedication Municipal Reserve (MR) areas in the LAZY H ESTATES CS will be the responsibility of a Homeowners Association (HOA) . The HOA will be formed at the time of subdivision in association with dedication of the MR area and will be responsible for maintaining the indicated area and ensuring public access. The area to be managed by the HOA is generally shown as #2 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme**.

- Policy 4.7.1

At the time of subdivision, the Alandale Homeowners shall legally establish a Homeowners Association charged with the responsibility for the ongoing maintenance of the newly created Municipal Reserve shown as #2 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme**.
- Policy 4.7.2

All existing Municipal Reserve areas identified as #1 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme** shall remain under the maintenance of Rocky View County.



Figure 17
Maintenance and Management
Areas in the Lazy H Estate
Conceptual Scheme

Legend

- - - - - Conceptual Scheme Boundary
- Parcel Boundary

OWNERSHIP		MAINTENANCE
1	County	County
2*	County	Homeowners Association (Alandale)
3*	LAZY H ESTATES	Condominium Board

*** PROPOSED**

4.8
EROSION AND SEDIMENTATION

The developer shall prepare an Erosion and Sedimentation Control Plan at the subdivision stage in accordance with Rocky View County requirements to ensure soil stability and to prevent siltation of the stream.

Policy 4.8.1	Erosion and Sedimentation Control plan will be provided at the subdivision stage to ensure soil stability and to prevent siltation of the stream.
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4.9
GEOTECHNICAL REQUIREMENTS

The developer shall ensure that all recommendations from the geotechnical site assessment submitted in support of this document are implemented.

Policy 4.9.1	The developer shall implement all recommendations from the geotechnical site assessment submitted in support of the LAZY H ESTATES CS.
Policy 4.9.2	Sound engineering and construction practices, Rocky View County policies and Alberta Occupational Health & Safety Regulations are to be followed.
Policy 4.9.3	Slopes shall be no greater than 5H/1V and fill sections greater than 1.2 metres (4 feet) require engineering review.
Policy 4.9.4	Drainage shall be directed away from structures and weeping tile installed around foundations.
Policy 4.9.5	Frost protection will be required for foundations, roads and utilities where susceptible soils are encountered.



5

Municipal Framework

5.1 ROCKY VIEW COUNTY PLAN

The Alberta Municipal Government Act requires local governments to establish Municipal Development Plans to direct and guide land uses and development within their jurisdiction.

In 2013, Rocky View County adopted an updated Municipal Development Plan, now named the County Plan, intended to direct and control development over the next decade. The Plan is guided by six principles:

1. Rocky View County will direct new growth to designated development areas, and in doing so it will remain fiscally responsible.
2. Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment.
3. Rocky View County respects, supports, and values agriculture as an important aspect of the County's culture and economy.
4. Rocky View County will support the development and retention of rural communities.

5. Rocky View County will strive to provide an equitable level of rural service to its residents.
6. Rocky View County will maintain a strong web of partnerships to help extend the range of services it provides to its residents.

Rocky View County, County Plan, Implementation, 2014.

Targeting the first principle, the Plan established Residential Growth Areas, including Central Springbank containing Alandale Estates. County policies require that development be guided by Area Structure Plans.

Policy 5.1.1	The completion of Alandale Estates through this LAZY H ESTATES Conceptual Scheme shall conform to the Rocky View County Plan.
---------------------	---

5.2 CENTRAL SPRINGBANK AREA STRUCTURE PLAN [ASP]

The Central Springbank Area Structure Plan "...defines a planning and development framework to guide future growth the area, and provide some certainty for landowners and land uses and development within in the years to come."

RVC, Bylaw C-5354-2001, Adopted October 2, 2001

The Alandale Estates site is designated an Infill Residential Area requiring that the County approve a Conceptual Scheme prior to additional development proceeding. Environmental protection, integrated open space corridors, visual impact and recreational amenities are to be promoted.

Goals of the ASP are:

- » To ensure residential development is sensitive to the natural environment, topography, vegetation and watersheds.
- » To encourage residential development that maximizes open space and views and minimizes adverse visual impacts.
- » To maintain single-detached dwellings as the predominant form of housing.
- » To integrate a system of walkways and other similar community amenities in the design of residential subdivisions to promote community interaction and common open spaces.
- » To define an integrated and compatible residential land use pattern that complies with the servicing objectives of the Plan.

RVC, Central Springbank Area Structure Plan, 2001

The ASP places a high priority on open space and pedestrian connections for storm water management, recreation or educational purposes. Tools include: conservation easements, municipal reserve, environmental reserve or environmental reserve easements, and condominium board or lot owner associations.



5.3

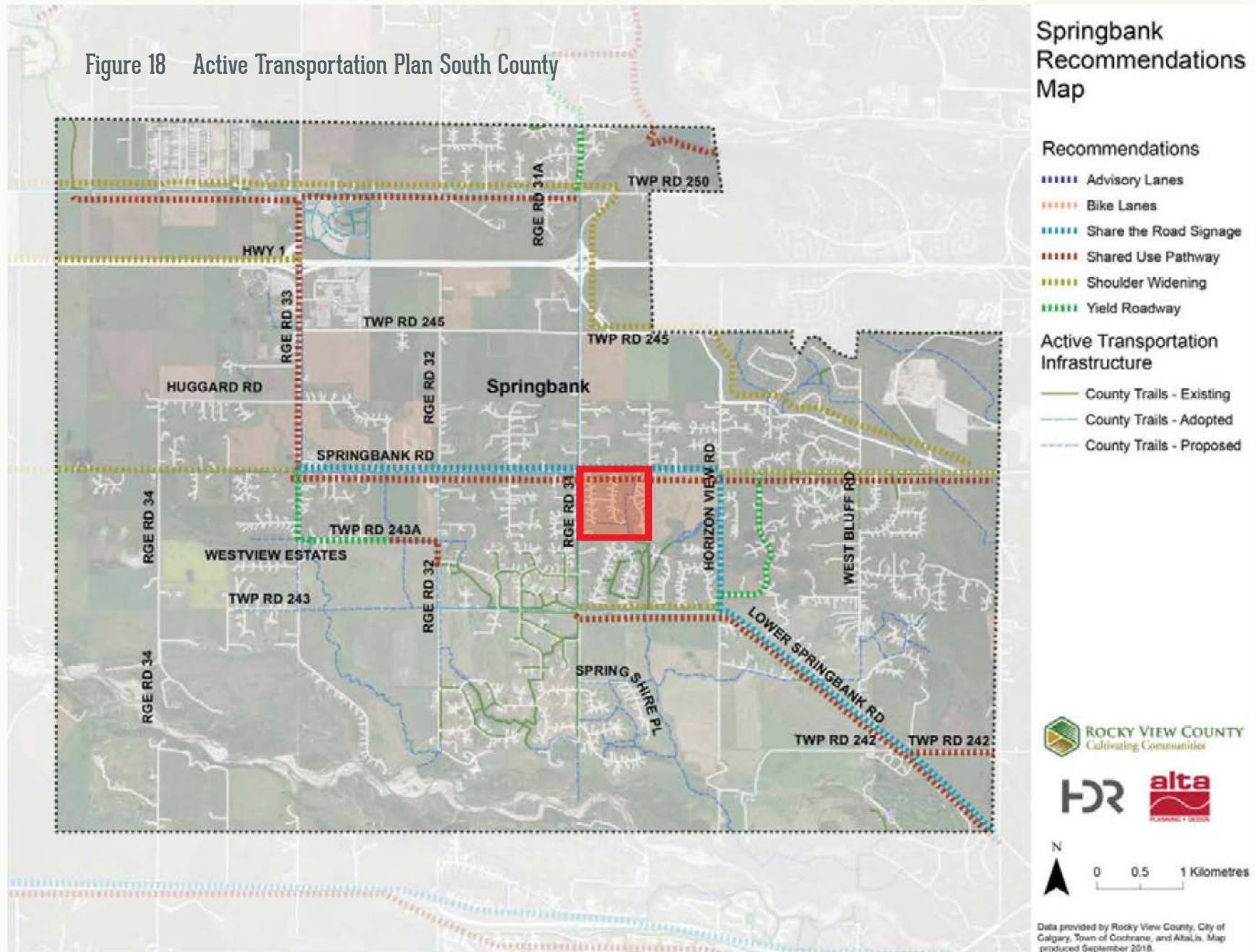
ACTIVE TRANSPORTATION PLAN SOUTH COUNTY [ATP]

The Active Transportation Plan South County (ATP) was approved by County Council on October 23rd, 2018. The Plan provides an inventory of existing pathways and trails throughout the south portion of the County including Springbank, Langdon and Bragg Creek. Various local community groups were consulted resulting in the inventory and recommended areas for extension of the network. The intent is to build on the existing network and create a well connected pathway and trail system. The network identified focuses on priority areas for the County and does not inhibit proposals for local trail development by The Springbank Trails and Pathways Association (STAPA).



Corridors identified in Springbank accommodate high-speed cyclists on Springbank Road, Range Road 33, Range Road 31 and Lower Springbank Road.

Figure 18 Active Transportation Plan South County





6

Public Consultation

6.1

COMMUNITY INVOLVEMENT AND CONTACTS

The Hodgson family has enjoyed an active and valuable record, spanning many decades and generations, in the life of Springbank and Rocky View. Alan and Claire were instrumental in community activities and events including education, recreation, heritage and environmental protection. The Springbank Pioneer Club, the venue for the Conceptual Scheme Open House, was initiated by Alan.

When Alandale Estates began in 1978, this initiative by the Hodgson family was well received in the community - respect that continues today. Alan and Claire were actively involved in this final phase of Alandale Estates and enthused by the adoption of LAZY H ESTATES as the project name. During the initial work on this phase, Alan, Claire and other members of the family discussed the project with many of their neighbours.



6.2

OPEN HOUSE SUMMATION

An Open House was held at 6:30 PM on June 25, 2018 at the Springbank Pioneer Club. Eighty-five invitations had been mailed to adjacent and nearby property owners on behalf of LAZY H ESTATES by Rocky View County.

The format for the event was to have the attendees sign-in upon arrival and then to review the following poster-boards set up around the room:

- » Introduction of LAZY H ESTATES
- » Springbank Key Plan
- » Representative Photos
- » Plan of Conceptual Scheme
- » Pathway Route

LAZY H ESTATES and builder representatives were available to respond to questions.

Seven individuals attended the session most of whom were adjacent property owners. All were familiar with the project but were mostly interested in the timing of construction. They also wanted to know what would be done to limit traffic flow and control vehicle speeds. Some asked about details on the Conceptual Scheme such as what the access easements were to accommodate.

Several asked if Rocky View County had any plans for the two Municipal Reserve parcels in Alandale Estates, properties that are seldom used and not well maintained.

All attendees were in favour of the timely completion of Alandale Estates and agreed with the concept as presented. Comments heard involved drainage issues for the second phase, due primarily to frost heaving culverts, blocking water discharge and flooding adjacent lots. The Stormwater Management Plan has been prepared in consideration of these concerns.

6.3

ALANDALE LANDOWNER MEETING

A Landowner meeting was held at 7:00 PM on March 7, 2019 at the Springbank Heritage Club where detailed information was presented to the Alandale Estates homeowners whose lands back onto the Hodgson family greenspace. In order to address maintenance and ownership concerns raised through the review process, residents were provided with the following three options for discussion.

Option 1:	Land is dedicated as Municipal Reserve and maintained by the Alandale community
Option 2:	Land is owned and managed by Hodgson family or the Lazy H Estates Condominium Board
Option 3:	Land is divided down the middle of each strip and each owner agrees to purchase the piece of land behind their lot

A unanimous consensus was reached by the homeowners that the linear strip of land immediately behind their lots should be dedicated as Municipal Reserve and that the maintenance and management of the newly dedicated Municipal Reserve be the responsibility of the adjacent homeowners. The homeowners agree to form a Homeowners Association at the time of subdivision in association with the dedication of the municipal reserve area. Refer to **Figure 19: Alandale Homeowners Response**.



6.4 RESPONSE FROM THE DEVELOPMENT TEAM

The team advised the attendees, that LAZY H ESTATES and Rockwood will institute measures to control traffic flow and speeds. Contractors will be advised to respect the current residents' issues and within reason to schedule vehicle flow and to minimize speed and movements in and out. Contracts will stipulate penalties for violations.

LAZY H ESTATES personnel advised that the access easements were required to provide maintenance to Hodgson Pond and for control of the dam by the Condominium Board. Public access will connect to the pathway system in Cullen Creek, be provided along the south boundary of this project, onto the cul-de-sac bulb and then along the municipal reserve corridor leading north. A connection is also provided eastward to link to the municipal reserve north of the pond. This may ultimately tie to other open space corridors in the vicinity.

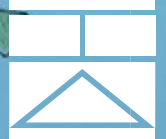
LAZY H ESTATES and Rockwood will review drainage matters in the design of the Stormwater Management Plan.

The attendees were advised that LAZY H ESTATES has no authority to intervene in the operation of the municipal reserves but will advise Rocky View County of these issues.

6.5 COMMUNITY OUTREACH

Along with the Open House conducted in the Spring of 2018, door to door community outreach was also conducted in December 2018 with those residents of Phase 2 - Alandale Estates who back onto the linear, open greenspace behind their homes. Several of these residents are founding members of the Alandale community and recall conversations with Alan and Claire Hodgson regarding the future of the greenspace behind their homes. Through these conversations, the homeowners clearly understood it was Alan and Claire's intention this space would be left for the community as Municipal Reserve.

As the conversations continued with the homeowners, it became clear the Alandale community, who back onto the greenspace, feel it is critical their greenspace be left as Municipal Reserve. To ensure this happens, the homeowners have willingly agreed to form a Homeowners Association to manage any maintenance and insurance or other matters the County may require. One of the homeowners has agreed to be the President and the homeowners are willing and ready to work together to preserve their community.



LAZY·H
ESTATES

A

APPENDIX

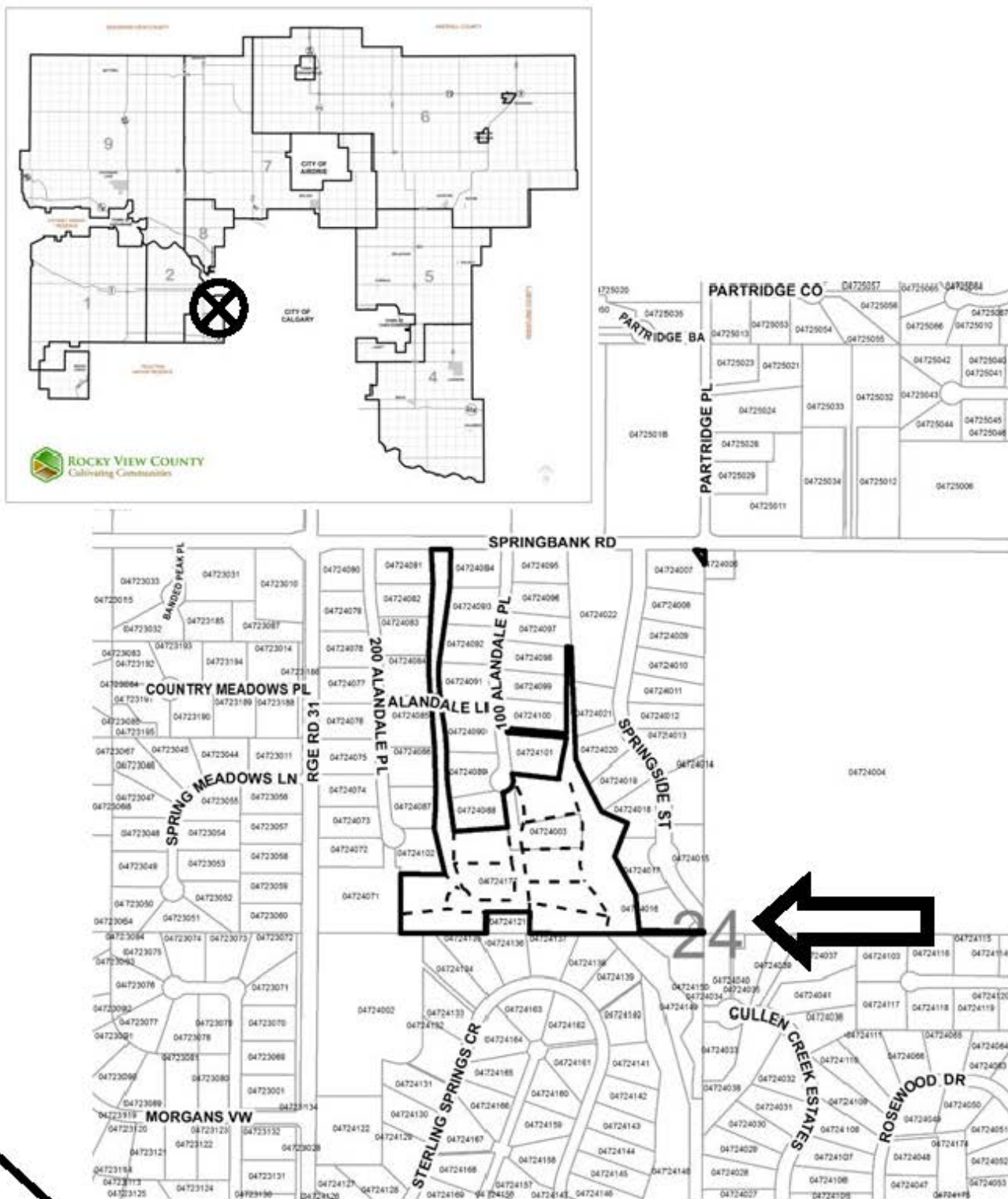
Supporting Studies

All Supporting Studies are Under
Separate Cover

- » Biophysical Impact Assessment,
Pinchin Group
- » Geotechnical Evaluation, McIntosh
Lalani Engineering Ltd.
- » Traffic Impact Assessment, Watt
Consulting Group
- » Water Supply Approval Letter,
Westridge Water System
- » Stormwater Management Plan,
Jubilee Engineering Consultants Ltd.







LOCATION PLAN

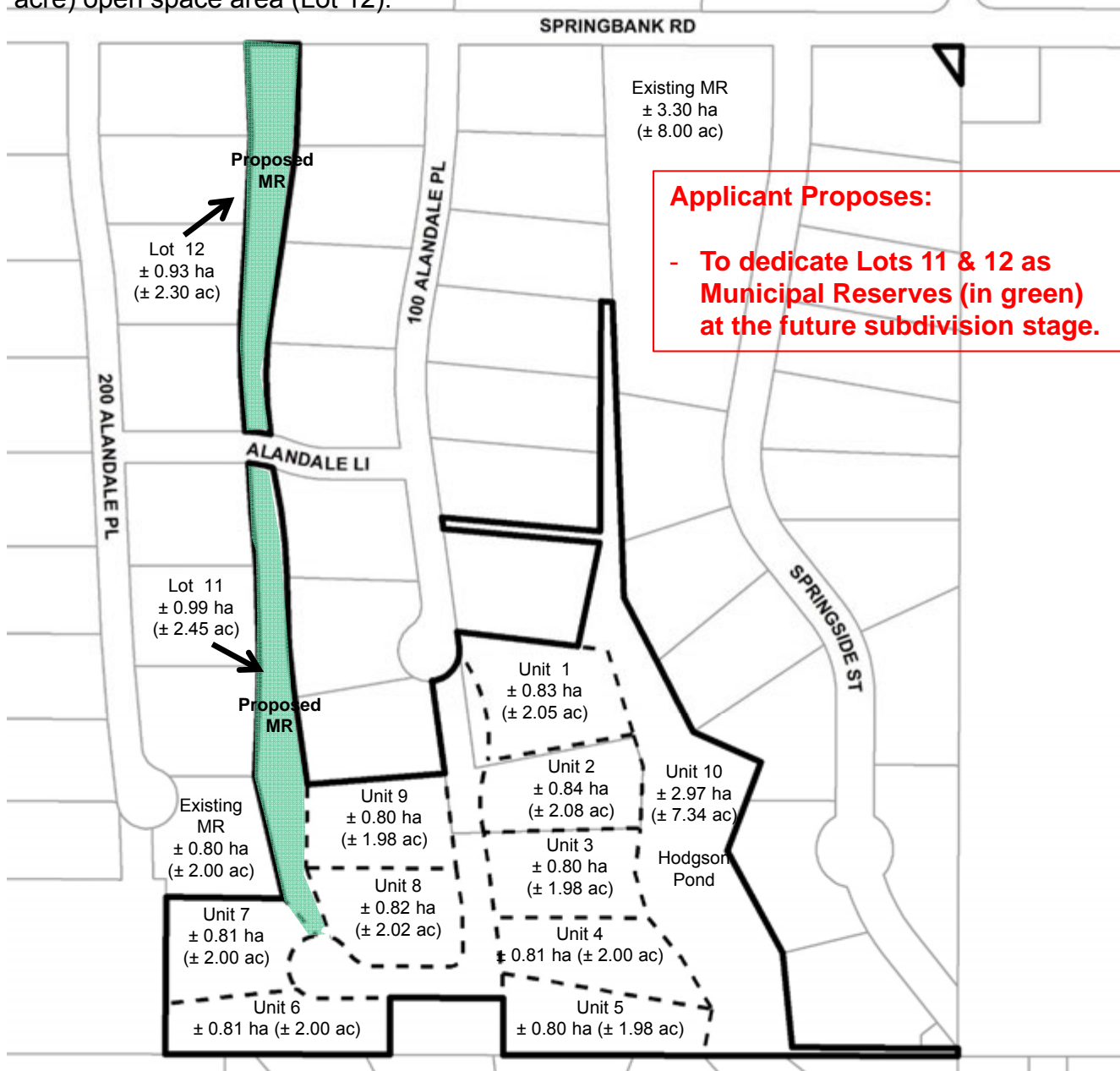
NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177

Proposal: To adopt a Conceptual Scheme that provides a policy framework to guide future subdivision development for the creation of nine new ± 0.81 hectare (2.00 acre) lots, (Units 1- 9), one ± 2.97 hectare (± 7.34 acre) common unit containing a pond (Unit 10), one ± 0.99 hectare (± 2.45 acre) open space area (Lot 11), and one ± 0.93 hectare (± 2.30 acre) open space area (Lot 12).



Development Proposal

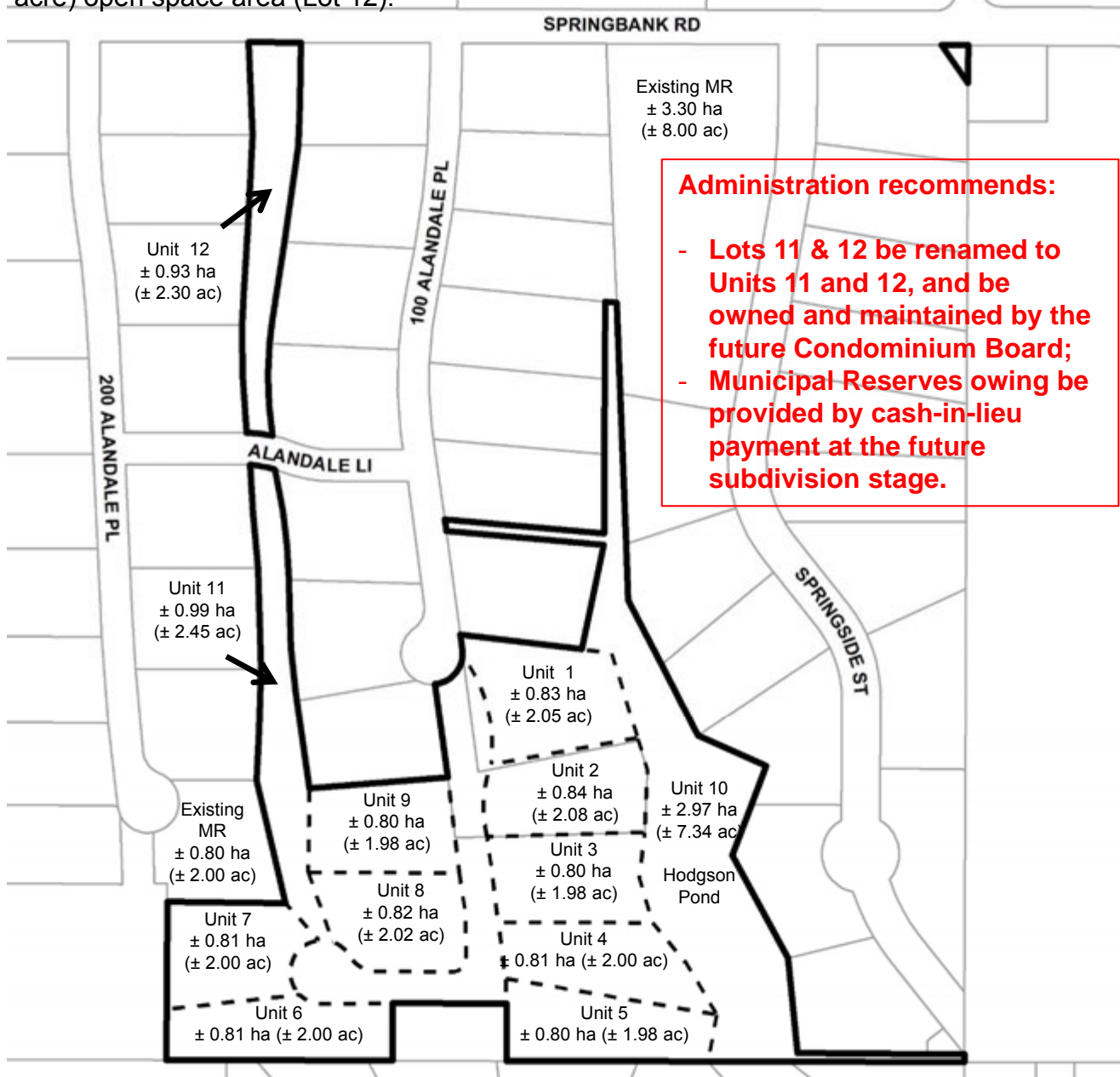
NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177

Proposal: To adopt a Conceptual Scheme that provides a policy framework to guide future subdivision development for the creation of nine new ± 0.81 hectare (2.00 acre) lots, (Units 1- 9), one ± 2.97 hectare (± 7.34 acre) common unit containing a pond (Unit 10), one ± 0.99 hectare (± 2.45 acre) open space area (Lot 11), and one ± 0.93 hectare (± 2.30 acre) open space area (Lot 12).



Administration recommends:

- Lots 11 & 12 be renamed to Units 11 and 12, and be owned and maintained by the future Condominium Board;
- Municipal Reserves owing be provided by cash-in-lieu payment at the future subdivision stage.

Administration Recommended Development Proposal

NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177



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

AIR PHOTO

Spring 2016

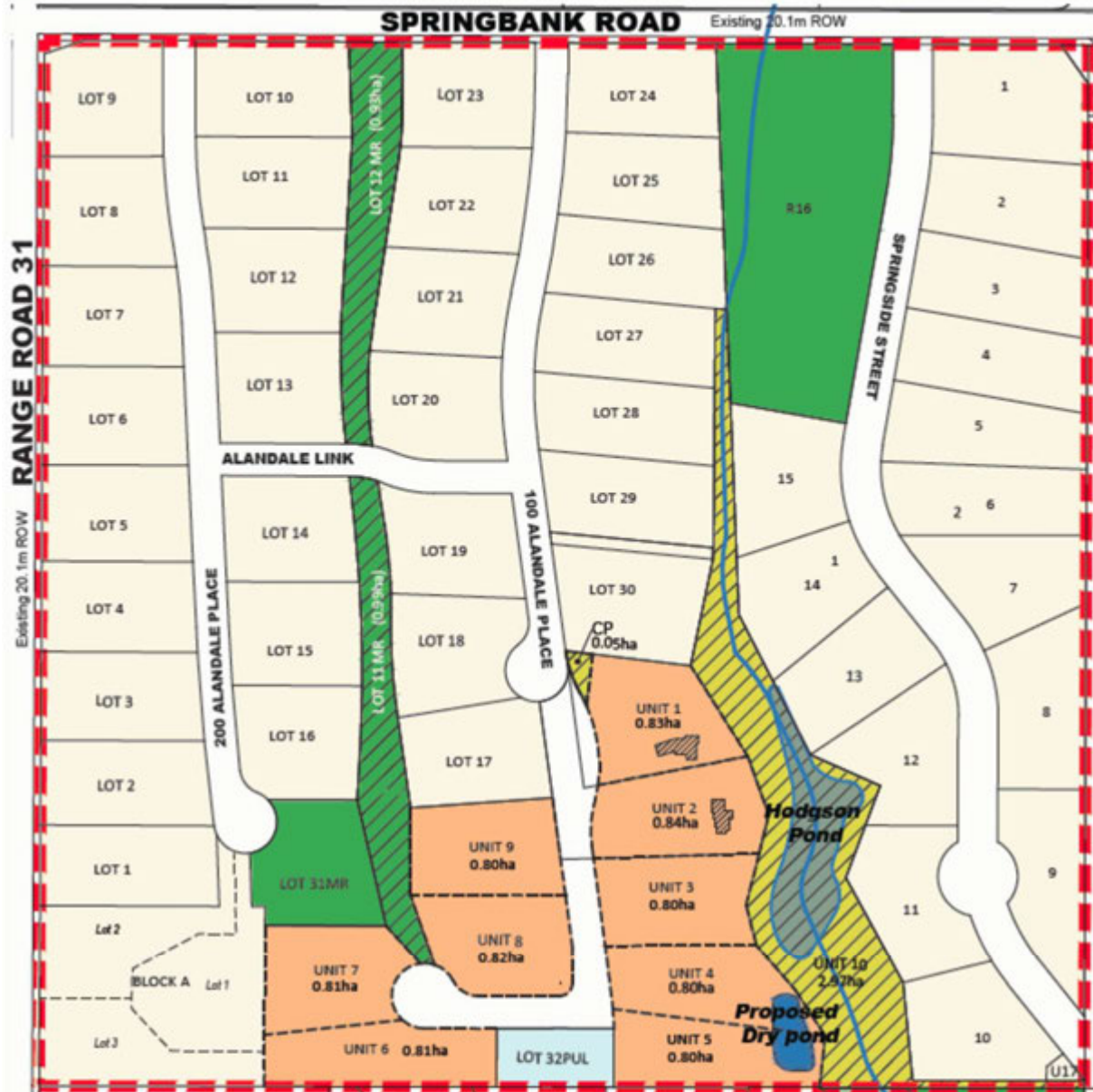


NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

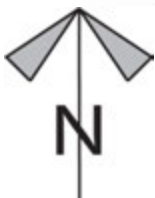
File: PL20180007 - 04724003/177



Legend

- Conceptual Scheme Boundary
- Established Country Residential
- Proposed Infill Country Residential
- Proposed Road*
- Existing Public Utility Lot
- Existing Municipal Reserve
- Proposed Municipal Reserve
- Proposed Private Open Space
- Existing Buildings
- CP Common Property (owned by Lazy H Estates Condominium Board)

Future Development Concept

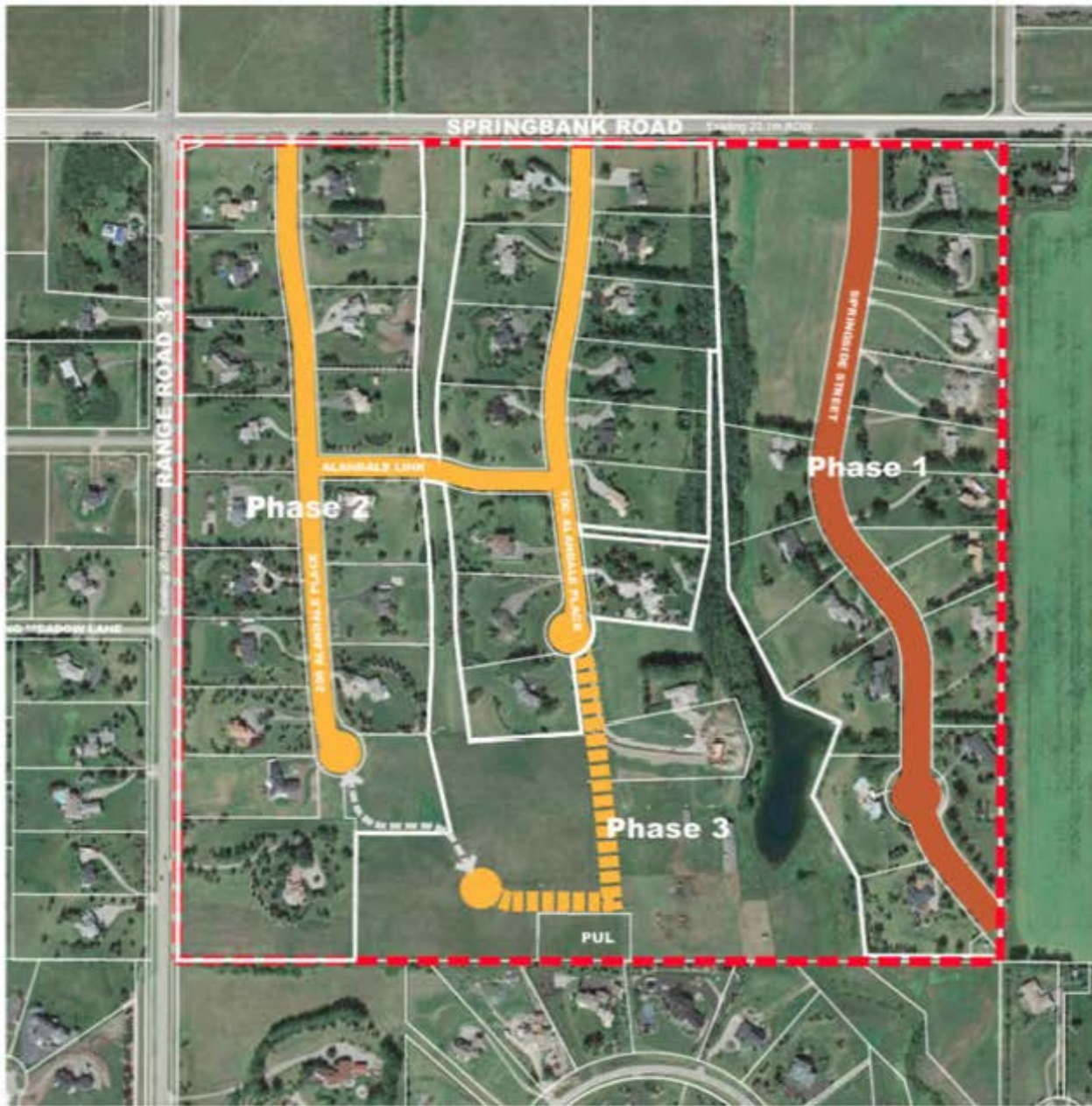


NW-24-24-03-W05M

Date: Jan 25, 2018

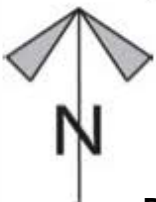
Division # 3

File: PL20180007 - 04724003/177



- Conceptual Scheme Boundary
- Existing Residential Street (30.5m ROW)
- Existing Residential Street (25.0m ROW)
- Proposed Residential Street (25.0m ROW)
- Potential Emergency Access

Transportation

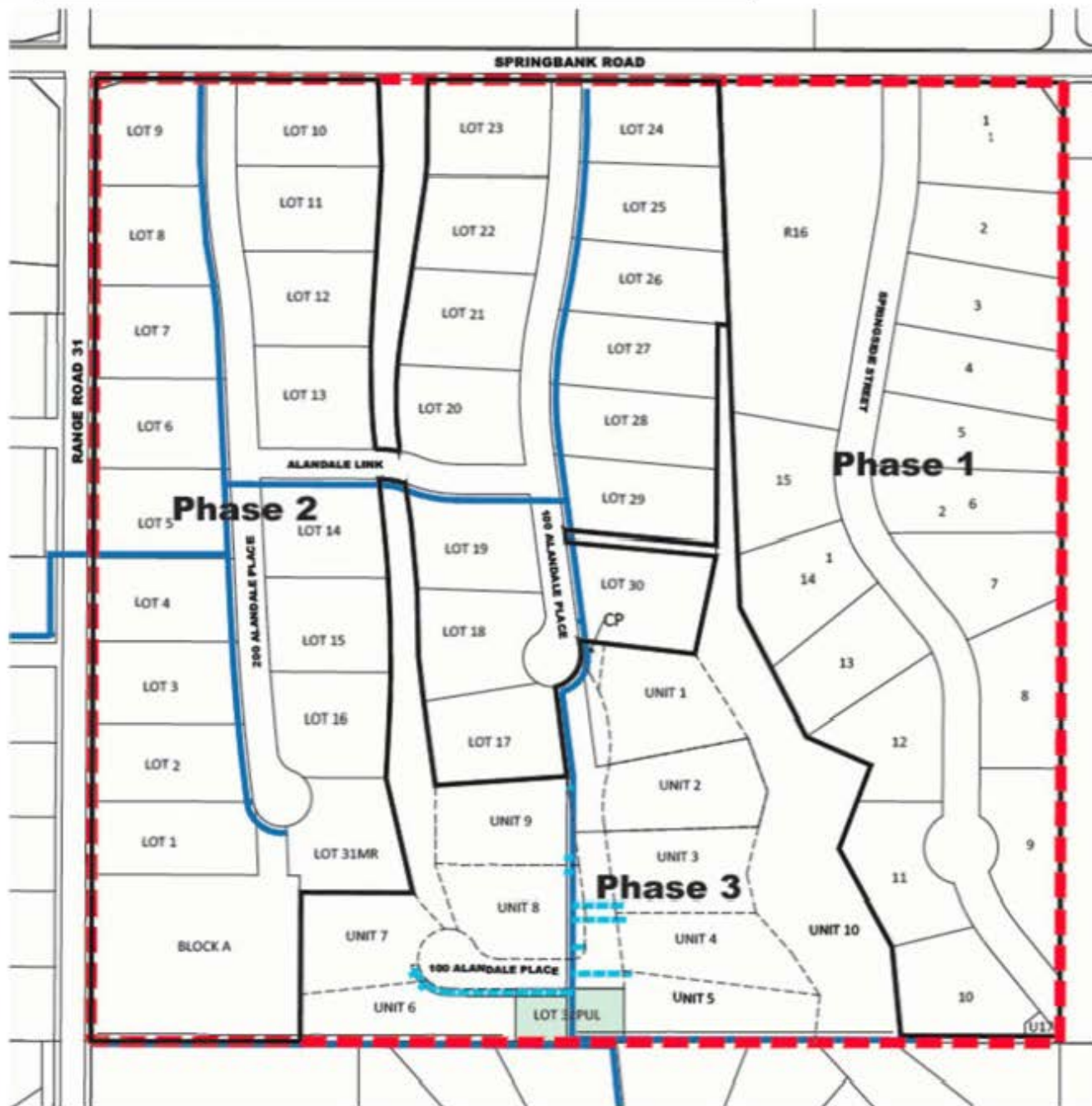


NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177



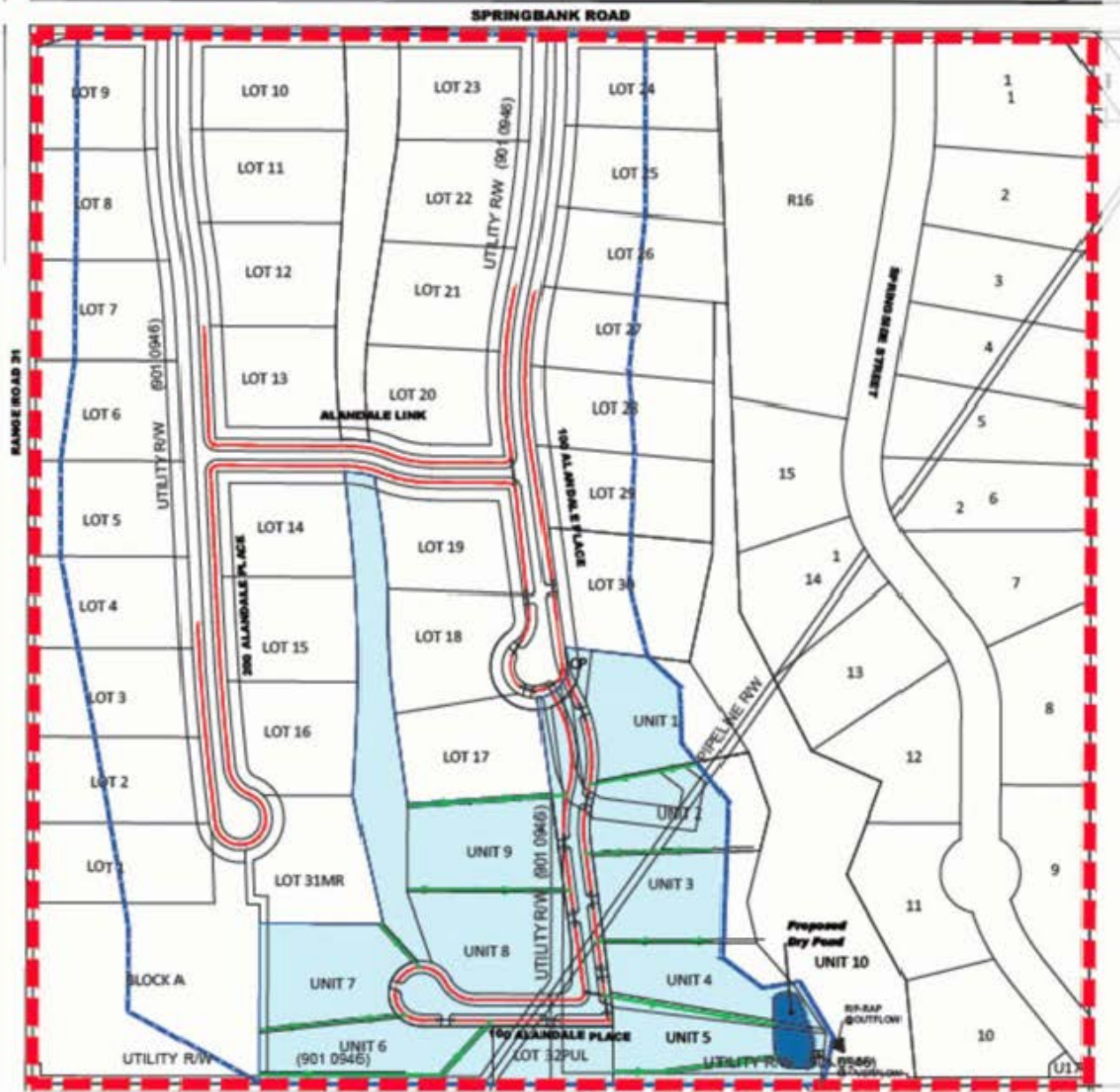
Water Servicing

NW-24-24-03-W05M

Date: Jan 25, 2018

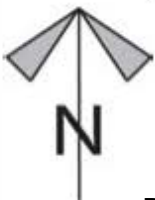
Division # 3

File: PL20180007 - 04724003/177



- Conceptual Scheme Boundary
- Catchment Boundary
- Enhanced Grass Swale
- Ditch

Stormwater Management

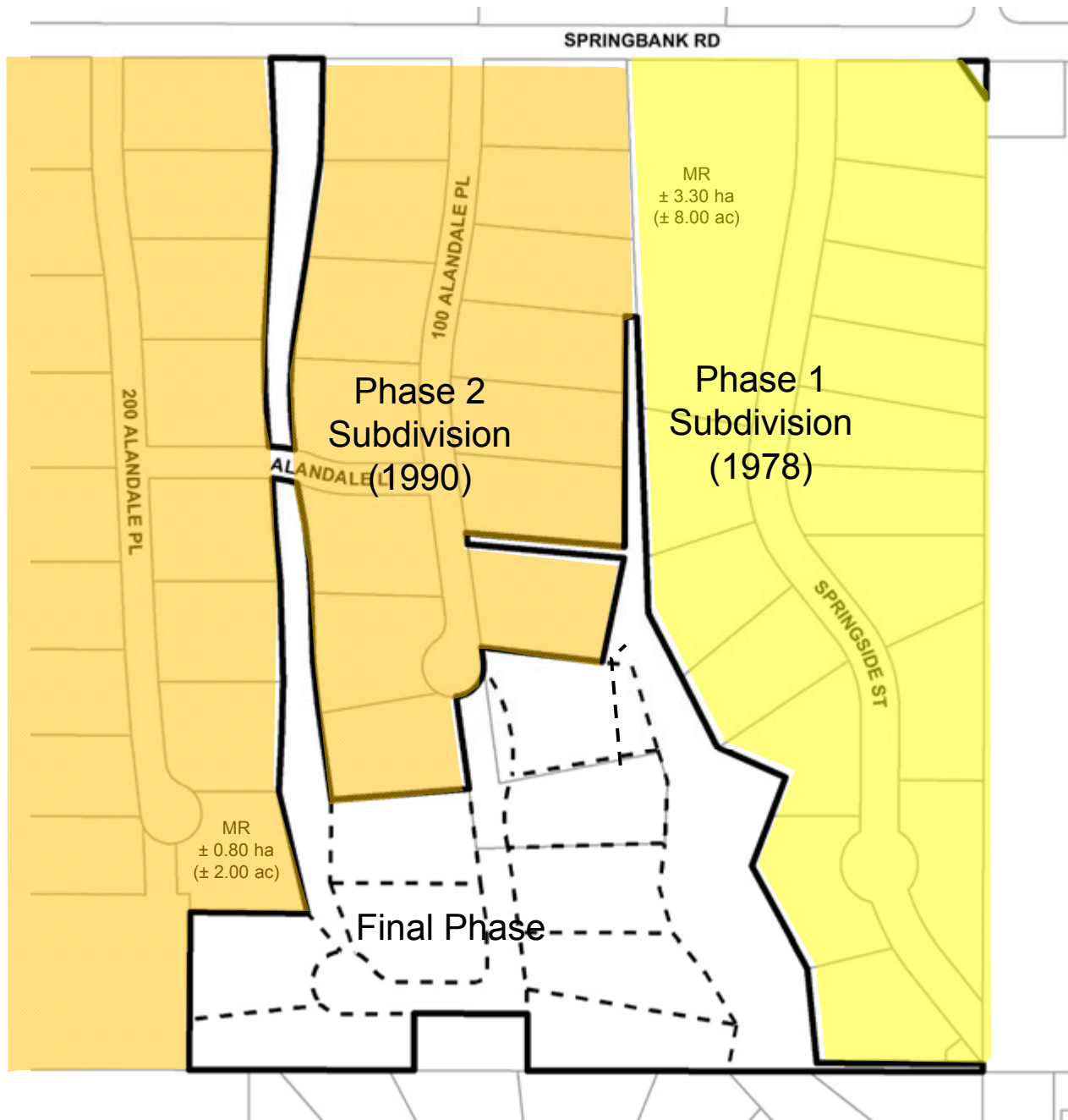


NW-24-24-03-W05M

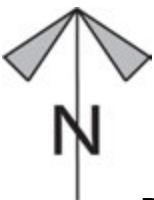
Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177



Development History



NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177



Site Photos – Proposed Lot 11 & 12



NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177



Site Photos – Proposed Lots 11 & 12

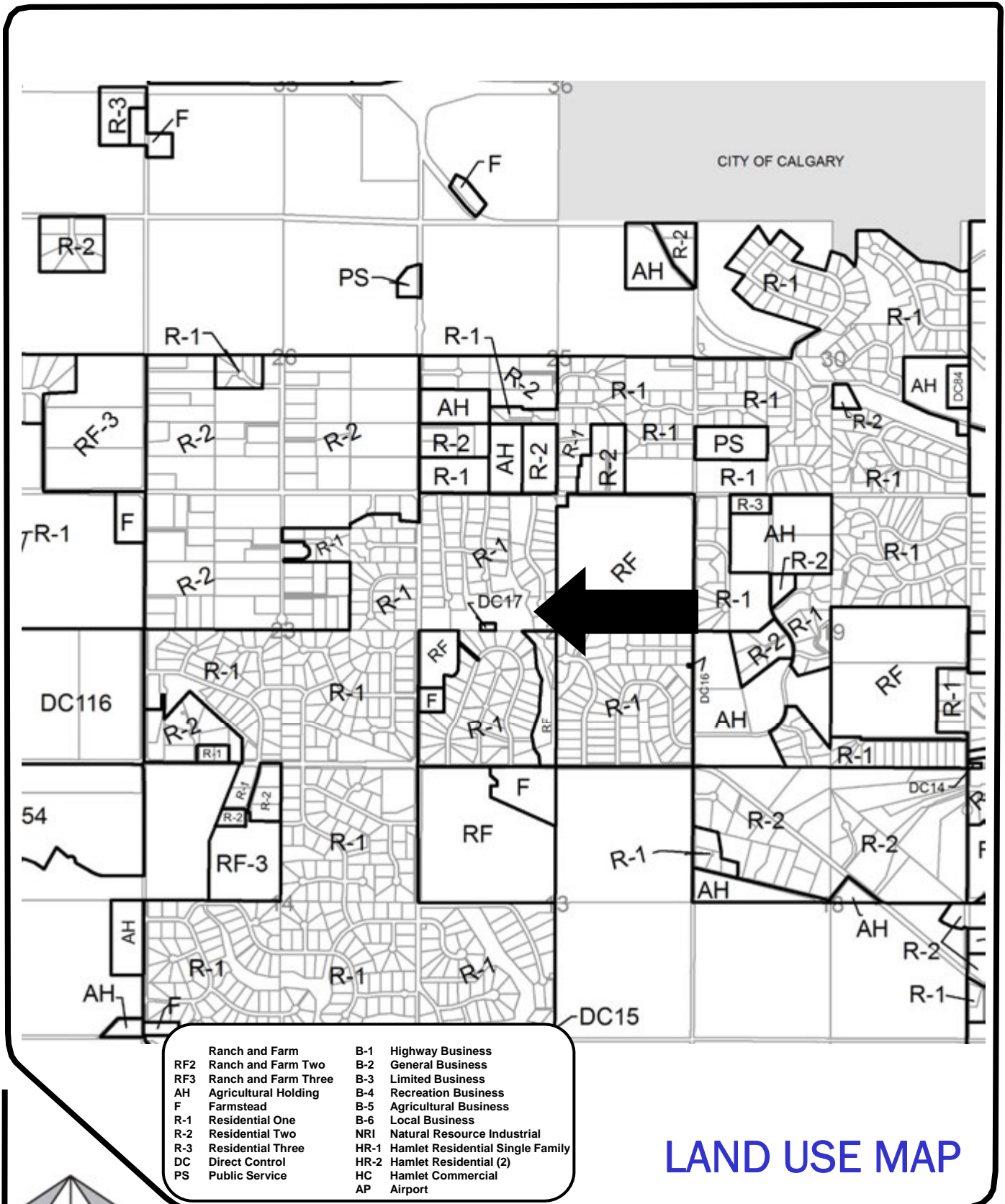


NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177





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

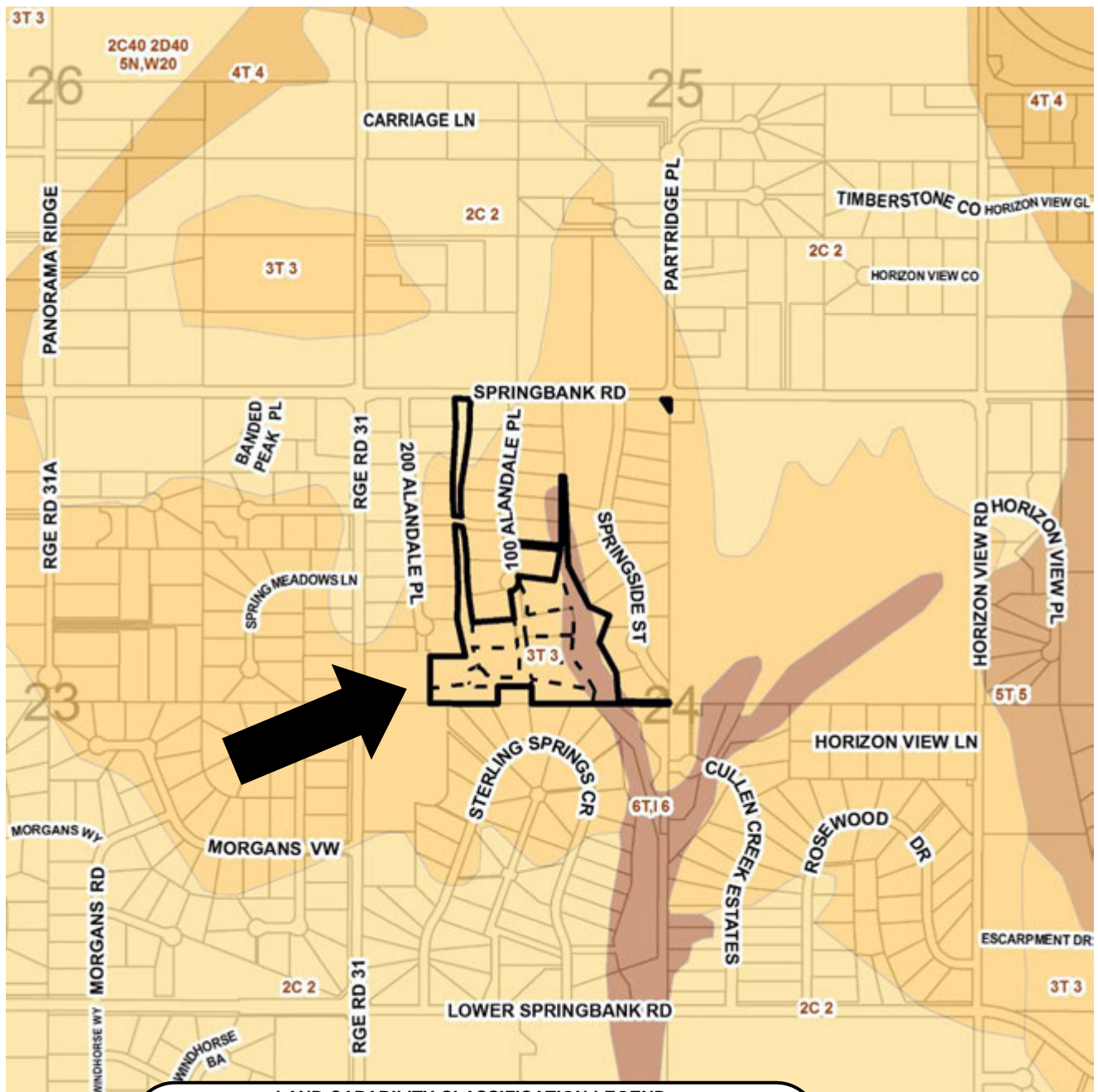


NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177



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

CLI Class

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

Limitations

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

SOIL MAP



NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177

**Legend – Plan numbers**

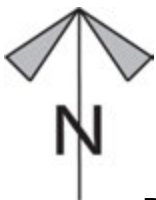
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

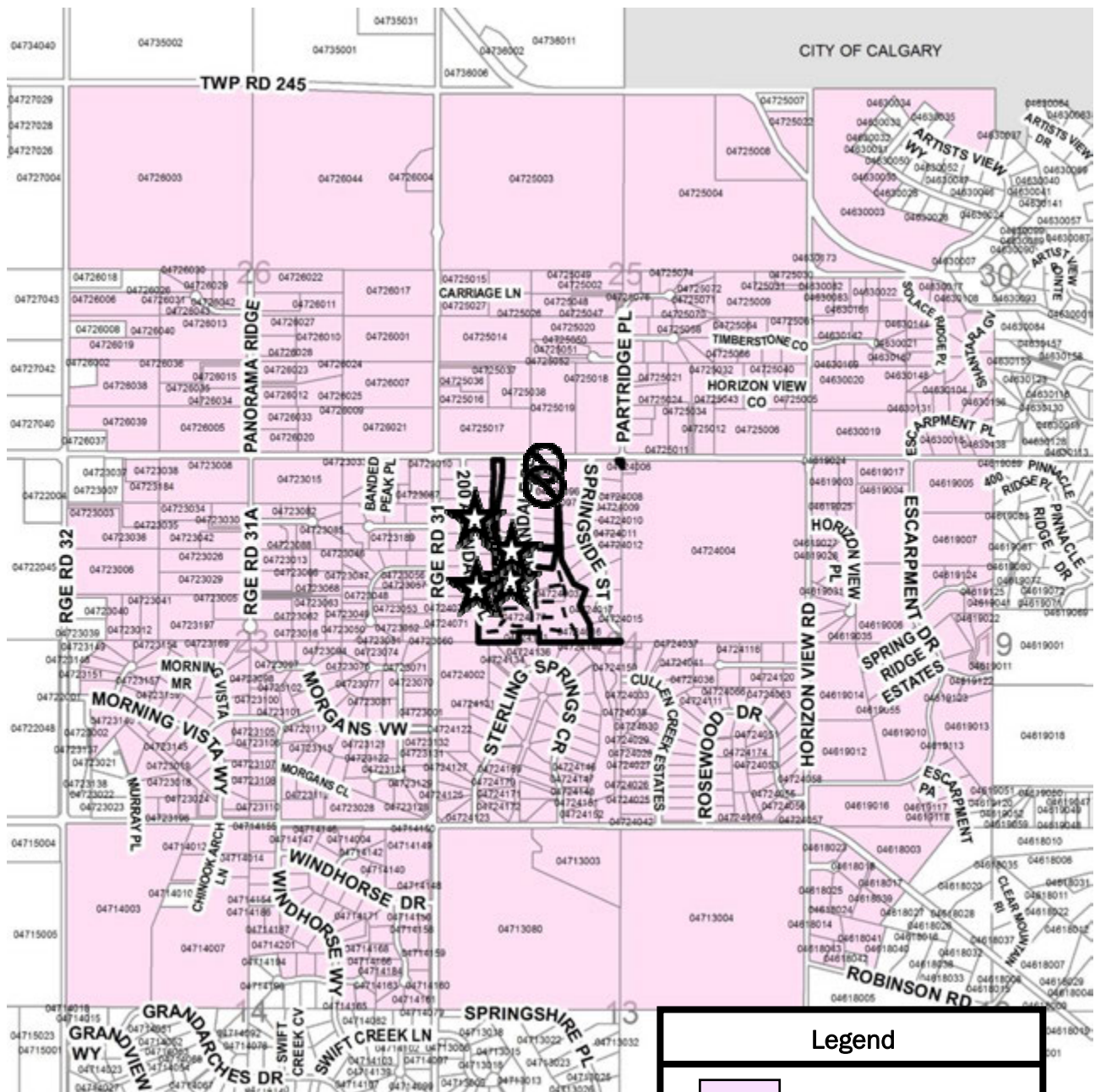
HISTORIC SUBDIVISION MAP

NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177

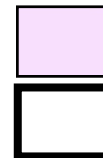


Letters in Opposition



Letters in Support

Legend



Circulation Area



Subject Lands

LANDOWNER CIRCULATION AREA

NW-24-24-03-W05M

Date: Jan 25, 2018

Division # 3

File: PL20180007 - 04724003/177

[REDACTED]

From: Ivan Price [REDACTED]
Sent: Friday, March 15, 2019 2:31 PM
To: [REDACTED]
Cc: Ivan Price
Subject: File Number 04724177/003, Application Number PL20190004

[REDACTED]

I received your name from [REDACTED]. I have been away overseas for the last 5 weeks so missed the deadline to comment on the proposed development.

I wish to express my suggestion to provide a pathway link from Alladale through the proposed subdivision to Sterling Springs. I attach an aerial photo of the section in question and my comments are as follows. Currently, I maintain a well used pathway on the private land of the NE quarter of our Section. This pathway is approved by the existing owner of the NE quarter.

This is the aerial photo provided to me when I received written MD permission to tie in our field pathway and Springside Street to Sterling Springs via a mowed path from Springside Street to Sterling Springs and Cullen Creek. Also, you can see an existing link from Springside Street to Allandale, through the Municipal Reserve on Springside Street.

My feeling is that a path should be created between Allandale Lane south between the houses and through to Sterling Springs. There are two possible routes for this link. Firstly, there is a ROW from Sterling Springs Crescent to the large property on RR31 but there is no link from there north to 200 Allandale Place. The brown lot in Allandale is Municipal Reserve. This route would require the MD create the ROW on private land, so this would be problematic.

Secondly, as far as I know, the small rectangle on the south boundary of the proposed subdivision is oilfield lease, although it has not had access ROW up to now. The proposed subdivision shows that the proposed cul de sac will provide a link to the oilfield lease. A pathway ROW could be included between the proposed Unit 5 and Sterling Springs to the ER on the NE corner of Sterling Springs. This route could be achieved by the MD during the approval process.

Thank you for your attention.

Ivan Price, [REDACTED]

APPENDIX 'D': LANDOWNER COMMENTS



[REDACTED]

From: [REDACTED]
Sent: Monday, April 29, 2019 10:33 AM
To: PAA_ LegislativeServices
Cc: [REDACTED]
Subject: Public Hearing on PL20180007/Lazy H

Good morning,

I have two key points to make regarding this conceptual scheme application:

1. Please do not consider the taking of lots 11 and 12 as MR. Those are “useless” shapers for recreation or school purposes for the County; and there will be continuous trespass issues with the long-standing homeowners who back onto these lands.
2. The pond in the SE corner must come under a new environmental protection, such as an ERE, registered to the new homeowners/condo association. The reason is - the headwaters of the Cullen Creek and its associated water coop under the added pressure of more hard surfacing with more development.

Thank you for the circulation letter.

Gloria Wilkinson

Ingrid Knight



April 14, 2019

The Municipal Clerk, County Hall
Rocky View County
262075 Rocky View Point
Rocky View County
Alberta T4A 0X2

RE: BYLAW C-7799-2018

Dear Sir or Madam,

I have previously submitted the following comments/concerns in regards to Application Number PL20190004 – 04724003/177 TENTATIVE PLAN, specifically regarding the land which is highlighted in yellow, identified as: “The Applicant proposes to consolidate this trip of land to the parcel in the south,” and now wish to reiterate the same regarding BYLAW C-7799-2018.

As the owner of the parcel immediately to the north of the highlighted “trip of land.” I am providing these comments as our property will be adversely impacted should Section 33.6 (Rocky View County 2018-2019 Land Use Bylaw Office Consolidation C-4841-97) not be strictly enforced.

A significant ephemeral overland drainage course exists, draining across our property, from properties to our north, with an outlet onto the “trip of land,” to the neighbour “parcel to the south” (143 Alandale PI SW,) and continuing southeast to Unit 10/Hodgson Pond; this being visible in aerial photographs. Please note that at present, there is no residual water on our property, however, if grading is altered on this “trip of land,” ponding will most definitely occur.

Therefore, this aforementioned “trip of land” consolidation must comply with the Rocky View County 2018-2019 Land Use Bylaw Office Consolidation C-4841-97. Specifically:

SECTION 33 STRIPPING, FILLING, EXCAVATION AND GRADING

33.1 *Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a **Development Permit**.*

After a conversation in February, with Mr. Evan Neilsen, of your department, I was told that the Notwithstanding / Statutory Declarations to waive a Development Permit are “no longer allowed.” (33.1 (a))

33.2 *A **Development Permit** application for **site stripping, filling, excavation, grading, and/or re-contouring** (including construction of artificial water bodies and dugouts) **shall** include the following information:*

- (c) type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the *topsoil* is to be removed, and the **effect on existing drainage patterns**;

33.6 *Placing of Fill*

1. (a) The *placing or storage* of fill and *topsoil* may be allowed in any land use district, providing that a *Development Permit* and/or other *County* approved mechanism for approval has been issued to verify there is **no adverse effect on adjacent lands as a result of any drainage alteration**.

Thank you in advance for your strict enforcement of Rocky View County’s 2018-2019 Land Use Bylaw C-4841-97.

In addition I also include an email from Angela Yurkowski, P. Eng, dated March 20, 2019 regarding drainage issues, In which she specifically states: **“The County will not be supportive of the proposed consolidation if it could have negative implications to drainage in the area.”**

I also include marked up aerial photograph of the drainage course which exists over our property, as was requested by Ms. Yurkowski.

Respectfully,

Ingrid Knight
DELIVERED VIA MAIL



Hi Ingrid,

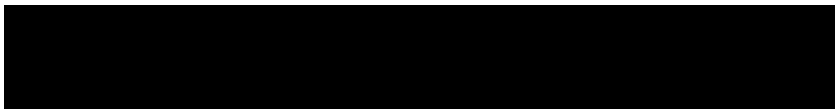
Sorry for the delay. I am currently reviewing the storm water management plan for the proposed subdivision and I am aware that there are some drainage issues in the area through our maintenance department. **The County will not be supportive of the proposed consolidation if could have negative implications to drainage in the area.** We are still in the process of reviewing this prior to the file moving forward to Council. Further, you are correct in that if your neighbor to the south wants to alter an existing drainage course in any way, a development permit would be required in accordance with our land use bylaw.

I've attached an aerial photo of the area. Is it possible for you to provide a mark-up on this drawing so that I have a better idea where the drainage course exists in your property?

Thanks

Angela Yurkowski, P.Eng
Municipal Engineer | Planning and Development Services

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

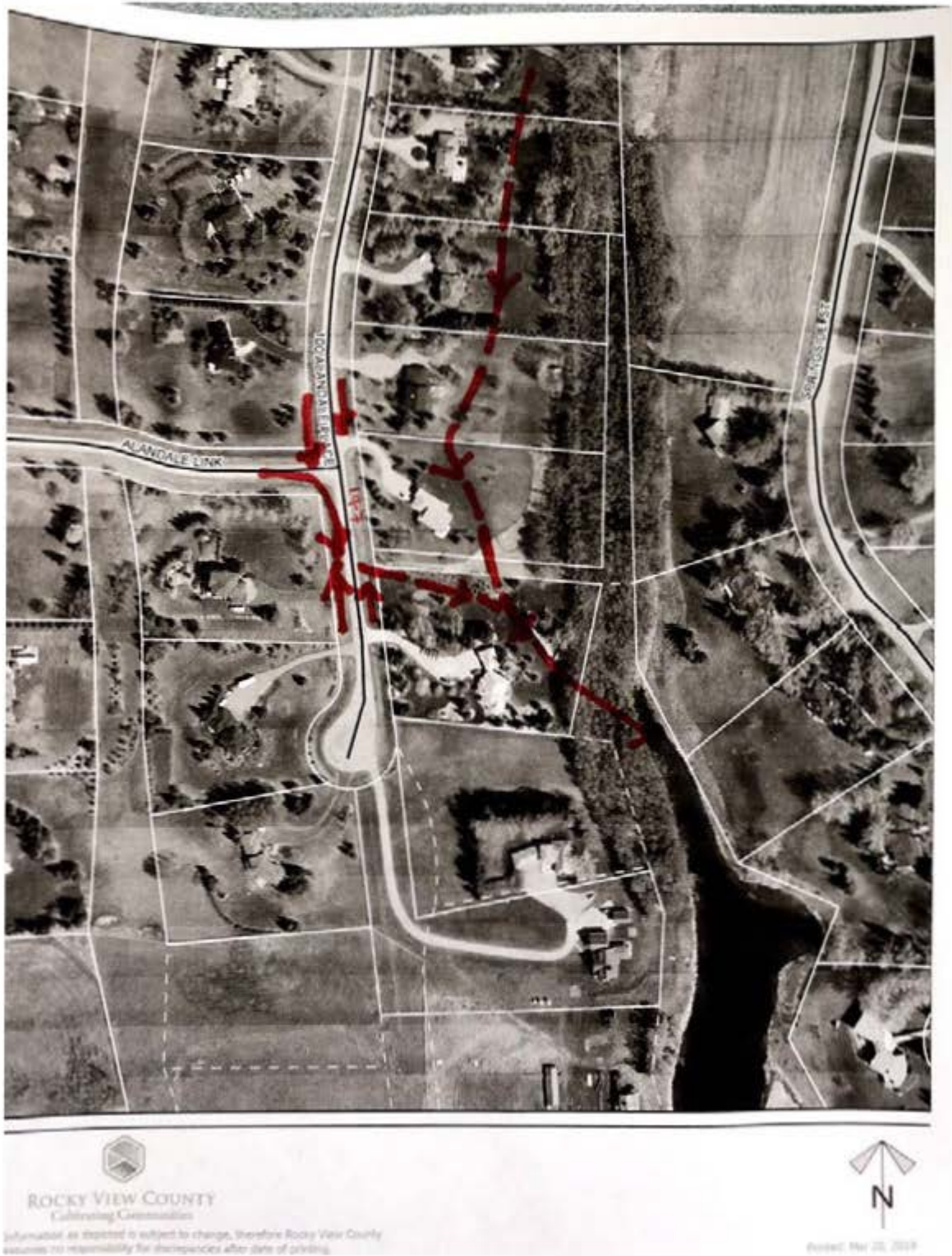


Hello Angela,

Thanks so much for your email response to my comments regarding this Application.

I have indicated the drainage courses which exist overland our property, and on immediately adjacent lands. As a Landscape Architect, I am knowledgeable in grading design: the slope across our property is only at a 2% grade, hence my concern, that if consolidated, any fill (earth / mulch) on the "strip of land" will most

definitely cause ponding on our property.
With thanks,



Scanned with CamScanner

Ingrid Knight


February 8, 2019

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County
Alberta T4A 0X2

RE: FILE NUMBER: 04724177 / 003
APPLICATION NUMBER: PL20190004
DIVISION 3

Dear Sir or Madam,

I have the following comments/concerns in regards to Application Number PL20190004 – 04724003/177 TENTATIVE PLAN, specifically regarding the land which is highlighted in yellow, identified as: “The Applicant proposes to consolidate this trip of land to the parcel in the south.”

As the owner of the parcel immediately to the north of the highlighted “trip of land.” I am providing these comments as our property will be adversely impacted should Section 33.6 (Rocky View County 2018-2019 Land Use Bylaw Office Consolidation C-4841-97) not be strictly enforced.

A significant ephemeral overland drainage course exists, draining across our property, from properties to our north, with an outlet onto the “trip of land,” to the neighbour “parcel to the south” (143 Alandale PI SW,) and continuing southeast to Unit 10/Hodgson Pond; this being visible in aerial photographs. Please note that at present, there is no residual water on our property, however, if grading is altered on this “trip of land,” ponding will most definitely occur.

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33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a *Development Permit*.

After a conversation today, with Mr. Evan Neilsen, of your department, I was told that the Notwithstanding / Statutory Declarations to waive a Development Permit are “no longer allowed.” (33.1 (a))

33.2 A *Development Permit* application for *site* stripping, *filling*, **excavation, grading, and/or re-contouring** (including construction of artificial water bodies and dugouts) *shall* include the following information:

- (c) type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the *topsoil* is to be removed, and the **effect on existing drainage patterns**;

33.6 Placing of Fill

1. (a) The *placing or storage* of fill and *topsoil* may be allowed in any land use district, providing that a *Development Permit* and/or other *County* approved mechanism for approval has been issued to verify there is **no adverse effect on adjacent lands as a result of any drainage alteration**.

Thank you in advance for your strict enforcement of Rocky View County’s 2018-2019 Land Use Bylaw C-4841-97.

Respectfully,

Ingrid Knight

DELIVERED VIA MAIL



Response letter: Part 1

February 24, 2019

File Number 04724177/003

Application Number PL20190004

Lazy H Development

This is Part 1 of a response letter from Elizabeth and Peter Chernik who reside at [REDACTED] to the Rocky View County Letter dated February 5, 2019 regarding the proposed Lazy H development:

The original Alandale development started back in about 1991 (that was the year we built our home). Since that time the residents of Alandale Estates have called what is the bulk of Lot 11 and Lot 12 (in the Lazy H proposal) as our green space. Each residence bordering the green space has done their part to keep the grass cut, plant trees, etc. The green space is a favourite walking area which is often frequented by wildlife. It is only now that we realize that the green space has not been formally designated as green space. We believe that the Lazy H development recognizes this omission and is trying to find a way to resolve the issue.

The Lazy H development is proposing a Municipal Reserve designation for Lots 11 and 12. We have concerns that this approach in isolation will not protect the green space as an unfenced, undeveloped area for the future. We have been told that Rockyview County can grant a long term licence of occupation (20+ years?) for Lots 11 and 12 under a Municipal Reserve designation which would allow :

- the area to remain as unfenced greenspace (current condition) for the long term
- the abutting residences can continue to plant trees and cut the grass to maintain the greenspace
- provide an assurance that the lots cannot be sold by Rockyview County during the term of the licence of occupation.

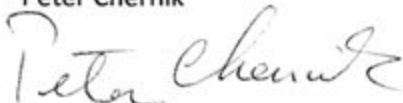
If this is possible, then we ask that this approach be approved by the Rockyview County Council. We suggest that Lot 11 be one agreement and Lot 12 be a separate agreement. Then we would be supportive of the Lazy H development proposal. If this cannot happen, then we believe that it is imperative that an alternate approach be found to ensure that Lots 11 and 12 remain as unfenced green space. This is a critical issue for us.

Respectfully

Elizabeth Chernik



Peter Chernik



Response letter: Part 2

February 24, 2019

File Number 04724177/003

Application Number PL20190004

Lazy H Development

This is Part 2 of a response letter from Elizabeth and Peter Chernik who reside [REDACTED] to the Rocky View County Letter dated February 5, 2019 regarding the proposed Lazy H development.

Assuming that the issue of Lots 11 and 12 being long term green space has been resolved, we offer the following additional comments:

The Lazy H development is referenced as a bareland condominium development with 9 residential lots of approximate 2 acre size. We would like to confirm that each of the 9 residential lots in the Lazy H development will be a single family dwelling.

Should the Lazy H development be granted approval, then that approval needs to address the issues associated with the construction of that development.

A) Safety is a Huge Issue:

There needs to be a new sign at the beginning of the 100 Alandale PI road the says "Children at play; please honor 40 km/hr speed". The current circle at the end of the 100 Alandale PI road is frequently used by small children to play and ride their bikes. Hence any construction equipment parking, materials staging and worker parking MUST occur within the Lazy H development proper and not on the existing 100 Alandale PI road /circle. There needs to be a sign on the Circle to make this very clear.

B) Noise:

We would be OK with construction work starting at 8 AM Monday to Saturday and 9 AM on Sunday. However, construction activity should stop at 7 PM on all days. Imagine trying to put small children to sleep while there is an earth mover at work next door!

C) Road Maintenance/Appearance:

Another issue that comes to mind is the potential for mud to be tracked from the Lazy H development onto the circle and 100 Alandale PI road. We suggest that if this happens then there be a condition that a street sweeper be brought in to cleanup the mud.

D) Timeline to install Roads and Utilities

There needs to be a timeframe for the developer to install roads and utilities. We are concerned about these activities dragging on for years and undermining our quality of life and property value.

CC
PSC

The next issue we would like to raise is how the utilities like gas, electricity and telephones will connect into the Lazy H development. Potable water should not be an issue because the Alandale development is serviced by a Westridge water pipeline that runs through the Lazy H development. However, it is very likely that 28 years ago no thought was given to 9 additional lots for gas, electricity and telephone service. We believe that the plan for these utilities needs to be determined and shared with the Alandale residents.

For example, if there is a need to tear up the ditches all the way from Springbank road to the Lazy H development to increase the size of the natural gas lines, then we would have a concern. Even if the systems are robust enough to handle 9 more residences, there is still the issue of how/where the Lazy H development will connect into those systems. The existing power transformer and telephone junction sits in the ditch in front of 119 Alandale Pl SW. However even with using a boring technique several years ago to connect a single new residence, a mess was made in the ditch in front of 123 Alandale Pl SW which took months to get back to a grassed state.

The yellow strip/easement/caveat east of the 100 Alandale Pl road (on 143 Alandale Pl SW) does not tell one what it represents. However, there is a drainage issue that happens to be at that exact location which Rockyview county is aware of. There is a culvert that runs under 100 Alandale Pl road at that location. Water from the Alandale development flows through this culvert and across 143 Alandale Pl Sw lot and into Cullen Creek/Hodgson pond. When the owner of 143 Alandale Pl SW did his landscaping, he placed his dirt level too high. As a result, there is a pool of undrained water with cattails on the east side of 100 Alandale Pl road at the culvert location. This has caused the ditch on the west side of the road at the same location to be continuously wet. This in turn has caused frost heaves under the culverts to the approaches to 119 and 123 Alandale Pl Sw as well as issues on the Alandale link road. The Rockyview county repaired these frost heaves several years ago but the frost heaves are starting to happen again. It is imperative that this drainage issue be corrected BEFORE an approval is given to removing the yellow strip and consolidating the yellow strip into lot 143 Alandale Pl SW.

In summary, cooperation of Rockyview County, the Lazy H developer and Alandale residents would be to everyone's advantage.

Respectfully:

Elizabeth Chernik



Peter Chernik



Response letter: Part 3

Mar 26, 2019

File Number 04724177/003

Application Number PL20190004

Lazy H Development

This is Part 3 of a response letter from Elizabeth and Peter Chernik who reside at [REDACTED] [REDACTED] to the Rocky View County Letter dated February 5, 2019 regarding the proposed Lazy H development:

The original Alandale development started back in about 1991 (that was the year we built our home). Since that time the residents of Alandale Estates have called what is the bulk of Lot 11 and Lot 12 (in the Lazy H proposal) as our green space. Each residence bordering the green space has done their part to keep the grass cut, control weeds, etc. Approximately ten years ago, three of the landowners who abut Lot 11 asked and received permission from Alan Hodgson to plant some trees in the green space. We then spent significant money and effort to plant three distinct tree areas. We believe that the landowners who abut Lots 11 and 12 have done a tremendous job of maintaining these areas as green space. The green space is a favourite walking area which is often frequented by wildlife. Included below is a series of photos looking at Lot 11 to illustrate this reality.





It is only now that we realize that the green space has not been formally designated as green space. We believe that the Lazy H development recognizes this omission and is trying to find a way to resolve the issue.

We understand that as part of the Rockyview County subdivision process, the applicant must either designate a certain percentage of the land area as municipal reserve or provide a payment in lieu to cover that obligation. The Lazy H development is proposing that Lot 11 and Lot 12 be designated municipal reserve to meet that obligation. We have been told that if the payment in lieu option was followed, then the cost to the Lazy H development would be in the order of 290-300 thousand dollars. Lots 11 and 12 are each about 2 acres in size. The Lots are long and narrow with no direct access to utilities etc. They were never planned to be residential lots. Hence, they are very poor candidates for future housing. However, they are ideal for their current use as green space.

The 14 homeowners who abut Lots 11 and 12 are looking for a mechanism to maintain the lots in their current green space state into the future. The payment in lieu approach would require either Lazy H or the 14 landowners to pay approximately 290-300 thousand dollars in order to keep Lots 11 and 12 as

green space. This is great for Rockyview County. However, this is a huge cost and the probability of this happening is low to nil.

This then leaves the Municipal Reserve approach. However, it seems that this has its own complications. Simple common sense approach would be that Lots 11 and 12 are designated as Municipal Reserve and there be a simple gentleman's agreement with abutting landowners to continue to do the maintenance on the green space free of charge for Rockyview County as they have done for the last 27 years.

Instead we are being told if Rockyview County is to look after Lots 11 and 12 as municipal reserve, then :

- Lots 11 and 12 may need to be fenced
- the trees would have to be removed in order to allow for their large equipment to do the maintenance.

If we are lucky, then Rockyview County might cut the grass on Lots 11 and 12 once a month. This is in contrast to what happens currently where the abutting landowners cut the grass once a week. In our view, this is an unacceptable approach which destroys what has been happening for the last 27 years!

So, what is left in terms of a solution? The only suggestion remaining appears to be municipal reserve with an application for a licence of occupation from an Alandale homeowners association. Below is the response we received from Xin Deng at Rockyview County regarding our Part 1 response letter regarding the Lazy H development:

Thanks for your letter. I understand that you support the proposed Municipal Reserve dedication and willing to enter into Licensing of Occupation Agreement with the County. However, there are some potential issues that I want you to be aware:

- First of all, the existing open space corridors are not qualified as Municipal Reserves, as they have encroachment issues for about 20 years. We suggest the owner pay Municipal Reserve owing by cash-in-lieu payment, rather than land dedication.
- When the County consider Licensing of Occupation, it should aim to service a larger community purpose for public access to County lands for park and recreational purposes rather than that of extension of the private lands.
- Any consideration for licensing MR has to be done so in accordance with Policy C-314 and Policy C-210. (eg: Minimum \$2 Million liability insurance, adherence to County maintenance service levels, etc...). It would be the cost and burden for the individual landowner who wishes to enter into the agreement. I want to point it out in case people do not understand how the agreement works.
- Concurrent occupancy of the MR lands by 17 individual private lot owners which are separately negotiated and managed is not practical and would be an administrative burden.
- Enforcement of 17 individual occupants of County lands is excessive and would create operational challenges, as we need to ensure all of adjacent 17 landowners along the open space corridors understand and meet the same County Services Standards for public pathway.

We also understand that the adjacent landowners along the open space corridors expressed the desire for "status quo" situation. This wish could be achieved by the future Condominium Board, as the Condominium Board will own and manage the open space corridors. The adjacent landowners along the open space corridors can enter into an agreement with the Condominium Board, if they wish. Or

the Condominium Board will hire a third party to provide regular maintenance on the open space corridors.

Our reaction is that the licence of occupation seems to be hugely bureaucratic and complicated/expensive solution. We have supported this approach because there appears to be no alternate to preserve Lots 11 and 12 as status quo green space. However, this means that tremendous effort and cost will need to be expended to create a homeowners association, create a licence of occupation agreement with Rockyview County (with its conditions/requirements and possible covenant on our existing property), get liability insurance etc. Only when all of that is in place, will we have something that we can review with our lawyer and make our final decision as to whether we are prepared to sign the required documents.

Hence, I would like to ask one more time why can't we make the following simple common sense solution work:

- designate Lots 11 and 12 as municipal reserve

- Rockyview county agree that lots 11 and 12 remain status quo provided that the abutting landowners continue to conduct the maintenance (free of charge to Rockview county) to the current standard of care.

Respectfully

Elizabeth and Peter Chernik

From: Linda Lucey [REDACTED]
Sent: Saturday, February 09, 2019 2:30 PM
To: Xin Deng
Cc: [REDACTED]
Subject: File # 04724177/003

we have EXACTLY the same objections listed below as we had against the original application (see below). Additionally there are many other plots of land around us also for sale (the latest being the Timberstone Development) so there is no need to develop this land.

Dear Sir/Madam,

File Number: 04724177/003
Application Number: PL20190004
Division: 3
Applicant: Tronnes Geomatics
Owners: Lazy H Development company Ltd

We have lived at our current address, [REDACTED] since 2001 and noticed the "For Sale" notice relating to the above project September 30, 2017 (see photo below). We are now in receipt of a notice of application from the Planning Services Department of Rocky View County.

We are concerned about this application for the following reasons:

- prior to this notice, we have never known of any intention to "complete" Alandale Estates within NW 24-24-03-W05M
- it appears that the owners advertised the "For Sale" lots before submitting their application to Planning Services
- volume of traffic that will be created not only in the construction of the subdivision but on completion by the new lot/property owners
- deterioration of 100 Alandale Place SW during construction

As you will note from our above comments, we are not in support of the above application and hope that our concerns are taken into account when considering approval.

Thank you.

Sincerely,
 JOHN D. LUCEY AND LINDA C. LUCEY

Hello Linda,

Thanks for your email. Your comment is important to us. The letter will be attached to the staff report for Council consideration. Thank you.

Xin Deng, MPlan, RPP, MCIP

Municipal Planner | Planning & Development Services

Rocky View County

911 - 32 Avenue NE | Calgary | AB | T2E 6X6

Phone: 403-520-3911 Fax: 403-277-3066

xdeng@rockyview.ca | www.rockyview.ca

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From: Linda Lucey [REDACTED]
Sent: Wednesday, February 07, 2018 10:18 AM
To: Xin Deng
 [REDACTED]
Subject: File # 04724003/177

Dear Sir/Madam,

File Number: 04724003/177
Application Number: PL20180007
Division: 3
Applicant: KyAlta Project Consultants Inc.
Owners: Alan & Claire Hodgson

We have lived at our current address, [REDACTED] since 2001 and noticed the "For Sale" notice relating to the above project September 30, 2017 (see photo below). We are now in receipt of a notice of application from the Planning Services Department of Rocky View County.

We are concerned about this application for the following reasons:

- prior to this notice, we have never known of any intention to "complete" Alandale Estates within NW 24-24-03-W05M
- it appears that the owners advertised the "For Sale" lots before submitting their application to Planning Services
- volume of traffic that will be created not only in the construction of the subdivision but on completion by the new lot/property owners
- deterioration of 100 Alandale Place SW during construction

APPENDIX 'D': LANDOWNER COMMENTS

As you will note from our above comments, we are not in support of the above application and hope that our concerns are taken into account when considering approval.

Thank you.

Sincerely,
JOHN D. LUCEY AND LINDA C. LUCEY

<image001.jpg>
Seen Sept 30 2017

[REDACTED]

From: Sharon Parker [REDACTED]
Sent: Friday, April 19, 2019 1:51 PM
To: Xin Deng
Subject: OPPOSED to File number Bylaw 7799-20180. opposed to 4724177/003, Application number PL20190004

I am resending my opposition to the Lazy H conceptual scheme, as there is a new date of hearing on May 14. Further I wish to point out the false information in their proposal that either my wife or my views were canvassed, and that we were in favour of a home owners association monitoring the municipal reserve. Our views were never asked for, nor given. Please find my original objection below.

Attention Planning Services:

I am OPPOSED to the proposed development File number:04724177/003, and application PL20190004. I currently reside at [REDACTED] and see the number of houses serviced by our small road increased by approximately 50% on a permanent basis (from 15 houses to 23). In addition to the permanent increase in traffic, there would be an increase in construction traffic for a period of years. This quiet street was the promise sold by Alan and Claire to the original purchasers of our house not so long ago (we are the second owner). I do not begrudge anyone the right to improve their property, but not at the expense of others. Especially if they (the Hodgson's) directly benefitted from the original sale.

Lot 04724071 would make a natural connector from Range Road 31 for this construction and permanent traffic, if it still is in the family hands.

Sincerely,
Brian Parker

[REDACTED]

Subject: RE: Alandale Estates - File #04724003/177, Application #PL20180007
Date: Monday, February 05, 2018 10:46:36 AM

Mr. & Mrs. Lesack –

Indeed, you are correct that the Alandale Estates roads are reaching the end of their life. We aim to get 25 years out of a paved road and these are now approaching 28. However, because of the high cost of repaving (about \$200 per lineal meter), we do not repave based on age but on a number of factors including current condition, traffic volumes, rate of deterioration year-over-year, etc.

In order to extend the life of pavement as much as possible, we use preventive maintenance measures wherever practicable, primarily to keep the road surface sealed and to reduce water penetration to a minimum. Cracksealing was performed in your subdivision in 2011 as a result of the previous year's annual fall inspection identifying an increase in surface cracking from the previous year.

Cracksealing typically buys about 5 years of extended life before further work is required. That coincides with the overall accelerated rate of road deterioration which was noted in the annual inspection completed last October, particularly on 200 Alandale Place although 100 Alandale Place and Alandale Link are also showing distress.

Based on the above information and subject to budget approvals, I will be scheduling remedial work in Alandale Estates in 2019 or 2020.

With respect to the pending subdivision, contractors are required to enter into road use agreements with the County prior to any significant truck movements on County roads. They are contractually obligated to repair any road damage caused by their activities.

In the meantime, you can report any road issues directly to the County call centre at 403-520-6378 or mdrv@rockyview.ca.

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

Regards,

HOWARD BELL BSc, MBA, HD Mech
Manager Roads Maintenance

ROCKY VIEW COUNTY
911-32 Avenue NE | Calgary, AB | T2E 6X6
DIR 403.520.7299 | FAX 587.538.9422
hbelle@rockyview.ca | www.rockyview.ca

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From: Xin Deng
Sent: 05 February 2018 09:33
To: Howard Bell
Cc: Division 3, Kevin Hanson; Dwayne & Denise Lesack; Eric Schuh; Angela Pare
Subject: RE: Alandale Estates - File #04724003/177, Application #PL20180007

Hello Howard,

I received an email from adjacent landowners regarding redesignation application (PL20180007 – 04724003/177), as I am the Planner for this file. They have a question on road upgrades and maintenance for the existing roads within Alandale Estates. I sent an email to our Engineering Services. They told me that you are the best person to answer this question. Could you please see the email below and respond it ? Thank you.

Xin Deng, MPlan, RPP, MCIP
Municipal Planner | Planning & Development Services

Rocky View County
911 - 32 Avenue NE | Calgary | AB | T2E 6X6
Phone: 403-520-3911 Fax: 403-277-3066
xdeng@rockyview.ca | www.rockyview.ca

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From: Dwayne & Denise Lesack [REDACTED]
Sent: Sunday, February 04, 2018 11:02 AM
To: Xin Deng; Division 3, Kevin Hanson
Cc: [REDACTED]
Subject: Alandale Estates - File #04724003/177, Application #PL20180007

Rocky View County Planning
Attention: Xin Deng

File Number: 04724003/177
Application Number: PL20180007
Division: #3 (Kevin Hanson councillor)

We are responding to your notification regarding the "completion" of Alandale Estates. As a resident of Alandale since its inception in 1990, we do have concerns as to the current state of the existing roads. The roads in this subdivision have never been upgraded or repaved in the 28 years we have lived here, other than "a bit of patching" the county does every few years and usually based on a resident's complaint. The expected increase of construction traffic for an additional 9 homes will certainly take its toll. Does the county have a plan in place to upgrade and repair the roads after home construction in the subdivision is complete?

Dwayne & Denise Lesack



From: Xin Deng
 To: [REDACTED]
 Cc:
 Subject: RE: Application No.PL20180007
 Date: Monday, February 26, 2018 3:01:00 PM

Hello Robert and Chelsey,

I received feedback from the applicant. Below are the information for your questions:

Q: Construction timing - is this development proposed to all be built at the same time or is this something that would be stretched over a number of years.

A: The development will begin immediately after subdivision approval and related permits are issued. The applicant expects home construction to take 2 years dependent upon timing of lot sales.

Q: Access - I have heard that this development is planning to be gated, which would not be consistent with what i believe the plan for Alandale is, and interrupt flow of traffic, people utilizing the roads for bikes, etc. I can only assume that this gate would be right next to the access to our place, which could also become a nuisance.

A: The subdivision will not be gated. There will be entrance signage indicating "Lazy H Estates". The applicant indicated that the Hodgson family and Rockwood Homes would work closely with new community owners to ensure the dream envisioned by Alan and Claire comes to fruition.

Hope the above addressed your concerns. If you have any questions, please let me know. Thank you.

Xin Deng, MPlan, RPP, MCIP
 Municipal Planner | Planning & Development Services

Rocky View County
 911 - 32 Avenue NE | Calgary | AB | T2E 6X6
 Phone: 403-520-3911 Fax: 403-277-3066
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From: Robert Conrad [REDACTED]
 Sent: Wednesday, February 21, 2018 3:13 PM
 To: Xin Deng [REDACTED]
 Subject: Application No.PL20180007

Xin

File number - 04724003/177

I own the property immediately to the North of the proposed application (127 Alandale Place) which is right beside the proposed access (existing access), so i just wanted to follow up on a couple items.

Construction timing - is this development proposed to all be built at the same time or is this something that would be stretched over a number of years.

- Access - I have heard that this development is planning to be gated, which would not be consistent with what i believe the plan for Alandale is, and interrupt flow of traffic, people utilizing the roads for bikes, etc. I can only assume that this gate would be right next to the access to our place, which could also become a nuisance.

We have three young kids that play in the area, ride their bikes on the roads, etc, so that is where the concern comes from related to the construction traffic and the gate.

Thanks

Rob and Chelsey Conrad

February 22, 2019

To: Rocky View Council

Re: Support of Subdivision Application for Lazy H Estates – PL20190004
And Conceptual Scheme for Lazy H Estates – PL20180007

Sirs,

We are the owners of [REDACTED] in Alandale Estates. Our house borders the Hodgson family owned linear greenspace. For over twenty years we have enjoyed the use of this land and it has contributed to the park-like setting of our development. Without any formal agreement our neighbours and ourselves have maintained that portion of the greenspace which is adjacent to our individual houses. We have mowed the lawn, planted shrubs and trees and sprayed for noxious weeds. There has never been an instance where the greenspace was not maintained at least at the same level as our individual lawns.

We understand that the captioned subdivision application will change the status of these lands and we support any mechanism that keeps the status quo regarding our community's access to the land and our responsibility to maintain it.

Please consider this document as our support of the Lazy H Estates application which recommends dedication of the Hodgson family owned linear greenspace behind our property as community Municipal Reserve.

Should this dedication be approved, I agree to (individually, not as part of a community association) entering into a License of Occupation agreement with Rocky View County to maintain and protect this Municipal Reserve greenspace.

Michael and Maureen Cogut
[REDACTED]

February 24, 2019

To: Rocky View Council

Re: Support of Subdivision Application for Lazy H Estates – PL20190004
And Conceptual Scheme for Lazy H Estates – PL20180007

Dear Sirs,

We are the owners of [REDACTED] Our house borders the Hodgson family owned linear greenspace described as Lot 11 in the application. For over sixteen years we have enjoyed the use of this land as community greenspace. When we purchased our home it was our understanding that upon completion of the subdivision this greenspace would be formally designated as such.



Without any formal agreement our neighbours and ourselves have maintained that portion of the greenspace which is adjacent to our individual houses. We have mowed the lawn, planted shrubs and trees and sprayed for noxious weeds. There has never been an instance where the greenspace was not maintained at least at the same level as our individual lawns. This shared space has contributed to the strong sense of community and positive neighborly relations that we all share. We support any land designation that keeps the status quo regarding our community's access to the land and our responsibility to maintain it. We do not want a home owners association with the additional cost and bureaucracy. Further, we fully support the 2 acre lots in the Lazy H Estates application.

Please consider this document as our support of the Lazy H Estates application which recommends dedication of the Hodgson family owned linear greenspace behind our property as community Municipal Reserve without a home owners association.

Should this dedication be approved, I agree to (individually, not as part of a community association) entering into a License of Occupation agreement with Rocky View County to maintain and protect this Municipal Reserve greenspace.

Louis and Lori Champagne

[REDACTED]

February 26, 2019

To: Rocky View Council

File Number – 04724177/003

Application Number – PL20190004

Lazy H Development

Re: Safety Concerns around Construction

This is in response to the application received from Lazy H Developments. We own [REDACTED] [REDACTED] bordering on the north side of the proposed development. The access to the development [REDACTED] is adjacent to our driveway.

With the proposed development, we do have many concerns related to construction.

- We have significant safety concerns related to the access to the site as we have three young children, ages 2, 5 and 7.
- **The main access to the site is a residential road which our children walk from our house to and from the area bus stop at the intersection of 100 Alandale Place and Alandale Link.** This access is to accommodate light residential traffic and not an area designed for heavy traffic. This is a significant safety concern with respect to construction traffic and practices with regards to the safety of our children going to and from the bus stop for school on a daily basis. There are no exceptions to this.
- Our children, area children and other residents ride bikes, go for walks, walk pets on the area roads, which also raises a safety concern.
- We would like to confirm that in the residential culdesac that there will be no storing of materials, staging of equipment or materials, unloading/loading or maintenance/servicing/fueling of any equipment.
- No workers or services parking in the culdesac or on the 100 Alandale Place access road.
- Speed limit will be honored and monitored
- No parking/waiting on shoulders of culdesac with heavy loads as we don't want the pavement destroyed from the weight of the vehicles which the county would be expected to repair
- There is ample room with in the proposed development on the 18 acres to accommodate all this parking, staging, storing of materials and equipment. It is reasonable to expect that everything related to the project will be contained on project site. Signs should be posted regarding this

We would like conformation on what the allowable construction hours are, as are immediately adjacent to the development with three young children, we will be directly impacted by this. With young children, it is not reasonable to have construction noise after 7 pm on any day of the week. At the same time we would also like to confirm that there would be no work prior to 8 am during the week and 9 am on the weekend and holidays.

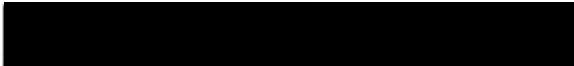
For the development we would like to confirm what the timeline for installation of the infrastructure within the project area, timeline for the construction of the units is, and is there work outside the project area that will may impact and inconvenience the existing residents such as installation of new service lines. It would not be reasonable for any of these stages to drag out over an extended period for the existing residents.

The development is listed as 9 bareland condominiums on ± 0.81 hectares (2.0 Acres). We would like to confirm that these are designated as single house/dwelling on each of the 9 lots only which is consistent with the area structure. In the event that the approval makes it so that there is any possibility of multi-housing/dwelling units on any sites we would object to that.

In summary, we do not object to the proposed development, but we do have a material concern regarding safety around the construction of the project. **We do not want to have our children's safety put at risk and our quality of life reduced due to risks put in place due to construction.**



Rob and Chelsey Conrad



February 26, 2019

To: Rocky View Council

File Number – 04724177/003

Application Number – PL20190004

Lazy H Development

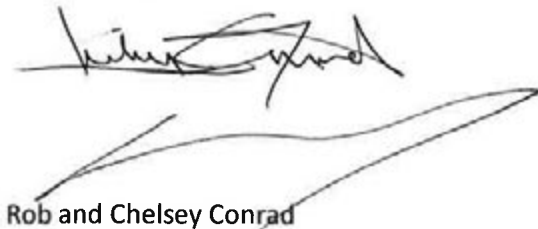
Re: Municipal Reserve Designation of Lot 11

This is in response to the application received from Lazy H Developments. We own [REDACTED] [REDACTED] bordering on the north side of the proposed development. Our place borders on the Hodgson family owned linear greenspace described as Lot 11 in the application. We moved into our acreage in July 2017 and will be coming up on two years of residing here. In that period we have enjoyed the use of this land as community greenspace. When we purchased our home, we were under the impression that this would stay as a community greenspace.

Upon purchasing the house, we had discussions with the previous owner, and then with the neighbors once we moved in about the maintenance of the greenspace. We carried on maintaining the portion of the greenspace which is adjacent to our individual house as it had been done for numerous years by the previous residents. All of the neighbors honor this same process, which has allowed for a greenspace which has a great usable grass area with no noxious weeds. This also leads to a good sense of community in the area with the neighbors.

We would support any land designation that allows for the status quo regarding our community access to the land and our responsibility to maintain it. The land would remain unfenced as is and would not be able to be developed. We also do not want the introduction of a home owners association as that introduces an unnecessary structured entity that has cost with no value.

The Lazy H development is proposing Municipal Reserve designation for Lots 11 and 12. In the event that this can be done allowing for the status quo of the greenspace, which will ensure that this stays as is which cannot be sold or developed, we would be receptive to the concept of a License of Occupation (individually, not part of a community association)



Rob and Chelsey Conrad

[REDACTED]

January 29, 2019

To: Rocky View Council

Re: Support of Subdivision Application for Lazy H Estates – PL20190004
And Conceptual Scheme for Lazy H Estates – PL20180007

Please consider this document as my support of the Lazy H Estates application which recommends the dedication of our community linear greenspace as Municipal Reserve.

I am a landowner in Alandale Estates and fully support establishing an Alandale Estates Home Owner's Association to maintain and protect our community greenspace.

Name: *DENISE & DWAYNE LESACK (original owner)*



Denise Lesack
Dwayne Lesack

Crick – Howard & Samantha



Roger Wolfe

From: Samantha Crick [REDACTED]
Sent: March 8, 2019 7:16 PM
To: Terry Wolfe
Subject: Re: Alandale Estates Vote

Hi Terry

Sorry we are away and so couldn't be at the meeting.

We would agree to option 1 being the best option.

Our second choice would be option 3 if we can be given time to pay or an instalment option to buy otherwise we would have to reluctantly go with option 2

Many thanks

Samantha and Howard Crick
[REDACTED]

Sam Crick ,Realtor
Remax Realty Professionals
[REDACTED]

On Mar 8, 2019, at 7:47 PM, Terry Wolfe [REDACTED] wrote:

Good afternoon,

I would like to update you on the Alandale Estates meeting held last night. The goal for the evening was to reach a consensus of opinion for the 14 landowners whose lots back onto my family owned green space. We are heading to a Rocky View Council meeting soon and we would like to support a united community with our presentation to the Counsellors.

If you attended the meeting last night and did not turn in your Option sheet, you are receiving this email to ask for your Option sheet returned please.

Attached, are the handouts from the meeting last night. The first attachment outlines Option 1, 2, and 3. The second attachment is a sample Homeowner's Association to illustrate what a simple agreement can look like. This agreement would be required for both Option 1 or 2. The last attachment addresses Option 3 which is to purchase - this survey identifies the land behind each lot and the dollar value attached based on Rocky View cash-in-lieu requirements.

There was great discussion at the meeting and, through those open and honest conversations, it became clear that Option 1 was the direction most landowners were looking at. Several landowners told us if Option 1 does not work, they would be interested in Option 3 to purchase while many chose Option 2 as their second choice.

So, bottom line is Option 1 has the most interest and, in order to make it work, we need a united community. David, our planner, needs the 14 landowners on board agreeing to unite together and he would also appreciate your physical presence when he presents to Counsellors at the upcoming council meeting - date yet TBD. Rocky View staff did not believe the community would come together and agree - they told us this rarely happens and would be very surprised if it did. Well, I believe we have done it.

To show your united support, please fill in the attached Meeting Option sheet indicating your first and second choice. Option 1 is the choice the majority is voting for so, if that works for you, please indicate Option 1 as your first choice. If you do not have the ability to print and return the form, please just indicate by return email what your 1st and 2nd Option choices are.

Our team has a meeting this Monday with Rocky View staff and we will be taking to that meeting our family decision as to which Option we have decided to move forward with. If we have a united community, we will be going with Option 1.

Please do not hesitate to email or call if you have any questions and I would ask for your response by Sunday afternoon so we have time to prepare for the Monday meeting.

Regards,
Terry Wolfe

[REDACTED]

[REDACTED]

Good – Robert & Alberta



From: Bertie Good [REDACTED]
Sent: March 10, 2019 11:59 AM
To: Terry Wolfe
Subject: Re: Alandale Estates Vote

March 10, 2019

To: Terry Wolfe

Please note, Bruce and Bertie Good support Option #1 Re: Lazy H Estates.

Bruce and Bertie good

[REDACTED]

From: Terry Wolfe [REDACTED]
Sent: March 8, 2019 6:47 PM
To: Terry Wolfe
Subject: Alandale Estates Vote

Good afternoon,

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Please do not hesitate to email or call if you have any questions and I would ask for your response by Sunday afternoon so we have time to prepare for the Monday meeting.

Regards,
Terry Wolfe

[REDACTED]

Scotland – Philip & Jeanne



Name: Jeanne + Philip Scotland

Email: [REDACTED]

Please indicate option choice:

First Choice:

Option ①

Second Choice:

option ②

Option 1: MUNICIPAL RESERVE ("MR") DEDICATION

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Please note: If MR dedication is not approved by the County, at the upcoming Council meeting, then the License of Occupation is a moot point and the County decision will be to move forward with Option 2.

Option 2: NO MR DEDICATION

Propose the land is not dedicated as Municipal Reserve. The staff at Rocky View County recommends this Option. That the green space land should NOT be dedicated as Municipal Reserve. Rather, that it be owned and managed by someone else – the Hodgson family or the Lazy H Estates Homeowner's Association. If the first option above, MR DEDICATION is NOT approved by Council, Council will defer to this staff recommendation of NO MR DEDICATION.

If this NO MR DEDICATION option is approved, either the Hodgson family OR the Lazy H Estates Homeowner's Association would require a legal community association and agreement for maintenance if Homeowners want the current use of the green space to remain as it functions today. There will be are many unknowns as to how this space could be used in the future and what changes this could bring – fencing, etc.

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Lesack – Dwayne Denise

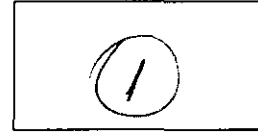


Name: LESACK, DWAYNE & DENISEEmail: [REDACTED]*Please indicate option choice:*

First Choice:



Second Choice:

*with
HomeOwners Assoc***Option 1: MUNICIPAL RESERVE ("MR") DEDICATION**

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Berard – Gordon



Name:

Gordon Bernard

Email:

*Please indicate option choice:*

First Choice:

option 1

Second Choice:

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Champagne / Immerzeel – Louis & Lori



***Note:

Supports Municipal Reserve
Maintained by Rocky View County

Pedersen – Rick & Marina



Name: Rick PEDERSEN

Email: [REDACTED]

Please indicate option choice:

First Choice:

OPTION 1

Second Choice:

OPTION 2

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Conrad / Sanden – Rob & Chelsey



From: Robert Conrad [REDACTED]
Sent: March 10, 2019 7:04 PM
To: [REDACTED]
Cc: chelsey sanden
Subject: Re: Alandale Estates Vote

Terry

We would agree that option 1 is the best solution as outline and agree that is the best avenue to pursue. Will review in more detail between option 2 and 3

Thanks

Rob and Chelsey Conrad

Sent: Friday, March 8, 2019 5:47:54 PM
Subject: Alandale Estates Vote

Good afternoon,

I would like to update you on the Alandale Estates meeting held last night. The goal for the evening was to reach a consensus of opinion for the 14 landowners whose lots back onto my family owned green space. We are heading to a Rocky View Council meeting soon and we would like to support a united community with our presentation to the Counsellors.

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Please do not hesitate to email or call if you have any questions and I would ask for your response by Sunday afternoon so we have time to prepare for the Monday meeting.

Regards,
Terry Wolfe


Chernik – Peter & Elizabeth



Roger Wolfe

From: Peter Chernik [REDACTED]
Sent: March 10, 2019 3:04 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Alandale Estates

We are in agreement with pursuing Option 1 for MUNICIPAL RESERVE DESIGNATION WITH LICENCE OF OCCUPATION to preserve our green space as is. We hope that Rockyview will agree to a municipal reserve designation with a very simple licence of occupation agreement that is based on common sense to enable the green space to remain status quo. In terms of Alandale homeowners association we would be looking for as simple as possible vehicle that deals with only the greenspace matters. We need to see both items in their final form (so that they can be reviewed by our lawyer) before we would be prepared to sign any documents. Note that your draft encumbrance document missed our lot [REDACTED]

Elizabeth and Peter Chernik

On Mar 10, 2019, at 2:02 PM, Peter Chernik [REDACTED] wrote:

Sent from my iPhone

Begin forwarded message:

From: Terry Wolfe [REDACTED]
Date: March 10, 2019 at 6:39:47 PM GMT
To: [REDACTED]
Subject: Alandale Estates

Hi Elizabeth and Peter,

I just wanted to provide you with an update on our community vote so far with respect to the 3 Options on the table for the future of the green space behind your property. The unanimous decision seems to be pursuing Option 1 dedicating MR with a very simple Homeowner's Association in place to enter into an agreement with Rocky View for managing the property.

We have a very important meeting tomorrow at Rocky View where we need to present the direction the united community is choosing to take. It is encouraging to see the community stand together as this is something Rocky View figured would never happen.

I believe you are also in favor of this option - please correct my if I am wrong. Otherwise, if it is possible, could you please respond to this email that you are in favor of Option 1? That is all we need from you right now.

So sorry to bother you on your trip - we all are operating on Rocky View timelines.

Thanks,
 Terry Wolfe

Cogut – Michael & Maureen



Name: Mike & Maureen COGUT

Email: [REDACTED]

Please indicate option choice:

First Choice:

1

Second Choice:

2

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Delkic – Mirzeta & Senad

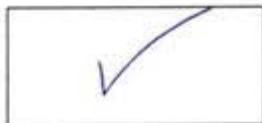


Name: *Senad Delkic and Mirzeta Delkic*

Email: [REDACTED]

Please indicate option choice:

First Choice:



Second Choice:



Option 1: MUNICIPAL RESERVE ("MR") DEDICATION

Propose and support to Council that the green space land be dedicated as Municipal Reserve but maintained by the Alandale Community Association through a Licence of Occupation with Rocky View County.

A sample version of a legal community association is included in the handouts tonight. The Community Association would have a single mandate – to carry out the terms determined by the License of Occupation. As outlined on the sample document, each homeowner would be required to have an encumbrance on their title because the legal obligation is with the Lot title not the individual owners. Lots can be sold at some point in the future and the encumbrance needs to stay in place. Ongoing costs to each Landowner would be minimal – just the yearly costs of legally maintaining the Association. Lazy H Development Company will pick up the initial legal costs to form the Alandale Community Association. The unknown here is the License of Occupation details – they would be determined after County approval of the subdivision. Our goal is to have reasonable conditions in the agreement and centred around the ongoing maintenance of the green strips of land. You would not need to legally commit to this option until the License of Occupation details are determined but what does need to happen now is your commitment to be a part of the Alandale Community Association and standing together to show Rocky View County this is your option of choice.

Please note: If MR dedication is not approved by the County, at the upcoming Council meeting, then the License of Occupation is a moot point and the County decision will be to move forward with Option 2.

Option 2: NO MR DEDICATION

Propose the land is not dedicated as Municipal Reserve. The staff at Rocky View County recommends this Option. That the green space land should NOT be dedicated as Municipal Reserve. Rather, that it be owned and managed by someone else – the Hodgson family or the Lazy H Estates Homeowner's Association. If the first option above, MR DEDICATION is NOT approved by Council, Council will defer to this staff recommendation of NO MR DEDICATION.

If this NO MR DEDICATION option is approved, either the Hodgson family OR the Lazy H Estates Homeowner's Association would require a legal community association and agreement for maintenance if Homeowners want the current use of the green space to remain as it functions today. There will be are many unknowns as to how this space could be used in the future and what changes this could bring – fencing, etc.

Option 3: Homeowner Purchase

Propose the land is divided down the middle of each strip and each owner agrees to purchase the piece of land behind them.

This is the cleanest option. Included in your handouts tonight is a map of each lot in Alandale that backs onto the Hodgson owned greenspace. A survey has been completed and you will see the value placed on the additional piece of land that would be attached to each lot. The value of each parcel attributable to your Lot varies because each lot boundary with the green space varies. We understand some of you think this greenspace land has no value but that is an incorrect assumption. There is economic value to the land in the eyes of Rocky View County, and I hope to you as an Owner. The cash-in-lieu dollars that we will be required to pay Rocky View County if the MR is not approved is of significant value. The amount of \$291,847.00. The Hodgson family is not looking to earn a profit by selling each owner their piece of land but instead look to recover the expense of the county decision to not allow the dedication of MR. The other consideration with value is, although we do not like to think about it, there is going to come a day when lot sizes are smaller making any piece of land more valuable. This green space could be sold by the Hodgson family to any buyer in the future if Homeowners do not choose to acquire it or the other options are not secured. If this Homeowner Purchase option is chosen, we would go to the Council meeting "in agreement" with Rocky View staff, please remember, Staff's current position is that of NO MR DEDICATION, and for that reason this Option would be approved.

Scully – Thomas & Susan



Name:

Email:

Please indicate option choice:

First Choice:

☐

Second Choice:

☐

1 HOA

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Nesbitt – Cheryl



From: Cheryl Nesbitt [REDACTED]
Sent: March 9, 2019 11:35 AM
To: Terry Wolfe
Subject: Re: Alandale Estates Vote

Sorry. I was in a hurry this morning and made the mistake. My first choice is 1 and second choice 2. My apologies.

Cheryl Nesbitt

Sent from my iPad

On Mar 9, 2019, at 9:38 AM, Terry Wolfe [REDACTED] wrote:

Hi Cheryl - thank you so much for getting back to me. Sorry, I was likely not clear but I just need your response to your wishes using the actual numbers of the options you choose as your first and second choice. You can even just reply by wording in an email if that is easier. Eg. I choose Option ? as my first choice and Option ? as my second choice.

Thank you so much,
Terry

From: Cheryl Nesbitt [REDACTED]
Date: Saturday, March 9, 2019 at 9:33 AM
To: Terry [REDACTED]
Subject: Re: Alandale Estates Vote

Sent from my iPad

On Mar 8, 2019, at 6:04 PM, Terry Wolfe [REDACTED] wrote:

Good afternoon,

I would like to update you on the Alandale Estates meeting held last night. The goal for the evening was to reach a consensus of opinion for the 14 landowners whose lots back onto my family owned green space. We are heading to a Rocky View Council meeting soon and we would like to support a united community with our presentation to the Counsellors.

If you attended the meeting last night and did not turn in your Option sheet, you are receiving this email to ask for your Option sheet returned please.

Attached, are the handouts from the meeting last night. The first attachment outlines Option 1, 2, and 3. The second attachment is a sample Homeowner's Association to illustrate what a simple agreement can look like. This agreement would be required for both Option 1 or 2. The last attachment addresses Option 3 which is to purchase - this survey identifies the land behind each lot and the dollar value attached based on Rocky View cash-in-lieu requirements.

There was great discussion at the meeting and, through those open and honest conversations, it became clear that Option 1 was the direction most landowners were looking at. Several landowners told us if Option 1 does not work, they would be interested in Option 3 to purchase while many chose Option 2 as their second choice.

So, bottom line is Option 1 has the most interest and, in order to make it work, we need a united community. David, our planner, needs the 14 landowners on board agreeing to unite together and he would also appreciate your physical presence when he presents to Counsellors at the upcoming council meeting - date yet TBD. Rocky View staff did not believe the community would come together and agree - they told us this rarely happens and would be very surprised if it did. Well, I believe we have done it.

To show your united support, please fill in the attached Meeting Option sheet indicating your first and second choice. Option 1 is the choice the majority is voting for so, if that works for you, please indicate Option 1 as your first choice. If you do not have the ability to print and return the form, please just indicate by return email what your 1st and 2nd Option choices are.

Our team has a meeting this Monday with Rocky View staff and we will be taking to that meeting our family decision as to which Option we have decided to move forward with. If we have a united community, we will be going with Option 1.

Please do not hesitate to email or call if you have any questions and I would ask for your response by Sunday afternoon so we have time to prepare for the Monday meeting.

Regards,
Terry Wolfe

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Lemire – James



Roger Wolfe

From: Jim Lemire [REDACTED]
Sent: March 8, 2019 8:35 PM
To: Terry & Roger Wolfe
Subject: Re: Alandale Estates Vote

Importance: High

Date: March 8, 2019

Hi Terry & Roger: As I mentioned earlier my first choice is Option 1, my second choice would be Option 2.

Jim Lemire; owner [REDACTED]

Will this note suffice? Please advise.

Thanking you in advance for your action on this issue.

On Mar 8, 2019, at 5:47 PM, Terry Wolfe [REDACTED] wrote:

Good afternoon,

I would like to update you on the Alandale Estates meeting held last night. The goal for the evening was to reach a consensus of opinion for the 14 landowners whose lots back onto my family owned green space. We are heading to a Rocky View Council meeting soon and we would like to support a united community with our presentation to the Counsellors.

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agree - they told us this rarely happens and would be very surprised if it did. Well, I believe we have done it. **Page 172 of 172**

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Please do not hesitate to email or call if you have any questions and I would ask for your response by Sunday afternoon so we have time to prepare for the Monday meeting.

Regards,
Terry Wolfe

[REDACTED]

COMMUNITY DEVELOPMENT SERVICES

TO: Council
DATE: May 14, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Leading Rocky View County – Council's Strategic Plan

EXECUTIVE SUMMARY:

Strategic Plans support the principles of good government outlined throughout the *Municipal Government Act*. Rocky View County's *Strategic Plan* was developed by Council and provides the broad themes and specific objectives on which Council and Administration will focus.

BACKGROUND:

Rocky View County councillors have been developing their *Strategic Plan* for the past year. To assist in the process, an environmental scan was undertaken to examine political, economic, social, and technological factors that could affect the County in the future. Stakeholder workshops were also held to engage representatives from a wide and diverse range of County residents and stakeholders.

Councillors used the environmental analysis and stakeholder engagement results, along with their own knowledge, experience, and interactions with Rocky Viewers, to craft a plan that aims to enhance the quality of life for residents and ensure the County's ongoing success as a municipality.

DISCUSSION:

The 2019 *Strategic Plan* outlines Council's Mission, Vision, Values, Strategic Themes, and Strategic Objectives for Rocky View County's municipal government.

The document helps guide Council's governance decision making, and helps focus Administration's operations. The County's corporate business plan, master plans and frameworks, department business plans, and budgets all flow from the *Strategic Plan*.

In 2019, the *Strategic Plan* will help focus the day-to-day activities the County undertakes, and will guide the preparation of plans and budgets for 2020 and beyond, all based on Council's vision, strategic themes, and strategic objectives.

Unlike previous plans, the 2019 *Strategic Plan* does not have a fixed end date. As a high-level, long-term strategy document, it remains in place until such time as Council determines that it needs to be revisited.



BUDGET:

There are no budget implications to the Strategic Plan itself; however, it will help guide future budget allocations for the County.

OPTIONS:

- Option #1 THAT the 2019-and-beyond *Strategic Plan* be adopted.
Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘1’: Leading Rocky View County



Leading Rocky View County

Council's 15 to 20 Year Strategic Plan



MESSAGE FROM COUNCIL

As your elected representatives, our duty is to chart a course that creates a stronger, more stable, and resilient Rocky View County.

We engaged with stakeholders, listened to their concerns, considered their comments, and integrated their thoughts and ideas with our own thinking as councillors to shape a robust and thoughtful strategic direction for Rocky View County.

The clear message that we have heard is the need to improve the County in ways that better serve residents and ratepayers.

We want to change the way the County thinks; how we approach opportunities and challenges. To accomplish this we believe that Rocky View County must be intelligent in its policies and planning, more proactive in responding to both internal and external environmental changes, and positioned as an integral regional partner. With a focus on transparency, we are committed to reporting both our successes and our challenges through measurable goals that monitor our progress.

This Strategic Plan sets a vision 15 to 20 years into the future, creating a blueprint that resonates with residents and reflects what is required to manage growth and remain fiscally resilient, all while protecting our unique communities and landscapes. The Plan is a guiding document for the entire organization. It provides the foundation for Council decision-making as we create policy, set budgets, approve plans, and oversee the renewal and development of services and programs.

This Strategic Plan also provides the framework necessary for Administration to take actions consistent with our strategic objectives. Council will challenge Administration to deliver on our expected results, and ensure they are empowered by having the resources necessary to execute them.

The leadership provided by Rocky View's strong strategic visioning will lay the groundwork that allows County residents and businesses to flourish and thrive over the next 15 to 20 years.

L to R: Coun. Kevin Hanson, Coun. Kim McKylor, Coun. Jerry Gautreau, Coun. Greg Boehlke, Coun. Al Schule, Coun. Dan Henn, Coun. Crystal Kissel, Coun. Samantha Wright, Coun. Mark Kamachi





INTRODUCTION

Rocky View County is comprised of close to one million acres of diverse landscapes. The County surrounds the City of Calgary on three sides, and shares borders with 14 other municipalities and First Nations lands. Our vital and thriving community is an integral component of the Calgary Municipal Region.

The County is a sought-after community for both urban and country-residential style development, and we support and enjoy the benefits of a diverse industrial and commercial businesses which complement our significant agriculture and food-producing sectors.

We work co-operatively with our neighbours and are proud of our regional relationships.

We put the utmost importance on ensuring that Rocky View County is a great place to live, work, and operate a business, and on attracting those from all demographics and cultures. We are a County where people can thrive in caring and safe communities.

We strive to be proactive by investing in quality infrastructure, programs and services, social, cultural and recreational programs, and developments that support our vision of building a sustainable community. We seek to attract business, while we protect our environment and preserve our agricultural heritage.



OUR VISION, MISSION, VALUES

Our Vision

Rocky View County's rural and urban communities uniquely contribute to a diverse municipality that leads with integrity and intelligently manages growth.

Our Mission

Our mission is to preserve the Rocky View County's diverse landscape, lifestyle, and economic opportunities by serving our residents and businesses so that they can flourish and thrive.

Our Values

At Rocky View County, our core values guide our behaviours and decision-making. Our values are:

Integrity: We foster a culture of honesty, openness, trust, and respect in all our interactions.

Leadership: We cultivate proactive leadership in an environment of constant change by anticipating and delivering intelligently on the needs of our diverse communities.

Accountability: We have the courage to take personal responsibility to do the right thing both through our actions and decision-making and we hold each other accountable to do the same.

Growing
intelligently.

Leading
with integrity.

Living
harmoniously.



Our Legislated Mandate

Alberta's Municipal Government Act legislates the broad purpose of the County:

- Provide good government
- Foster the well-being of the environment
- Provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality
- Develop and maintain safe and viable communities
- Work collaboratively with neighbouring municipalities to plan, deliver, and fund inter-municipal services.

Building the Plan

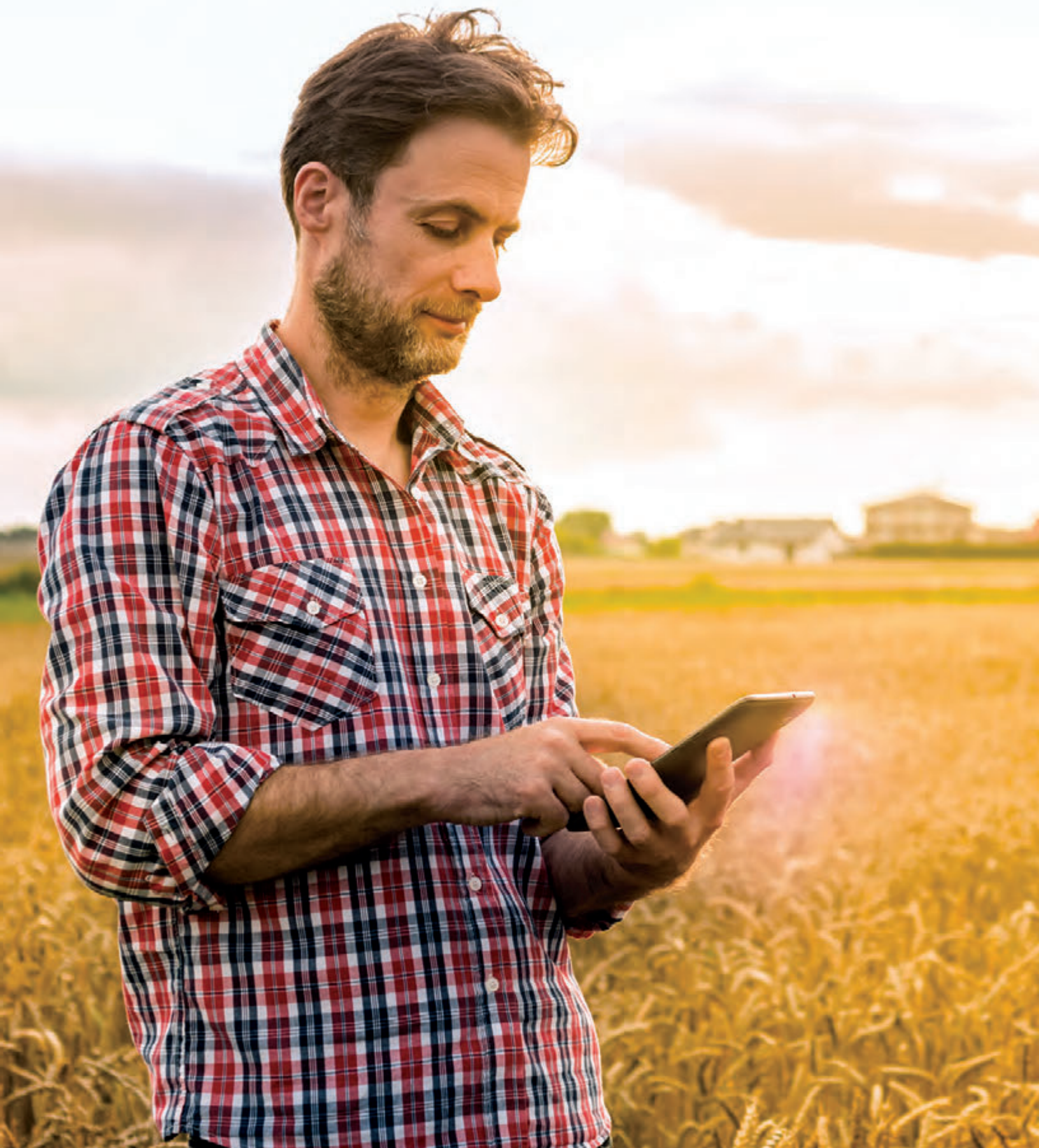
In order to craft this Strategic Plan, we consulted a thoughtfully-selected focus group for their representative opinions about Rocky View County and the services we provide. These representative stakeholders were asked to conduct an analysis of the strengths, weaknesses, opportunities, and threats, and create a list of priorities. This information was considered in formulating this plan.

Councillors used their own experiences and interactions with Rocky Viewers to provide their own environmental scan that was considered along side the findings of the representative stakeholders. From this we created the draft plan.

Council then took the draft plan back to our representative stakeholders for further review and input. After carefully considering feedback, the final adjustments to Council's Strategic Plan were implemented.

A vision without
a strategy
remains an
illusion.

Lee Bolman



COUNCIL'S STRATEGY

STRATEGIC THEMES

Our Strategic Themes are the broad areas that will guide Rocky View County in achieving its mission and vision. Each theme provides an overall direction to Administration on where to focus its energy, the high-level results of which are measurable and time-bound.

Service Excellence

When it comes to service expectations, what does excellence mean? We know we are closer to “excellent” when our customers consistently enjoy friendly service delivery with clear service standards that are communicated in a timely manner (even if the answer may be “No”). To reach this level of service excellence, we must ensure that our customers are able to easily navigate our processes. We commit to listening to our customers first, then reviewing our policies and procedures to ensure reflect modern practices, are user friendly, and incorporate current technologies.

Results we want to achieve:

- Customers appreciate the way we serve them
- Customers find the answers they need
- Service is delivered on time

Financial Health

As Councillors, we acknowledge that legislation is in place to help municipalities stay financially sound, and we will ensure that Rocky View County remains financially healthy. For the benefit of our ratepayers, we want to be fully transparent in our financial decision-making and share how we mitigate economic risk. We will work closely with Administration to find ways to manage and recover costs, while saving for our County's future needs.

Results we want to achieve:

- Residents know how and why their money is spent
- County tax rates are predictable
- County has financial flexibility

Responsible Growth

Growth can be a contentious issue — some people want things to change, while others want them to stay the same. This is why we pair the word “responsible” with growth. It means we have a vision for our growth and a clear understanding of how our decisions impact County finances, infrastructure, and environment for residents today, and into the future.

Our job is to consider the whole County — its diverse landscape, communities, and lifestyles. We will communicate our growth vision and implement it through a clear planning framework. We will also provide an effective process for receiving community input and communicate why we make the decisions we do.

Results we want to achieve:

- Landscape and community diversity is protected
- Our rural and urban character is preserved
- People choose to live in communities of different sizes and population densities

Execution is the ability to mesh strategy with reality, align people with goals, and achieve the promised results.

Larry Bossidy

STRATEGIC OBJECTIVES

The strategic objectives provide detailed insight about the specific areas Council would like Administration to focus their efforts. They clarify when and where improvement needs to occur and what will be achieved with those improvements. The results of some of these objectives will be seen short term, while others may take much longer.

Create a Culture of Customer Service

The County is here to serve and we believe every interaction with a customer matters. Building on our service foundation, we will develop a consistent approach to our provision of service that makes every customer feel respected. We will foster a culture where we listen to our customers first so we understand their needs, then find ways to help them navigate our systems and processes.

Results we want to achieve:

- Our processes are easy to follow
- Customers feel heard
- Customers are treated fairly
- Processing time of applications is improved

Enhance Transparency and Communication

As Councillors, we believe it is important for residents and business owners to easily access information about the County's governance and day-to-day operations. We will improve how we communicate by using a variety of communication channels that reflect the diversity of resident preferences.

Results we want to achieve:

- People easily find County information when they need it
- Residents trust the County
- Residents know how and where their money is spent

Expand Community Service Delivery

To build safe and liveable communities, Rocky View County must provide a wide range of programs and services. This entails reviewing how we provide services such as recreation, fire and policing to ensure that needs are met.

Results we want to achieve:

- Deliver a variety programs and services that benefit both our rural and urban communities
- Enhance the types of services we provide as the County grows

Embrace Partnerships

In order for the County to deliver a broad range of cost-effective services to our residents, we must work collectively with other government jurisdictions, and local community and service groups. As Councillors, we see these relationships not only as an opportunity to manage our County costs, but also a chance to deliver greater benefit to both our residents and partners in a manner that none of us could achieve alone.

Results we want to achieve:

- Partnerships reduce cost of service delivery to our County
- Partners value County's financial contributions
- We learn from each other



Strengthen our Financial Resiliency

We believe we can build the County's capacity to recover quickly when we encounter economic situations beyond our control. To lessen financial and service risk to our ratepayers, we will look for ways to diversify our revenue streams, develop comprehensive cost-recovery policies, and attract business.

Results we want to achieve:

- Businesses open and thrive in the County
- The County has money to invest in the future

Increase Awareness of the County's Financial Risk Tolerance

As Councillors, we consider our financial risk when we make capital expenditure decisions, such as building new roads or upgrading water treatment facilities. We set a debt risk policy and state what level of risk we are comfortable taking on behalf of our ratepayers.

Results we want to achieve:

- Ratepayers understand the County's utilization of debt

Ensure Competitive Engineering Standards

When roads and utilities systems are built, the quality of construction must be considered so the County does not inherit poorly constructed infrastructure. We have heard that our County is more restrictive than other jurisdictions so we will review our servicing standards, and work with our development community to ensure our standards do not significantly impact the County's regional competitiveness.

Results we want to achieve:

- Maintenance costs of the County's assumed infrastructure is minimized

Guide the County's Growth Pattern

As Councillors, we must consider plans for the orderly and economic development and use of land that is beneficial to the County as a whole. We will provide a vision for the County that aligns with the regional plan, is supported by the public engagement of residents, is technically sound, and matches growth to infrastructure development.

Results we want to achieve:

- Growth areas are identified
- Plans are current and followed
- Infrastructure supports growth

A strategy
is necessary
because
the future is
unpredictable.

Robert Waterman



Strategy without
process is little
more than a
wish list.

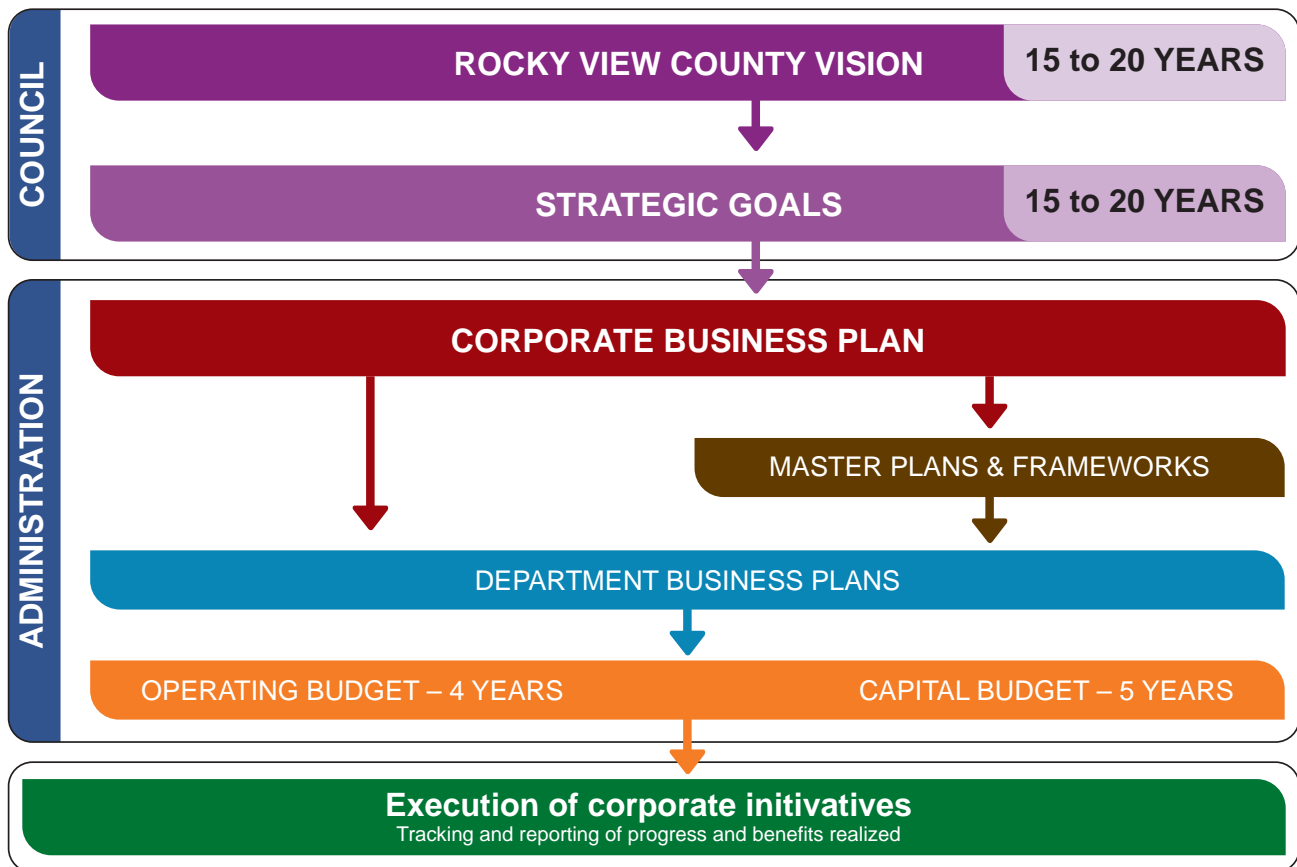
Robert Filek

Where We Go From Here

The Strategic Plan is the high-level document guiding change at Rocky View County; it sets the vision for the next 15 to 20 years.

To begin to achieve this vision, there must be mechanisms in place to ensure that Administration is executing day-to-day activities that are aligned with this strategy. This will be achieved through Administration's creation of a Corporate Business Plan. The Corporate Business Plan will outline a collection of clear goals, based on Council's strategy, to be accomplished over the next 3 – 4 years.

The Strategic Plan and Corporate Business Plan will be reviewed regularly and updated as necessary. They will drive each individual department's business planning, and provide key information on our successes and challenges — all of which will be made publicly available.



- STRATEGIC PLAN**
Council
 Long-term vision (20+ years)
 Goals and results (15 – 20 years)
- CORPORATE BUSINESS PLAN**
Executive Team
 Interprets the Strategic Plan and provides corporate direction on how the Plans goals will be carried out in the next 4 – 5 years. Council endorses the plan.
- DEPARTMENT BUSINESS PLANS/MASTER PLANS BUDGET**
Departments
 Align their business plan goals, master plans, and budgets with CBP direction (4 year cycle).
- PERFORMANCE MEASUREMENT**
Departments
 Report on the progress of their business plan goals.



ROCKY VIEW COUNTY

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

403-230-1401 www.rockyview.ca





RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council

DATE: May 14, 2019 **DIVISION:** All

FILE: 2015-550

SUBJECT: 2019 Specialized Transportation Assistance Grant Allocation

¹POLICY DIRECTION:

The 2019 intake of Specialized Transportation Assistance Grant applications were evaluated in accordance with Specialized Transportation Assistance Grant policy C-102.

EXECUTIVE SUMMARY:

The Specialized Transportation Assistance Grant is intended to subsidize transportation costs related to medical and/or therapeutic appointments for seniors and persons with disabilities who reside in the County. Service providers and individuals submit annual Specialized Transportation Grant applications to the County. Their applications are assessed in accordance to Specialized Transportation Assistance Grant policy C-102.

Specialized transportation assistance grant fund awards are established on an annual basis by Council in conjunction with the County's annual budget.

Administration received applications from 14 individuals and two service providers.

BACKGROUND:

The Specialized Transportation Assistance Grant policy enables resourcing for Specialized Transportation providers operating within the County by establishing objectives, eligibility criteria, and the application process for grant fund distribution. In 2019, the per capita rate was \$7.70 x 39,407 (population based on 2016 federal census report) for a total budget of \$303,500.00.

Specialized transportation is predominately provided by the Rocky View Regional Handibus Society and the Bragg Creek Snowbirds Seniors Fellowship. Individuals who may have specific medical needs and require transportation outside of the service areas of these two providers can arrange their own trips and can be reimbursed by the County upon application approval.

Rocky View Regional Handibus Society

Requested grant: \$303,434

Recommended: \$289,000

Year	Yearly number of service trips for medical and therapeutic appointments (one way)	Total number of service trips (one way)
2018	1976	4166
2019 (projected numbers)	2560	4660

¹ **Administration Resources**

Althea Panaguiton, Recreation, Parks & Community Support



Bragg Creek Snowbirds Seniors Fellowship

Requested grant: \$14,000

Recommended: \$7,500

Year	Yearly number of service trips for medical and therapeutic appointments (one way)	Total number of service trips (one way)
2018	142	142
2019 (projected numbers)	260	260

Individual Applications

Eligible for up to \$500/per client, or a lower pro-rated limit.

Year	Number of applicants
2018	11
2019	14

The total requested amount from the 2019 applications exceeds the available funding for the grant. As Policy C-102 does not provide specific guidance towards the allocation of funds to each application, the option before Council is based on the grants provided and spent by the respective organizations and individuals in the previous year.

BUDGET IMPLICATION(S):

The budget allocation of \$303,500.00 for this grant program is included in the 2019 Operating Budget.

OPTIONS:

Option #1 THAT the 2019 Specialized Transportation Grant funds totaling \$303,500.00 be approved and awarded as follows:

- a) \$289,000 to the Rocky View Regional Handibus Society for operational services in the County;
- b) \$7,500 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational Services in Bragg Creek; and
- c) \$7,000 among qualified individual applicants.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer



PLANNING & DEVELOPMENT

TO: Council

DATE: May 14, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Regulation of Short Term Rental Units

¹EXECUTIVE SUMMARY:

The County has investigated complaints with respect to unregulated short term rental units in the Bragg Creek area and Ghost Lake (Cottage Club), resulting in compliance notices being issued to multiple properties. County bylaws do not specifically regulate or exempt this type of development. Therefore, Council direction to determine appropriate mechanisms to control this form of development is required.

Three options are provided for Council consideration:

- Option #1 provides for the continuation of short term rental unit including enforcement regulation under the current Land Use Bylaw.
- Option #2 provides for a moratorium suspending compliance action on short term rental units, pending the rewrite of the Land Use Bylaw.
- Option #3 provides for a moratorium suspending compliance action on short term rental units pending amendments to the Land Use Bylaw to occur ahead of the full rewrite.

BACKGROUND:

In October 2018, the County received an anonymous complaint with respect to 65 potential sites that were being used to accommodate short term rental units. Upon further investigation, it was determined that 10 sites in the Bragg Creek area were operating short term rental units. In March 2019, an additional complaint revealed 10 more unregulated short term rental units in the Bragg Creek area. Compliance notices were issued to non-compliant properties requiring conformance with the County's Land Use Bylaw.

DISCUSSION:

All development requires a Development Permit unless specially exempted for in the Land Use Bylaw. The County's Land Use Bylaw does not specifically regulate short term rental units nor exempt them from requiring necessary permits. Non-compliant properties have three options to bring their development into compliance:

- Submit an application to amend Land Use Bylaw C-4841-97 to add an appropriate use for the activity;
- Submit a redesignation application to allow for the use *Accommodation Unit* which provides accommodation to the traveling or recreational public (including a rental cottage); or
- Submit a Development Permit application for a *Bed and Breakfast Home*, which allows for guest accommodation but requires a permanent occupant.

¹ **Administrative Resources**
Paul Simon, Planning & Development



The County is currently in the process of completing a comprehensive review of Land Use Bylaw C-4841-97. This review will propose specific regulations to regulate the operation of short term rental units.

OPTIONS:

- Option # 1: THAT Administration continues to pursue compliance for non-compliant properties under Land Use Bylaw C-4841-97 in accordance with current practice.
- Option # 2: THAT Council places a moratorium on the issuance of compliance notices for short term rentals in the County, pending the rewrite of Land Use Bylaw C-4841-97.
- Option #3: THAT Council places a moratorium on the issuance of compliance notices for short term rentals in the County, pending the preparation of amendments to Land Use Bylaw C-4841-97 to regulate short term rental units as a separate project ahead of the rewrite of the Land Use Bylaw.
- Option #4: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community and Development Services

Chief Executive Officer

PS/ltt

PLANNING & DEVELOPMENT

TO:	Council	
DATE:	May 14, 2019	DIVISION: 4
FILE:	02332005	APPLICATION: PL20170183
SUBJECT:	Master Site Development Plan – Solid Rock Baptist Church	

Note: This application should be considered in conjunction with PL20170029, Land Use Redesignation Application from Farmstead District (F) to Public Services District (PS).

¹POLICY DIRECTION:

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

- The proposal is consistent with the policies of the County Plan, specifically section 11, which sets criteria for location, compatibility of land uses and servicing;
- An operational plan and master site development plan have been submitted in accordance with policy 11.5 and Section 29 of the County Plan;
- The proposal is consistent with the policies of the IDP; and,
- The Applicant demonstrated that the technical aspects of the proposal are feasible; detailed design would be provided and implemented at the future development permit stage.

EXECUTIVE SUMMARY:

The purpose of this application is to develop a religious assembly on the subject lands. A redesignation application (PL20170029) was submitted to redesignate the subject lands from Farmstead District to Public Services District. In accordance with the policies of the County Plan, a Master Site Development Plan (MSDP) has been submitted with the redesignation application.

This report will focus primarily on the technical aspects of the proposal including all development related considerations, while the report to consider the associated land use application will focus on the compatibility with the relevant statutory plans. As directed by the County Plan, the MSDP provides for a comprehensive overview of the proposed development addressing matters such as compatibility, design, emergency services, environment, landscaping, servicing, and transportation.

Administration determined that the application meets policy.

DATE APPLICATION RECEIVED: November 21, 2017

DATE DEEMED COMPLETE: October 31, 2018

PROPOSAL: To approve a Master Site Development Plan in support of a land use redesignation proposing Public Services District and to provide a policy framework to guide and evaluate the development of a religious assembly on site.

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0111481, NE-32-22-28-W04M

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) east of Rge. Rd. 285 and on the south side of Twp. Rd. 230, approximately 0.50 miles east of the city of Calgary.

¹ **Administration Resources**

Jessica Anderson and Gurbir Nijjar, Planning & Development

APPLICANT: Robert Kelham
OWNERS: Solid Rock Baptist Church of Alberta
EXISTING LAND USE DESIGNATION: Farmstead District (F)
PROPOSED LAND USE DESIGNATION: Public Services District (PS)
GROSS AREA: ± 3.24 hectares (± 8.00 acres)
SOILS (C.L.I. from A.R.C.): 1 1 – No significant limitations.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to nineteen (19) adjacent landowners; one (1) letter in opposition and one (1) letter in support were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies, the responses from which are available in Appendix 'A'.

HISTORY:

February 28, 2012 The Rocky View County/City of Calgary Intermunicipal Development Plan was adopted.
June 1, 2001 Plan 011 1481 the subject ± 3.24 hectares (± 8.00 acres) parcel was created.

BACKGROUND:

The purpose of this application is to develop a religious assembly on the subject lands. A redesignation application (PL20170029) was submitted to redesignate the subject lands from Farmstead District to Public Services District. In accordance with the policies of the County Plan, a Master Site Development Plan (MSDP) has been submitted with the redesignation application.

The lands contain two (2) existing dwellings, a mobile home and two (2) accessory buildings with the associated servicing infrastructure provided by means of a septic field and water well. The existing parcel is accessed via Township Road 230 by a gravel approach that is in good condition.

The lands are located in an area of the County that is primarily agricultural in nature; however, the city of Calgary is located approximately 0.81 km (1/2 mile) to the west.

MASTER SITE DEVELOPMENT PLAN OVERVIEW:

As directed by the County Plan, the MSDP provides for a comprehensive overview of the proposed development addressing matters such as compatibility, fiscal impact, design, emergency services, environment, landscaping, servicing, and transportation.

Development Design

The proposed development includes a religious assembly (Solid Rock Baptist Church) with associated landscaping, parking and playground areas. The existing dwelling will be utilized by the pastor as a residence and the existing outbuildings will be used for storage of maintenance equipment and tools. The development is proposed to occur in two phases with phase one including the religious assembly building, the north parking area, access, servicing and all utilities. Phase two includes an expansion to the building, the south parking lot and the playground area.

Compatibility

Section 8 of the proposed MSDP addresses potential nuisances and provides policy direction to limit any off-site impacts to adjacent lands. In addition, the MSDP outlines a series of strategies to minimize



impacts to adjacent agricultural lands in accordance with the Agricultural Boundary Design Guidelines. A comprehensive landscaping plan is also proposed to screen the development from adjacent lands.

Fiscal Impact

Should the redesignation be successful and a Development Permit for a religious assembly use be issued, the tax assessment may change at that time.

Emergency Services

Section 10 of the proposed MSDP outlines an operations and maintenance manual which will be implemented at the Development Permit stage and include emergency contact information, procedures and maintenance obligations.

Environment

Section 9 of the proposed MSDP outlines how stormwater, biophysical, and geotechnical matters will be addressed. Geotechnical and Biophysical Reports are proposed to be submitted at the Development Permit stage.

Landscaping

Section 4.2 of the MSDP outlines landscaping and fencing for the development area with a draft landscaping plan supplied in Appendix A1. Landscaping will be developed in accordance with the Land Use Bylaw and will provide screening and buffering to adjacent lands.

Servicing

The Applicant has proposed to service the proposed development via development of a new commercial well in accordance with Alberta Environment and Parks regulations. Wastewater is proposed to be collected in a septic tank and periodically trucked off-site. This servicing strategy is acceptable in accordance with the County's Servicing Standards.

Stormwater

The Applicant provided a stormwater management memo, which indicates that an evaporative stormwater pond with an on-site irrigation system located on the northern portion of the subject lands is required to support the proposed development. Engineering has reviewed the concept and has no concerns at this time. Should the application be approved, the Applicant will be required to provide all necessary submittals such as a Site-Specific Stormwater Management Plan and Erosion and Sedimentation Control (ESC) Plan at the Development Permit stage.

Transportation

Access is proposed to be provided via the existing approach from Township Road 230 (gravel) which will be widened as a condition of Development Permit approval.

The Applicant has provided a Trip Generation Letter which confirms that the proposed church is expected to generate 30 to 40 additional trips primarily on Sundays. Vehicle count data on Township Road 230 near the subject lands confirmed that there is an average of 30 vpd on Township Road 230. Given the low volume of traffic to be expected on the road, Administration does not have any further concerns at this time.

CONCLUSION:

The lands are located within the policy area of the County Plan and Rocky View County / City of Calgary Intermunicipal Development Plan; the application was evaluated in accordance with these plans. Administration determined that the proposal is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subdivision stage.

OPTIONS:

- Option # 1: THAT the Solid Rock Baptist Church Master Site Development Plan be approved as presented in Appendix 'C'.
- Option # 2: THAT application PL20170184 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Map Set

APPENDIX 'C': Solid Rock Baptist Church Master Site Development Plan

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	Rocky View Schools has no objection to this circulation.
Calgary Catholic School District	Please note that Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL20170029).
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	No comment.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to redesignate the subject lands from Farmstead District to Public Services District to accommodate a religious assembly (Solid Rock Baptist Church). Based on the information provided, AHS would like to make the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. If the proposed church will contain a commercial kitchen, or provide child care services, then building plans for these facilities should be forwarded to our department for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations. 2. AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health

AGENCY	COMMENTS
	<p>Act, Nuisance and General Sanitation Guideline 243/2003 which states the following:</p> <p><i>“No person shall locate a water well within:</i></p> <ul style="list-style-type: none"> <i>a) 10m of a watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system</i> <i>b) 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy</i> <i>c) 30m of a leaching cesspool</i> <i>d) 50m of sewage effluent on the ground surface</i> <i>e) 100m of a sewage lagoon, or</i> <i>f) 450m of any area where waste is or may be disposed of at a landfill” (AR 243/2003, s.15)</i> <p>3. Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment standards and regulations.</p> <p>4. Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>5. Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor in an approved manner.</p> <p>6. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p> <p>7. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates:</p> <ul style="list-style-type: none"> <i>1) No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance</i>

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
<i>Other External Agencies</i>	
Encana Corporation.	No comment
City of Calgary	<p><u>PL20170029: Redes</u></p> <p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p>The City of Calgary Administration can support this application to redesignate the subject lands from a Farmstead District to a Public Services District. We believe it is generally in line with the objectives and intent of the <i>Rocky View/Calgary Intermunicipal Development Plan</i>. However, a subsequent subdivision of the parcel would not be supported. Further comment is below.</p> <p>The subject parcels are located within an Identified City of Calgary Residential Growth Area as per “Map 4: Growth Corridors/Areas” of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. Objectives of “Section 8.0 Growth Corridors/Areas and Annexation” of the <i>Rocky View/Calgary IDP</i> recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. “Section 27.0 Intergovernmental Relationships” of the <i>County Plan</i> echoes</p>

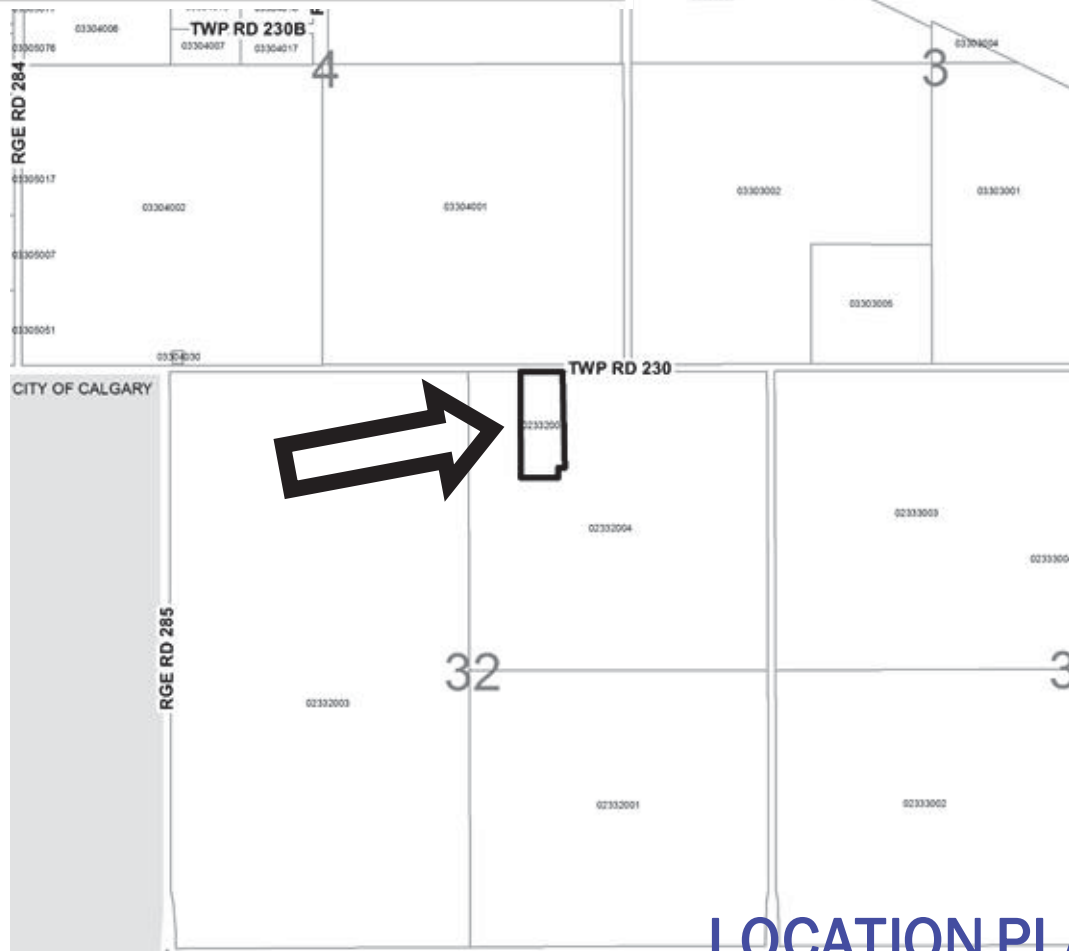
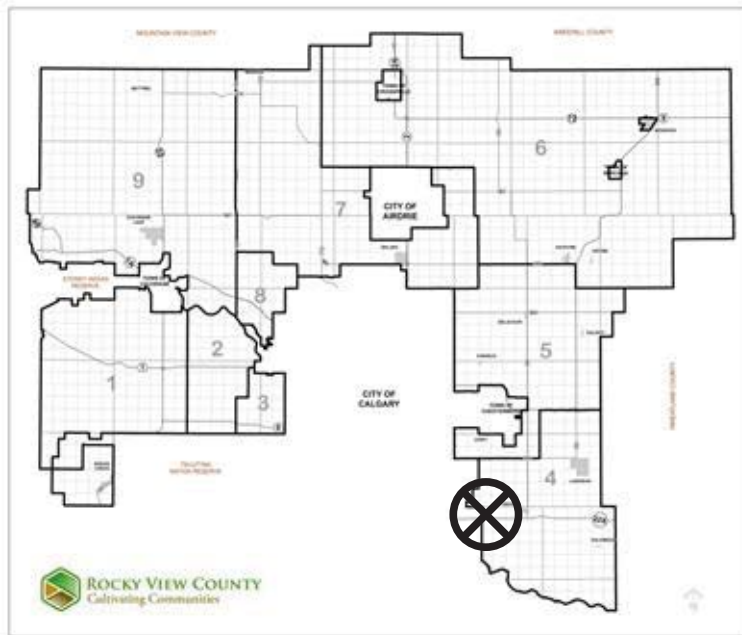
AGENCY	COMMENTS
<p>Rocky View County Boards and Committees</p> <p>ASB Farm Members and Agricultural Fieldmen</p>	<p>support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>"Section 8. Community Development" of the <i>South Saskatchewan Regional Plan</i> outlines community development strategies and policies municipalities must consider. These include the expectation that municipalities make decisions and work together so achieve regional outcomes that support efficient use of land and limit premature fragmentation.</p> <p>A fragmented ownership adjacent to the municipal boundary is disadvantageous to comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors (especially those adjacent to the municipal boundary) will be maintained as un-fragmented as possible.</p> <p><u>PL20170183: MSDP</u></p> <p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary Administration has no objections to this application however we wish to make the following comments. The City of Calgary Administration requests for Municipal Reserves to be deferred (not cash in lieu).</p> <p>The subject site is located within the Identified City of Calgary Residential Growth Area as per Map 4 Growth Corridors/Areas of the <i>IDP</i>. It is important to note that generally The City of Calgary Administration does not support subdivision within the growth areas and a subsequent subdivision application would not be supported.</p> <p>The comments below were provided for the re-designation application, PL20170029. With regards to Master Site Development Plan, PL20170183, the applicant has provided details of how they will apply the Agricultural Boundary Design Guidelines to buffer the commercial land use from the agricultural land use but the increased traffic is still a concern.</p> <p>Agricultural Services Staff Comments: The redesignation of a parcel of land from Farmstead District to Public Services District may be supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the commercial land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>

AGENCY	COMMENTS
Rocky View Central Recreation Board	<p>ASB Farm Member Comments: With potentially large crowds, traffic and parking, adequate space for buffering would be a main concern. The remainder of the parcel appears to be actively farmed and therefore dust, spray drift and noise may be an issue. The parcel exists in an area of high production grain farming (with pasture land to the West) and during certain times of the year, Township Road 230 is a key vessel for ag equipment movement.</p>
<i>Internal Departments</i>	<p>The Solid Waste and Recycling group have no comments on the PL20170183 Circulation.</p>
Recreation, Parks and Community Support	<p>The Municipal Lands Office has no concerns at this time; however, comments will be provided at any future subdivision stage.</p>
Development Authority	<p>No comment.</p>
GIS Services	<p>No comment.</p>
Building Services	<p>No comment.</p>
Emergency Services	<p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. 3. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code.
Infrastructure and Operations - Engineering Services	<p>There are no further comments at this time.</p> <p><u>General</u></p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <p>Should the application be approved, the applicant will be required to address all necessary technical requirements such as the provision of construction management plan at the DP stage.</p> <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • Engineering has no requirements at this time • Should the application be approved, the applicant will be required to address all necessary technical requirements such as the provision of an onsite geotechnical report at the DP stage.

AGENCY	COMMENTS
	<p><u>Transportation</u></p> <ul style="list-style-type: none">• As a condition of future DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable Levy By-law at time of the issuance of the DP for the total acreage of the onsite area associated with the proposed development• The applicant provided a trip generation memo which indicated that the proposed development is expected to generate approximately 30 – 40 trips to and from the subject lands primarily on Sundays. The applicant conducted traffic counts at the site access location onto TWP Road 230 on May 20 and 21, 2018 (Sunday and Monday) which showed that approx. 30 vpd utilize the roadway. Furthermore, County count data confirmed that there is an average of 30 vpd on the roadway near the subject lands. Given that the forecasted traffic volume on TWP Road 230 near the subject lands are projected to be low (under 100 vpd), Engineering does not have any further concerns at this time• It is to be noted that TWP Road 230 is currently an 8.0m wide gravel road within a 20m ROW. As per the section 14 of the County plan, all proposals for business development outside a business area should have direct and safe access to a paved County road however, as all County roads within the near vicinity of the site are graveled and the site is not expected to generate a significant amount of traffic, a road upgrade would not be feasible with this application. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none">• Engineering has no requirements at this time• As per the application, the applicant is proposing to utilize holding tanks with a trucked service to service the proposed development. Engineering has no concerns with the proposal as it is consistent with Policy 449. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none">• Engineering has no requirements at this time• As per the application, the application intends on utilizing a groundwater well to supply potable water to the future development. Engineering generally recommends the use of cisterns for all industrial, commercial and institutional purposes• Should the application be approved, the applicant will be required to address all necessary requirements such as AEP approvals and licensing to source groundwater for the proposed development and all necessary fire suppression requirements at the DP stage <p><u>Storm Water Management</u></p> <ul style="list-style-type: none">• The applicant provided a stormwater management memo prepared by CSA Engineering dated April 2018, which indicates that an evaporative stormwater pond with an onsite irrigation system located on the northern portion of the subject

AGENCY	COMMENTS
	<p>lands is required to support the proposed development. Engineering has reviewed the concept and has no further concerns at this time</p> <ul style="list-style-type: none"> Should the application be approved, the applicant will be required to provide all necessary submittals such as site specific stormwater management plan and erosion & sedimentation control (ESC) plan at the Development Permit Stage <p><u>Environmental</u></p> <ul style="list-style-type: none"> There appear to be some altered wetlands within the subject lands. At time of DP, it will be the applicant's responsibility to obtain all necessary approvals from AEP if proposing to alter/disturb any of the onsite wetlands
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Applicant to be reminded to provide sufficient on-site parking for staff and parishioners. No parking permitted on adjacent County Road Twp. Rd. 230.

Circulation Period: November 30, 2017 to December 21, 2017.



LOCATION PLAN



Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

File: 02332005

Development Proposal: To redesignate the subject lands from Farmstead District to Public Services District to accommodate a religious assembly (Solid Rock Baptist Church).

TWP RD 230

F → PS
3.24 hectares
(8.00 acres)

DEVELOPMENT PROPOSAL

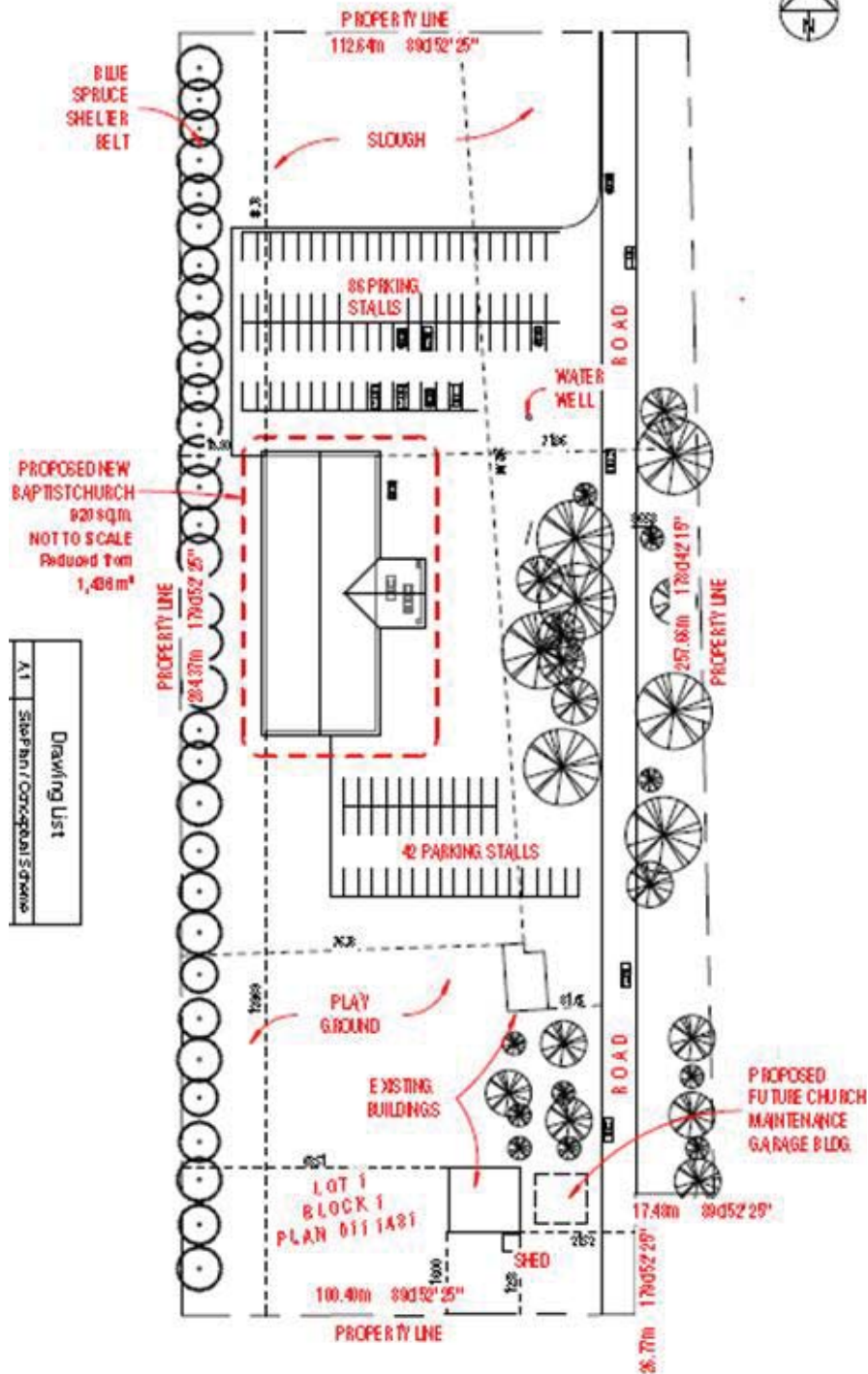


Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

File: 02332005



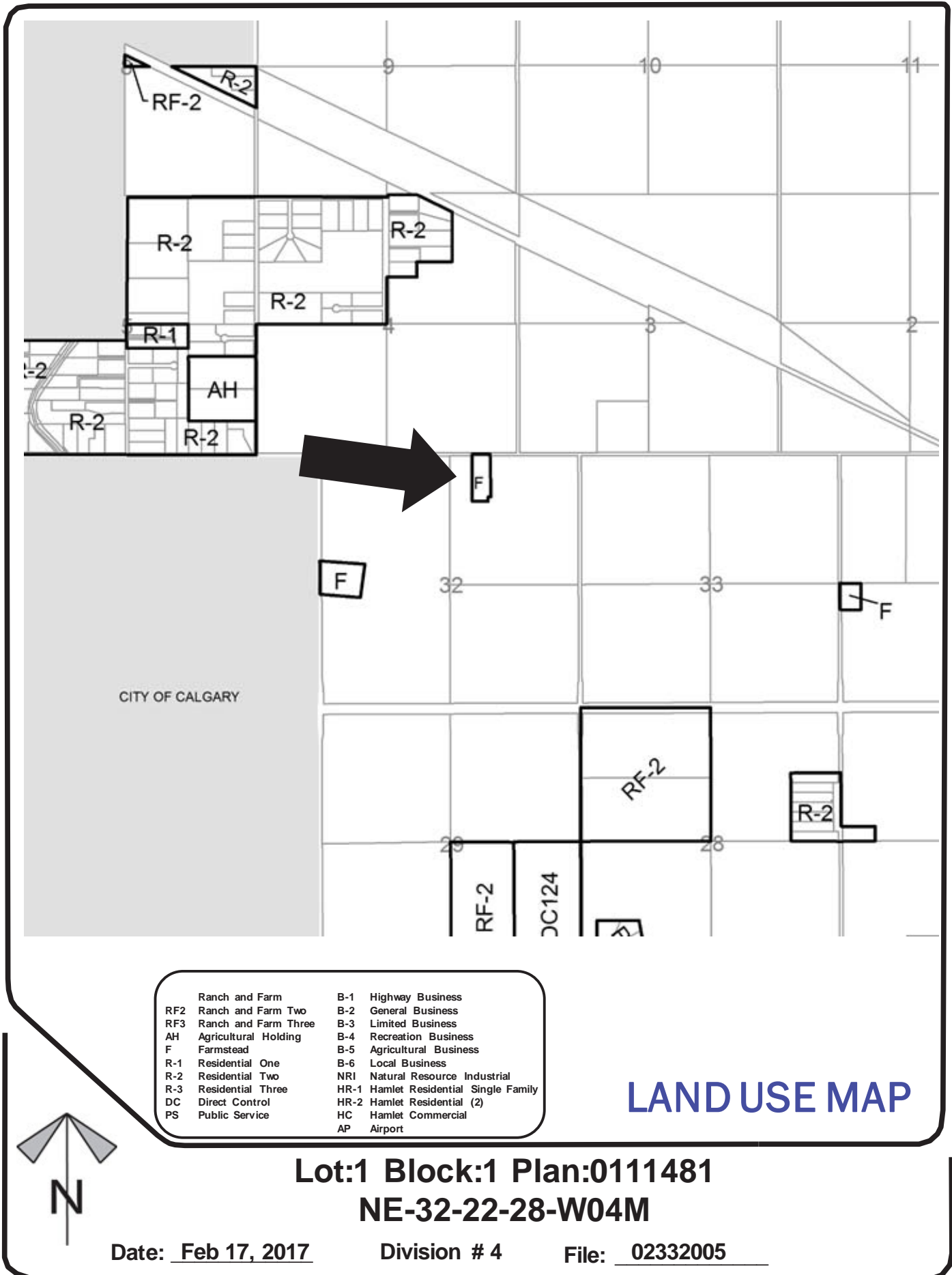
SOLID ROCK MSDP

Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

File: 02332005





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

TOPOGRAPHY

Contour Interval 2 M



**Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M**

Date: Feb 17, 2017

Division # 4

File: 02332005



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

AIR PHOTO

Spring 2016

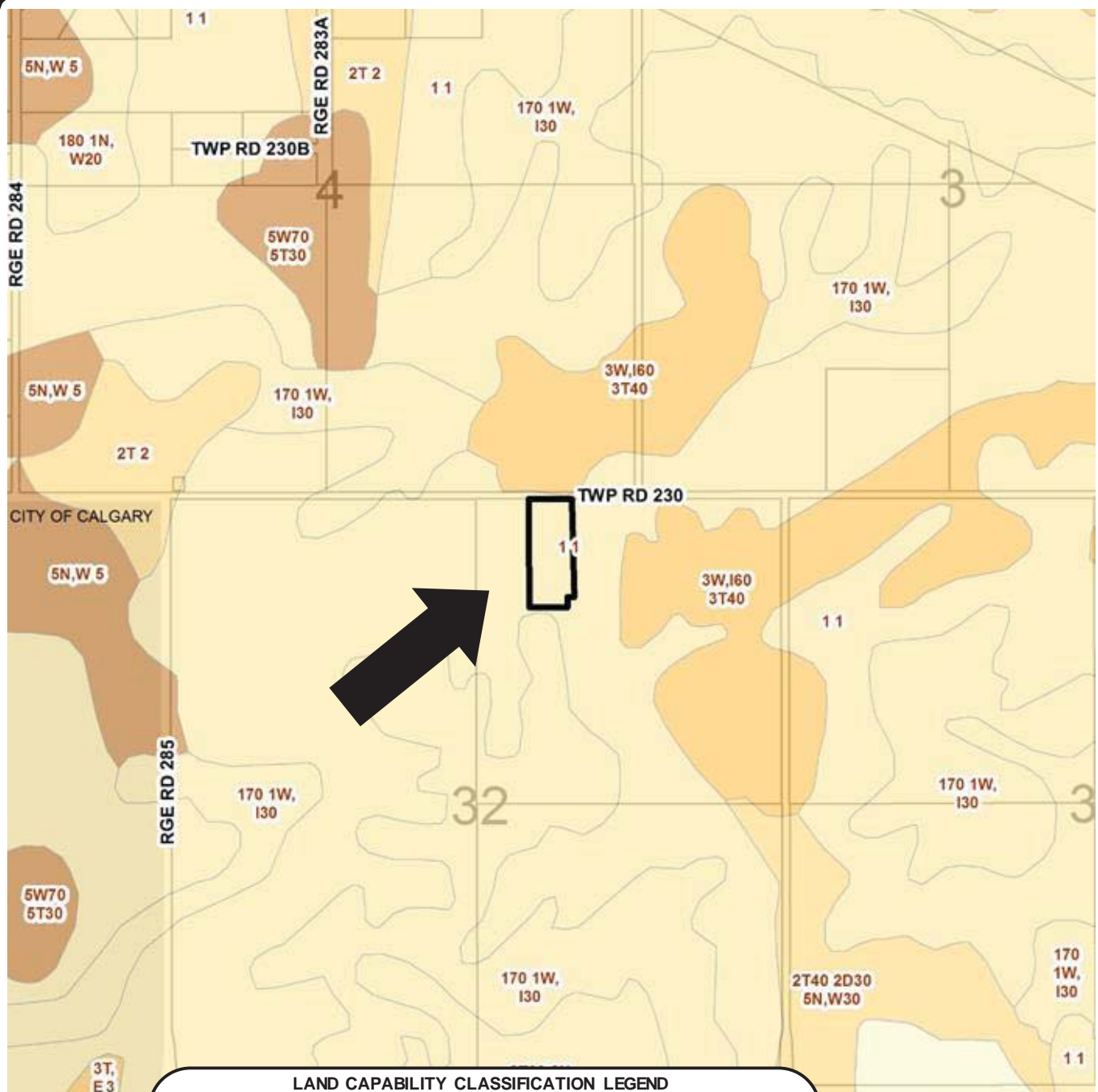


**Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M**

Date: Feb 17, 2017

Division # 4

File: 02332005



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

CLI Class

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

Limitations

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

SOIL MAP

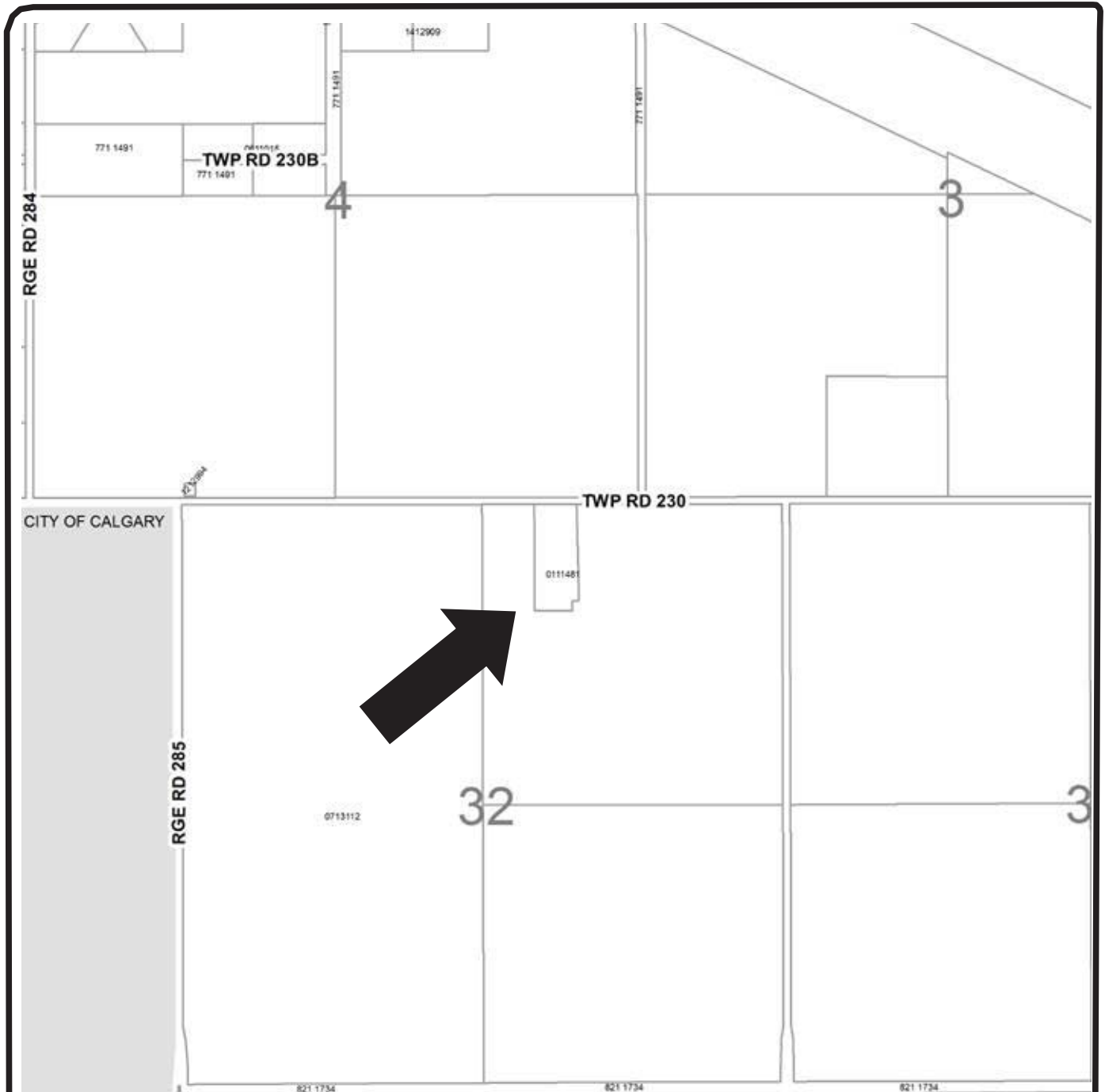


Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017

Division # 4

File: 02332005

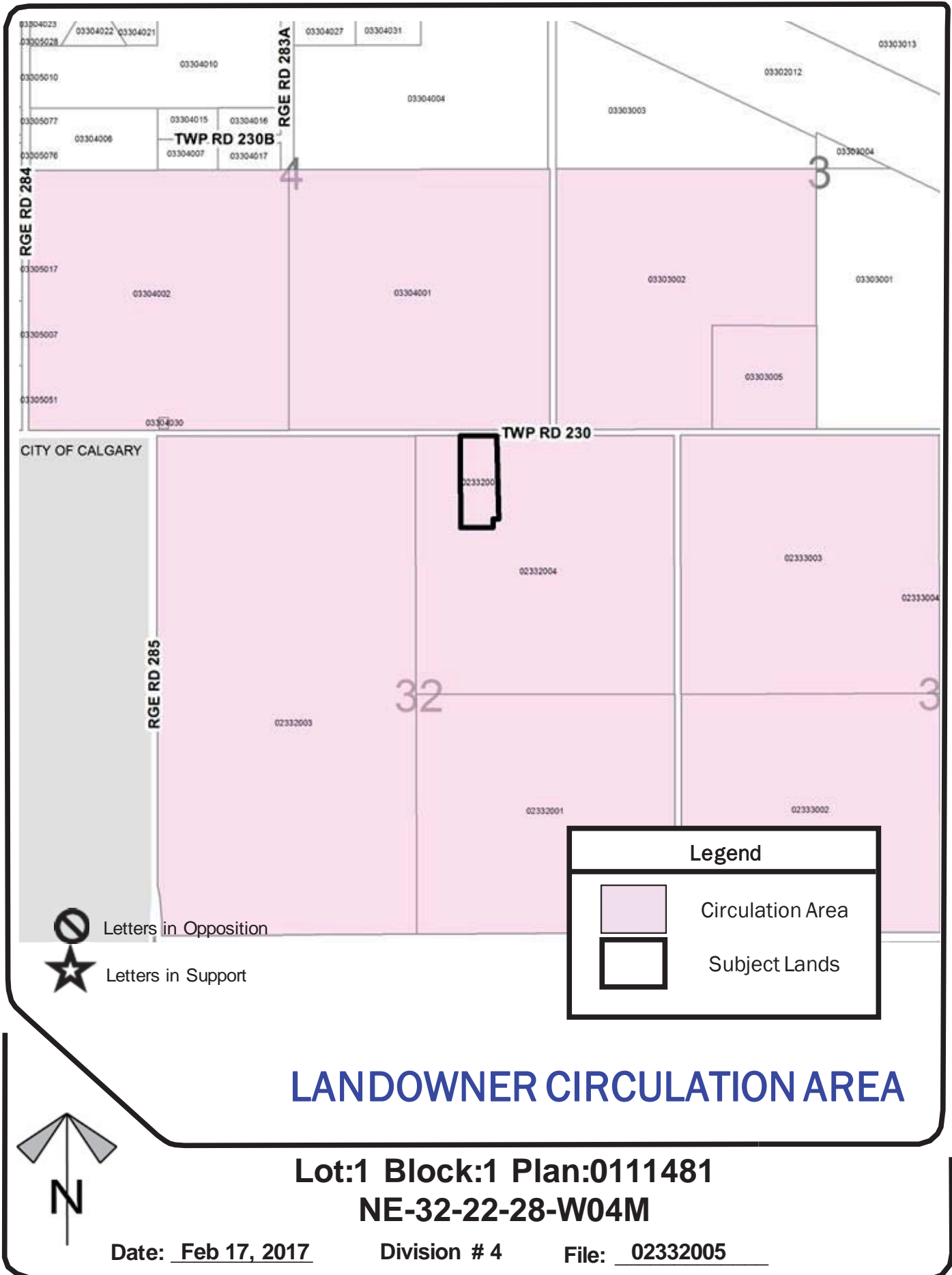
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

Lot:1 Block:1 Plan:0111481
NE-32-22-28-W04M

Date: Feb 17, 2017Division # 4File: 02332005



SOLID ROCK BAPTIST CHURCH

Master Site Development Plan



October 2018





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11. Summary of Traffic Counts

Appendices

- A. Kelham Authority to act on behalf of Solid Rock Baptist Church with respect to redesignation (one page)
- B. Authority for Pastor Jon Harwood to act on behalf of Solid Rock Baptist Church
- C. Land Title (two pages)
- D. Worksheet 2 – Agricultural Boundary Design (three pages)
- E. Notes on Boundary Design Guidelines (2 pages)
- F. Stormwater Management Report
- G. Traffic Count

1 Introduction and Status

Solid Rock Baptist Church (SRBC) is a progressive and established entity within the Calgary area and has maintained a presence since 2005. The community has outgrown its current facilities and is now also able to embark on community owned major capital expenditures.

A portion of the lot, owned by the Church, has been selected as the site for the new Church and associated facilities. The Real Property Report (Figure 1) describes the location as:

Lot 1 Block 1 Plan 011 1481

A portion of: NE 32 22 28 W4

This site is the subject land of this Master Site Development Plan (MSDP).

2 Purpose and Objectives of this MSDP

This MSDP will:

1. Confirm the expectations, requirements and commitments of the Applicant and surrounding community with respect to the construction of a Church, ancillary work and infrastructure. This will be through policies contained herein.
2. Support a Land Use Amendment from Farmstead to Public Service. The proposed development (Religious Assembly) is a Discretionary Use within the PS District.
3. Support a Development Permit application for the construction of a Church, ancillary buildings and infrastructure.
4. Provide a reference for all studies, reports and the like applicable to the application and operation of the site.
5. Document strategies and mitigative measures to be upheld during construction and use of the development.

3 Development Rationale

1. With the increase in membership, SRBC needs to expand its worship area and the associated infrastructure.
2. The subject site is owned by the Church and no change is planned as control of the land will remain with the Church.
3. It is common practice to have Pastoral Leaders, their family and assistants resident on the site of religious worship.
4. The Development will be a permanent use.
5. The existing buildings are located at the rear of the lot, leaving ample room for the Church, etc. to be separated, i.e. no shared parking or utilities.
6. There are no constraints with respect to utility rights of way.



4 Development Components

4.1 Access and Parking

The existing access will be upgraded by widening and improving the driving surface to a substantial gravel quality and engineering profile and cross section.

This access will be shared by the residents and the Church as shown on Figure 2, Site Plan (DG Draft A1)

Two parking lots are proposed one each to the north and south of the Church. These will be constructed using engineered gravels. Dust control and stormwater management will be components of Operations and Maintenance Protocols.

Peak use will occur on Sundays, with much less traffic through the remainder of the week.

A sign visible from both directions will be erected on the Church land. This sign will conform to the relevant bylaws and requirements of Section 35 of Rocky View County's Land Use Bylaw. No offsite signs are planned.

Policy 1: Parking will be provided in accordance with the Land Use Bylaw at the time of Development Permit Application

Policy 2: Directional Signs relating to the Church will be erected in accordance with Rocky View County's Land Use Bylaw.

4.2 Landscaping and Fencing

A minimum of 10% of the Church lands will be devoted to landscaping, which will be designed in cooperation with RVC staff.

The Development Area will be completely fenced between it and: Township Road 230, adjoining properties and the residential portion of the property.

4.3 Utilities

The Church will develop a new potable water well for the sole use of the Church and will have the appropriate AEP approvals.

Wastewater will be collected in a septic tank and periodically emptied using a qualified commercial service.

Fire Suppression will be incorporated into the development to conform to NFPA 1142.

Policy 3: Sewer and Potable Water will be developed for the exclusive use of the Church and will have AEP approval.

Gas, Electricity, Phone service, Internet service, etc. will be brought to the site as required. These services are already established on the property.



4.4 The Church

This building is planned to be pre-engineered and all on one level. It will incorporate a place of worship, ancillary offices and meeting rooms, washrooms and storage.

5 The Community

The site is surrounded by land mainly given over to crops and residential acreages. The site is easily accessed off Highway 22X, located 1.6km south, with Stoney Trail located 4 km west.

A significant percentage of church members reside in Rocky View County and many are employed in the County.

6 Community Relations

SRBC places significant emphasis on its interaction with its neighbours and others impacted by the construction and development of this Church. To this end a comprehensive ongoing Public Interaction Plan is proposed. This plan will include:

1. Confirmation of a SRBC Representative who will be the first point of contact for this project.
2. A Public Meeting (Open House) to explain and discuss the project.
3. Regular information updates by email and internet once construction is underway.
4. Acceptance of individual concerns and the preparation and distribution of responses.
5. Documenting all relevant activity, meeting minutes, responses, etc.
6. Provision of an email address and telephone number for use by those impacted by the development to contact the SRBC person.
7. Allocation of space on the Solid Rock Baptist Church web site to update the public at large.

Policy 4: The Church will keep the neighbours updated regarding construction and exceptional events which may result in increased traffic on RR 230.

7 Construction Program

The work will be phased as set out below. The project is designed for future growth, thus not all amenities will be available or required on "Opening Day".

Major items:

1. Develop access from Twp. Rd 230 to the Church site.
2. Erect the pre-engineered building outer walls and roof.
3. Construct utilities for the building, water, wastewater and power
4. Construct the parking areas.
5. Complete some of internal improvements. This will include:
 - a. Auditorium
 - b. Selected offices



-
- c. Washrooms, etc. as required

All improvements to the site will meet the relevant code requirements and be subject to the issuance of a Development Permit by the County

8 Potential Nuisances

8.1 Noise

The planned use will not generate unusual noise levels.

8.2 Dust

While the County Road, access and parking areas will not be asphalted or similarly treated, mitigative measures will be taken on site to keep fugitive dust to a minimum. These measures include: selection of gravel gradation, watering, maintaining low vehicle speeds and applying dust suppression agents (e.g. calcium chloride) to the access and parking areas.

8.3 Traffic

Most traffic generated by the development will occur during the daylight hours of Sunday. A 24-hour traffic count was conducted from 20 May 2018 to 21 May 2108 (Sunday) and is summarised in Figure 11, with more details in Appendix J.

8.4 Migration of noxious weeds, etc.

This development will not have adverse effects on the neighbouring lands.

8.5 Illumination

The only additional lighting will be for security of the parking areas and the Church, which will benefit neighbouring properties.



9 Environmental

9.1 Stormwater

Runoff is generally to the north of the Church Site. North of the site is a man-made lagoon holding runoff from the County road and ditch. This is apparently decades old, and functions as described without maintenance. This will be addressed at time of Development Permit with RVC and AEP.

Runoff from the Church Site will be conveyed to the north. CSA Engineering completed a Stormwater Report in April 2018 see Appendix I

Excerpt from, "Stormwater Management Report" prepared by Brent Apesland, PEng:

6.0 Conclusion and Recommendations

As per the design of storm water runoff, a pond of 20mx60mx1m that can collect and store double the calculated storm water. The existing swamp area located in the north side of the property will be best location and recommended to construct for the runoff collecting pond. The proposed pond will have benefit of follows as:

- Collect the excess runoff that will help to control flooding in the surrounding area and
- Collected water will be utilized for watering for grasses/flowers within the premises.

In carrying out the Storm water management design, best management practices (BMP) should be followed as:

- i) Grading ditches to between 1 and 2% to reduce erosion.
- ii) Line ditches with grass to reduce flows, increase infiltration and reduce erosion.
- iii) Control roof drains with splash pads and locations to spread out inflows.
- iv) Lined ditches and tree planting to minimize run off.

Terrain is mildly undulating with no abrupt changes in elevation, thus there is little risk of major erosion. During construction, current best practices will be used to mitigate any undue erosion. An Erosion and Sediment Control Plan will be submitted for County approval as part of the Development Permit Application.

9.2 Biophysical

Approximately 70% of the subject land has little or no topsoil and has not recently been farmed. Approximately 10% is wooded. A minor Biophysical Impact Assessment will be prepared at Development Permit stage.



9.3 Geotechnical

A Geotechnical Report will be prepared to comply with County Standards and to fulfill the design requirements of the building at Development Permit stage.

Policy 5: All Environmental Reports will be prepared by appropriate professionals and these reports will be used to build the Operations and Maintenance Manuals.

10 Operations and Maintenance

An enterprise of this magnitude requires a manual, endorsed by senior personnel, of Standard Operation Procedures for the various tasks that need to be performed at set intervals or when certain situations arise.

Included in this Manual will be, as a minimum, the following:

1. Emergency Contact information
2. Safety procedures
3. Emergency procedures
4. Maintenance procedures for parking lots, landscaping
5. Utility maintenance including; potable water supply, wastewater disposal and stormwater management

11 Summary of Policies

Policy 1: Parking will be provided in accordance with the Land Use Bylaw at the time of Development Permit Application

Policy 2: Directional Signs relating to the Church will be erected in accordance with Rocky View County's Land Use Bylaw.

Policy 3: Sewer and Potable Water will be developed for the exclusive use of the Church and will have AEP approval.

Policy 4: The Church will keep the neighbours updated regarding construction and exceptional events which may result in increased traffic on RR 230.

Policy 5: All Environmental Reports will be prepared by appropriate professionals and these reports will be used to build the Operations and Maintenance Manuals.



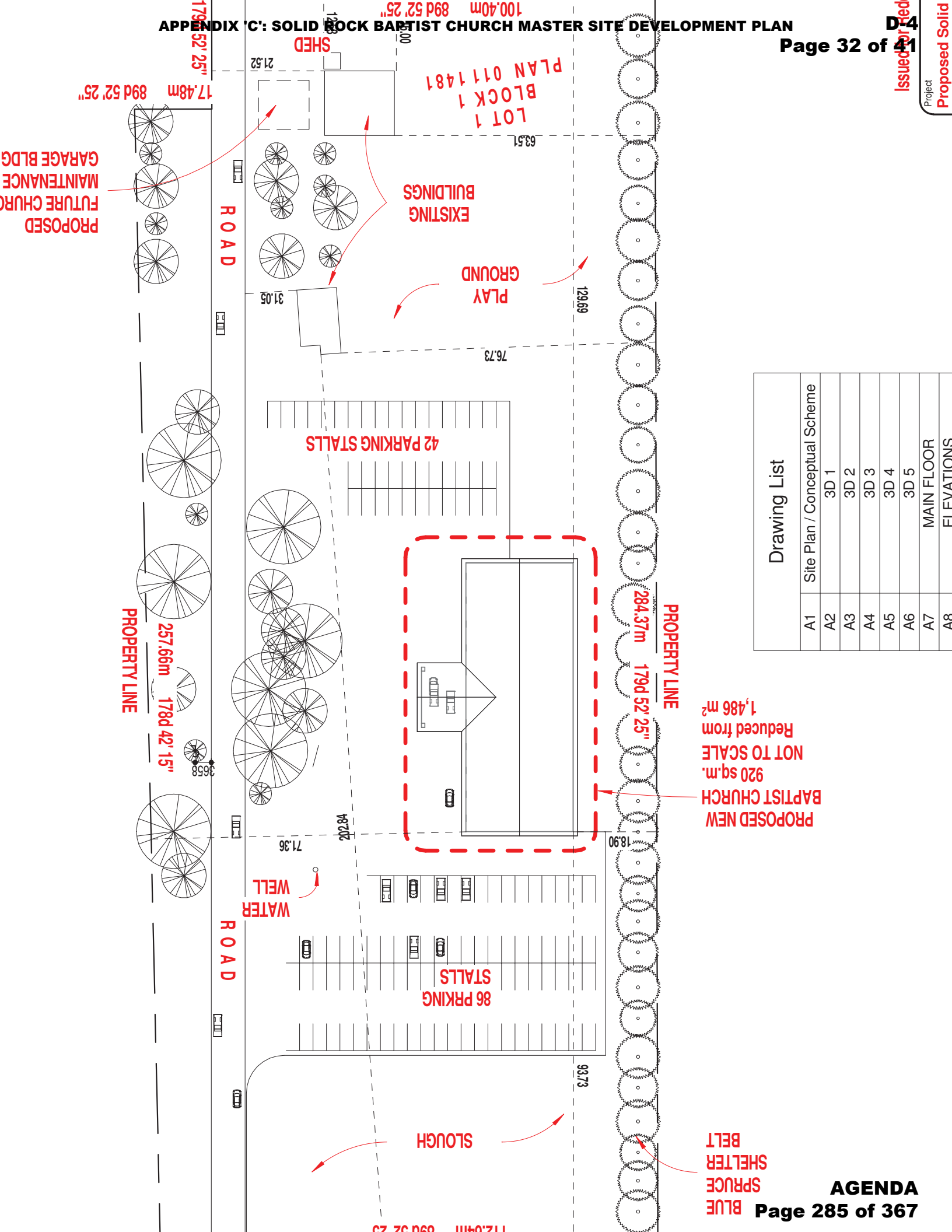
Figures

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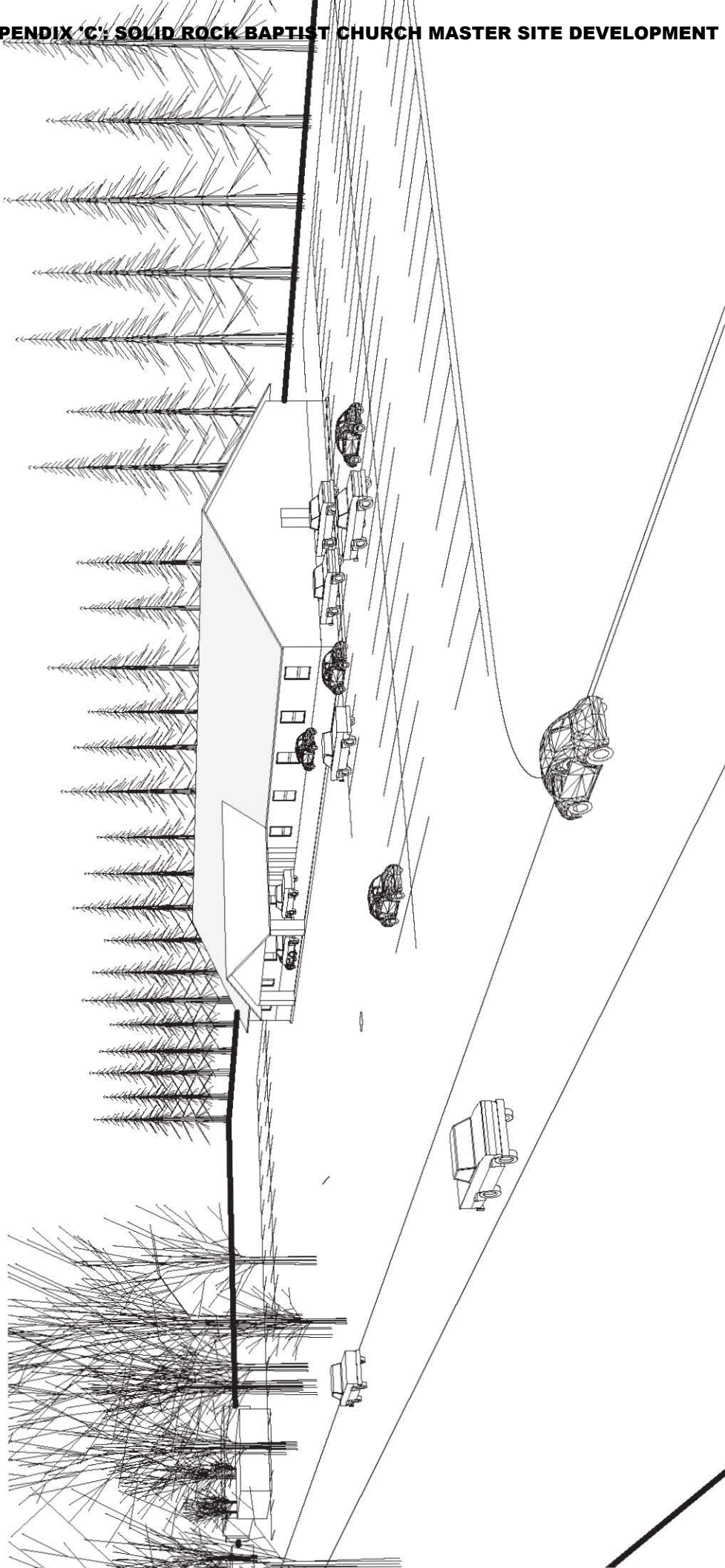
NE 1/4 SEC. 32-22-28-4

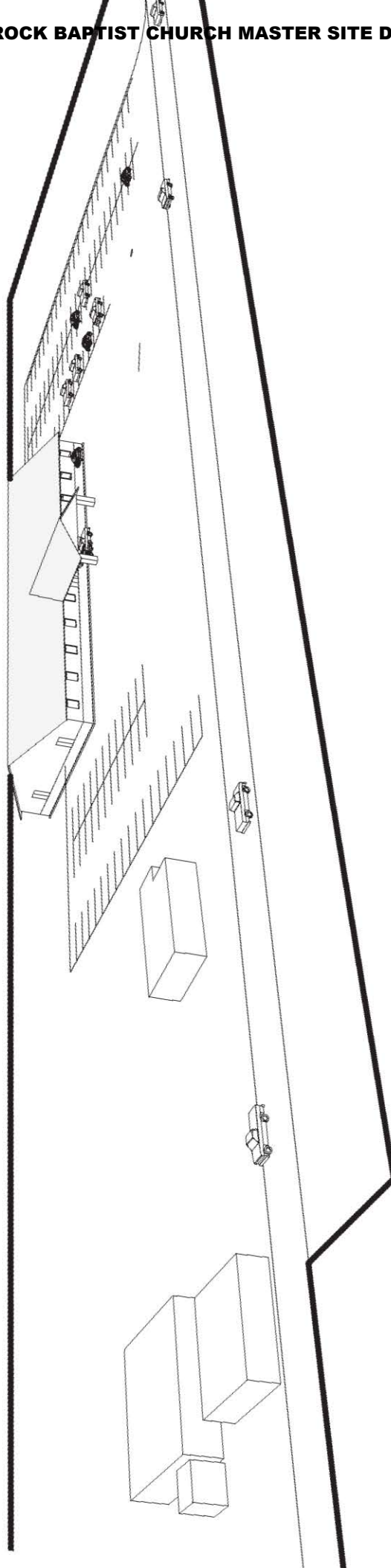
AGENDA

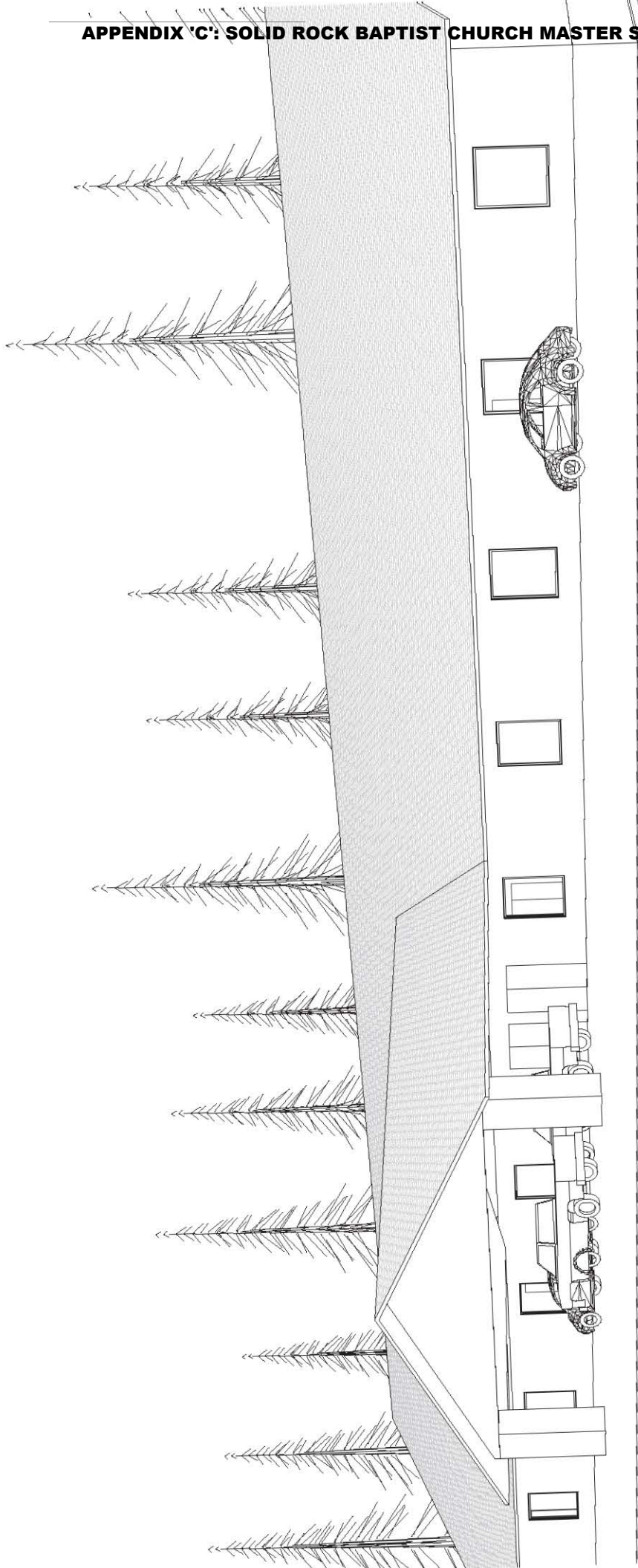
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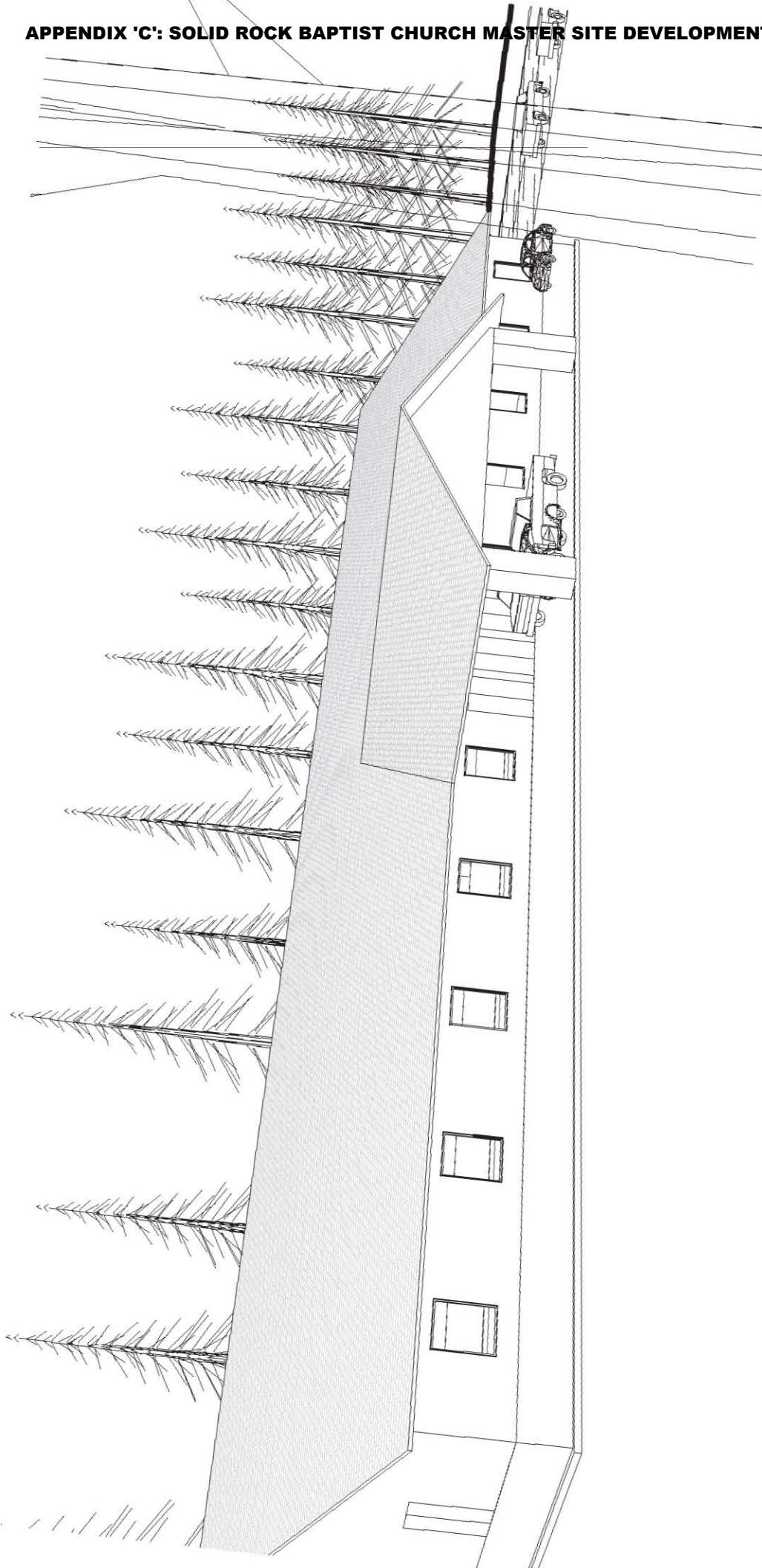


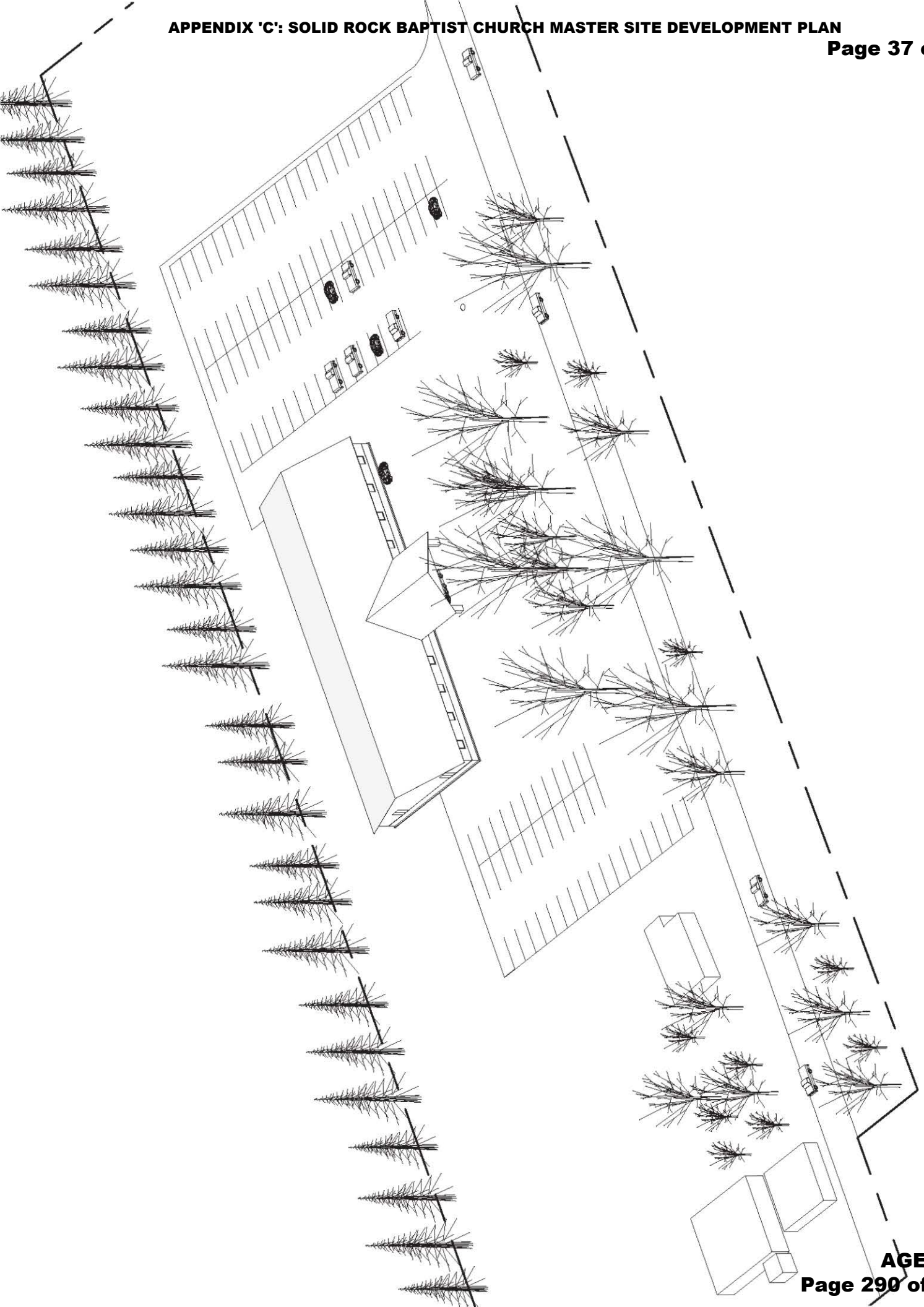
Drawing List	
A1	Site Plan / Conceptual Scheme
A2	3D 1
A3	3D 2
A4	3D 3
A5	3D 4
A6	3D 5
A7	MAIN FLOOR
A8	ELEVATIONS











CANOPY AND
ENTRANCE

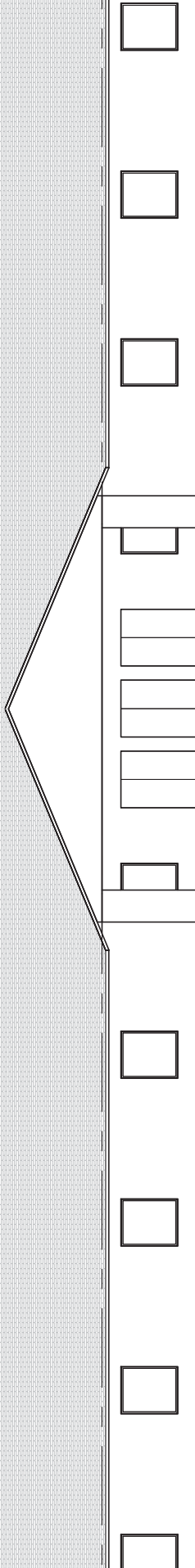


NEW CHURCH AND OFFICES
1486 SQ.M.
LAYOUT TO BE DETERMINED



60960

60960

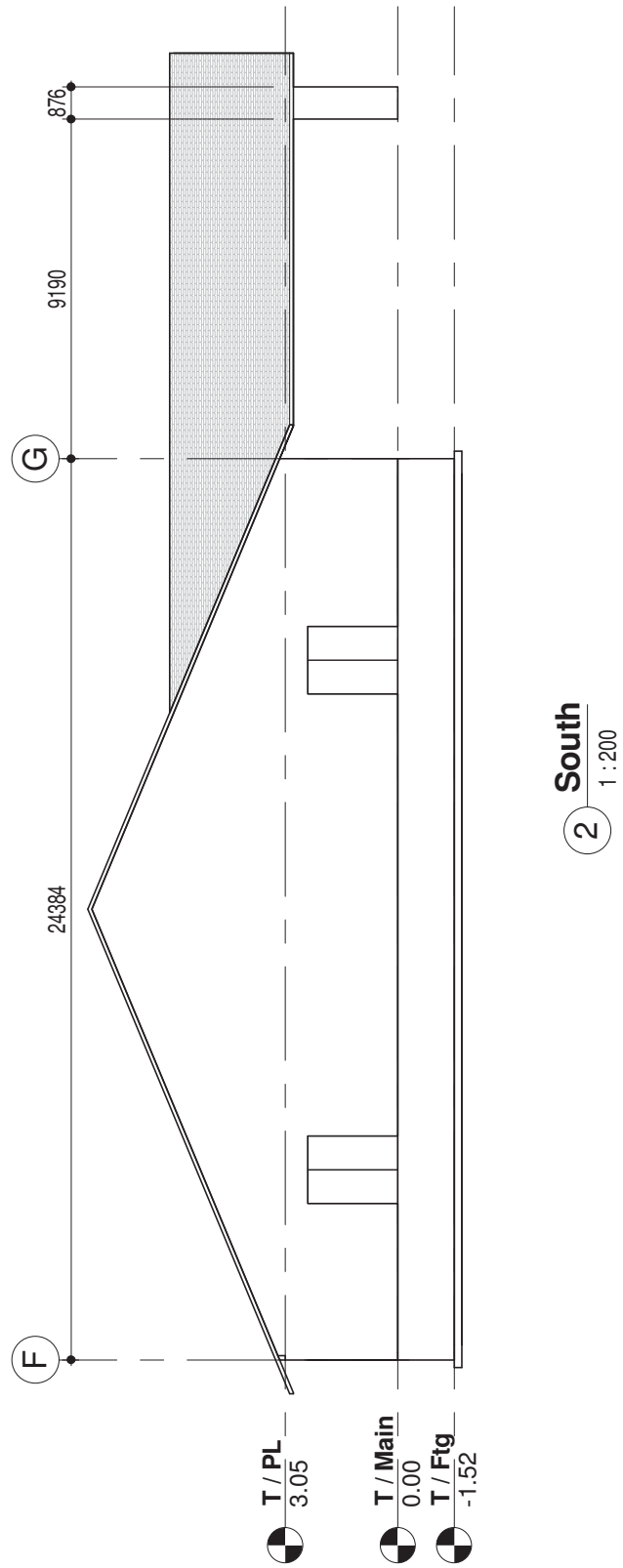
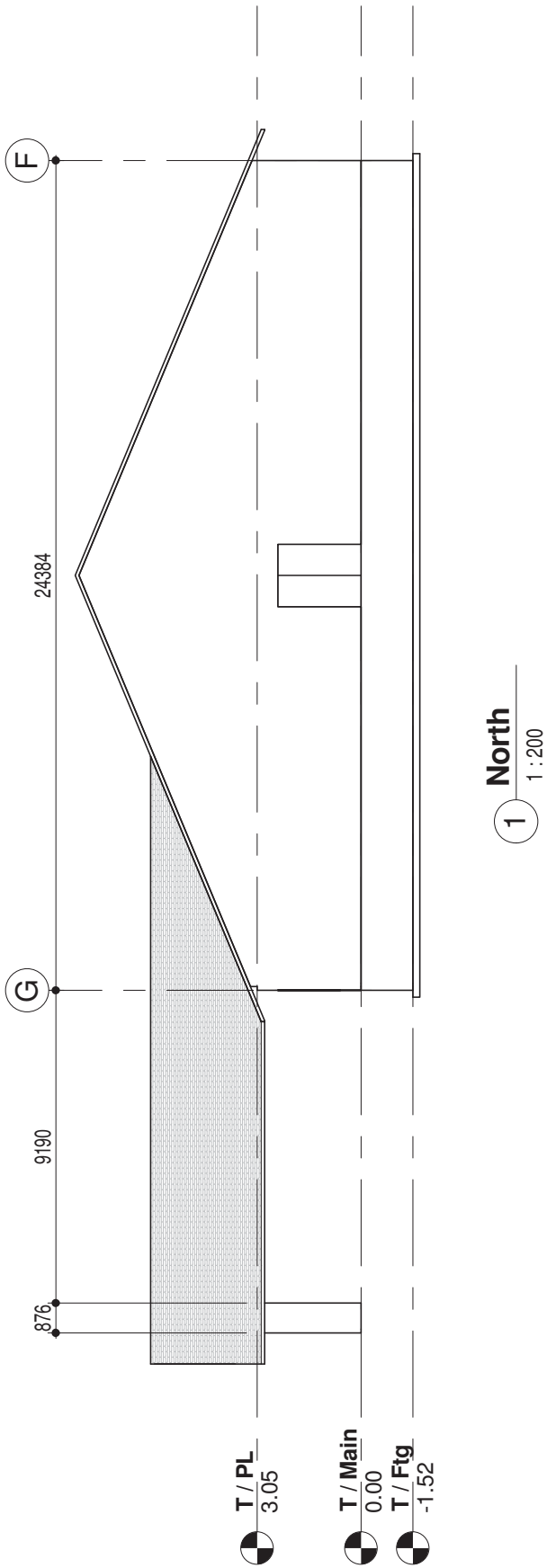


1 East
1 : 200

60960



2 West
1 : 200



South Rock Baptist Church
Summary of
24 hr Traffic Count
at Site Entrance to
284091 TR 230



Date	From	To	< East Bound >					< West Bound >					Weather
			A	B	C	D	E	A	B	C	D	E	
20 May 2018	6:00 AM	7:00 AM											Fog +5 °
20 May 2018	7:00 AM	8:00 AM											Fog +2 °
20 May 2018	8:00 AM	9:00 AM											Fog +2 °
20 May 2018	9:00 AM	10:00 AM						1					Sunny 7 °
20 May 2018	10:00 AM	11:00 AM	1										Sunny 7 °
20 May 2018	11:00 AM	12:00 PM	3										Sunny 15 °
21 May 2018	12:00 PM	1:00 PM	1										Sunny 15 °
21 May 2018	1:00 PM	2:00 PM	1					3					Sunny 20 °
21 May 2018	2:00 PM	3:00 PM											Sunny 24 °
21 May 2018	3:00 PM	4:00 PM	4					1					Sunny 25 °
21 May 2018	4:00 PM	5:00 PM											Sunny 25 °
21 May 2018	5:00 PM	6:00 PM	2					2					Sunny 25 °
21 May 2018	6:00 PM	7:00 PM											Sunny 24 °
21 May 2018	7:00 PM	8:00 PM	3										Sunny 24 °
21 May 2018	8:00 PM	9:00 PM	3										Sunny 24 °
21 May 2018	9:00 PM	10:00 PM						3					Dusk 21 °
21 May 2018	10:00 PM	11:00 PM											Partly Cloudy 18 °
21 May 2018	11:00 PM	12:00 AM											Partly Cloudy 16 °
21 May 2018	12:00 AM	1:00 AM											Partly Cloudy 13 °
21 May 2018	1:00 AM	2:00 AM	1										Partly Cloudy 10 °
21 May 2018	2:00 AM	3:00 AM											Partly Cloudy 9 °
21 May 2018	3:00 AM	4:00 AM											Partly Cloudy 11 °
21 May 2018	4:00 AM	5:00 AM											Partly Cloudy 11 °
21 May 2018	5:00 AM	6:00 AM											Partly Cloudy 11 °
Total for 24 Hours:			19	0	0	0	0	10	0	0	0	0	

A	Passenger Vehicles
B	Recreational Vehicles
C	Buses
D	Single Unit Trucks
E	Tractor Trailers

PLANNING & DEVELOPMENT

TO: Council
DATE: May 14, 2019 **DIVISION:** 4
FILE: PL20180001
SUBJECT: Bylaw C-7781-2018 Road closure of a portion of Road known as Range Road 281

¹POLICY DIRECTION:

Policy and Procedure #443, *Road Allowance Closure and Disposal* direct 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-7781-2018 for the closure and consolidation of a 1.43 acre portion of undeveloped road allowance known as Range Road 281. This portion is located adjacent to the hamlet of Indus. 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 applicants Darrell and Alice Barr have indicated the purpose for this application is to close and consolidate the 1.43 Acre portion of undeveloped road allowance into their adjacent parcel described as Lot 1, Block 1, Plan 0511195 for the purpose of obtaining a building permit for the North West corner of their property without the setback requirement to a road allowance. Attachment 'B' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo and Landowner Circulation Area.

The applicants were not initially supportive of the appraisal value that was provided for this closure. On March 26, 2019 Administration presented a report and request for council direction on how to proceed with this file. The applicants made a presentation and council recommended that the revised appraisal price of \$5,000.00 plus applicable closing costs be required to be paid to proceed with this closure.

The Public Hearing for Bylaw C-7781-2018 was held on May 8, 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 July 30, 2018.

DISCUSSION:

After approval from the Minister of Transportation was received, administration obtained an appraisal of the Road allowance, which was then provided to the applicants for review and approval to proceed with the closure at the appraised value. The applicants did not initially support the appraisal and a meeting was held with the appraisal company Altus Group to discuss the rationale for the report. After providing Altus group additional information on the land, its past uses, and its topographical

¹ Administration Resources

Angela Pare, Engineering Support Technician, Planning & Development



constraints, Altus group then provided a revised appraisal of the lands. The applicants were still not in support of this revised value and asked that administration request assistance from council to determine a fair market/purchase value for the lands. After the applicant's presentation and discussion with Council on March 26, 2019, Council made motion that the applicants be required to pay the revised appraisal price plus all applicable closing costs to proceed. The revised appraisal of the subject lands provided a value of \$5,000.00 for the 1.43 acre portion of road allowance. The applicable closing costs are \$250.00 for GST on the land sale, \$1,500.00 for survey costs, and \$2,500.00 for the appraisal fee for a total cost of \$9,250.00. The applicants are now in support and wish to proceed with the second and third readings of the bylaw and then the subsequent purchase of the lands. The applicants have made an arrangements with their adjacent neighbor for sharing the closing costs and a split of the closed road land equally between them.

OPTIONS:

- | | | |
|-----------|-----------|---|
| Option #1 | Motion #1 | THAT Bylaw C-7781-2018 be given second reading |
| | Motion #2 | THAT Bylaw C-7781-2018 be given third reading |
| | Motion #3 | THAT the 1.43 acre portion of land be transferred to the applicant Darrell & Alice Barr subject to: <ul style="list-style-type: none"> a) Sales agreement being signed at the appraised value of \$5,000.00, 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-7781-2018 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/lt

APPENDICES:

APPENDIX 'A' – Bylaw C-7781-2018 and Schedule A
APPENDIX 'B' – Map Set
APPENDIX 'C' – Landowner Comments



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7781-2018

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 April 10th and Tuesday April 17th 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:

A PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST QUARTER SECTION 36, TOWNSHIP 22, RANGE 28 WEST OF THE FOURTH MERIDIAN, CONTAINING 0.58 HECTARES (1.43 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As shown on Schedule 'A' attached to and forming part of this bylaw.

Division: 4
File: PL20180001

PUBLIC HEARING WAS HELD IN COUNCIL this 8th DAY OF May, 2018
READ A FIRST TIME IN COUNCIL this 8th DAY OF May, 2018


REEVE / DEPUTY REEVE


CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS 23rd DAY OF July, 2018

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.

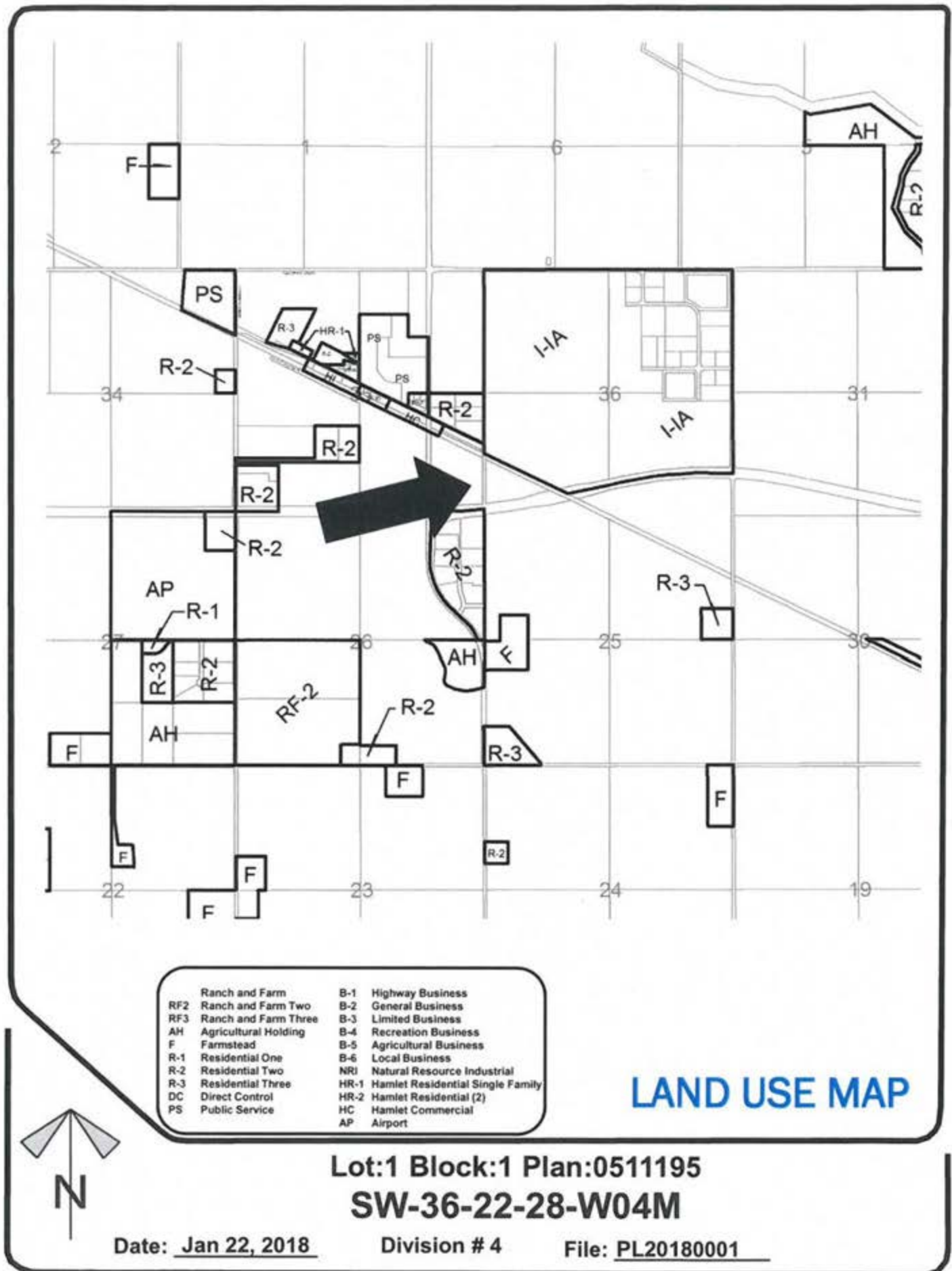
SCHEDULE 'A'
BYLAW C-7781-2018



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File: PL20180001

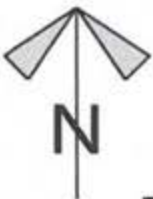






Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO
Spring 2016



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

Date: Jan 22, 2018

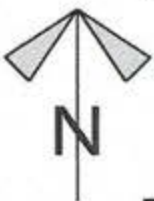
Division # 4

File: PL20180001



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

TOPOGRAPHY
Contour Interval 2 M

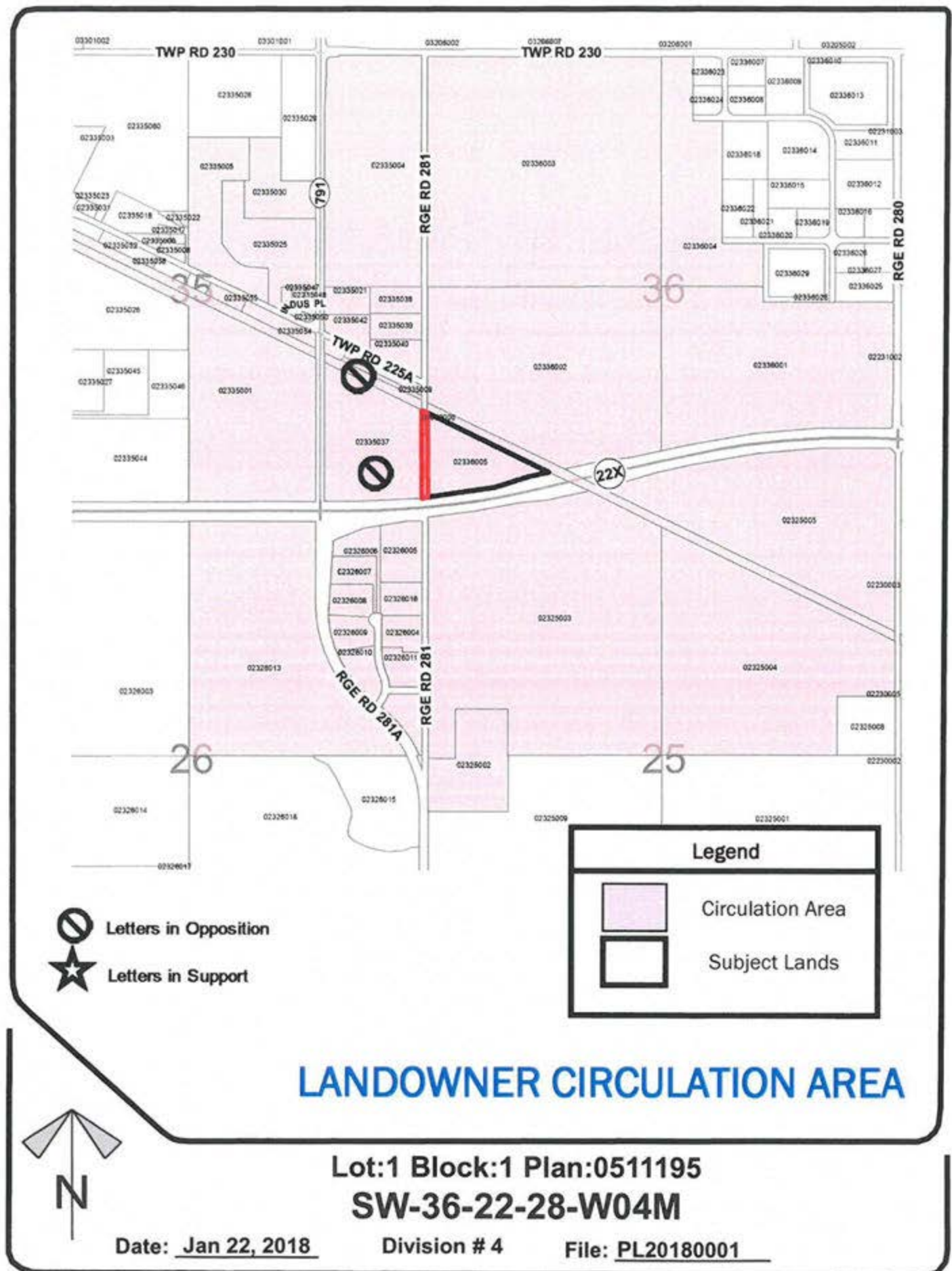


Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



APPENDIX 'C': LANDOWNER COMMENTS



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: PL20180001

DESCRIPTION: To Close for the purpose of Consolidation, a 1.43 Acre portion of Road Allowance known as Range Road 281, Located along the west boundary the SW-36-22-28-W4M on the North side of Secondary Highway 22X. If successful this portion of Road Allowance will be consolidated with the adjacent parcel on the East side of the Road Allowance.

GENERAL LOCATION: Road Allowance Adjacent on the West side of SW-36-22-28-W4M (225020 RR281)

APPLICANT: Barr, Darrell & Alice

OWNER: The Crown in right of Alberta

GROSS AREA: 1.43 acres, (to be confirmed by plan of survey)

I, Shelley Wearmouth, the owner of 3 1 0510800
Wearmouth Demolition 1 2 051080P
Services
and/or SE 35 22 28 W4M
Qtr Sec Twp Rge

Support or Oppose this proposed road closure for consolidation purposes.

Comments:

Oppose, until further information is available
in regards to; traffic, stormwater,
current and future land use per
area structure plans

Sue

Signature

Feb, 2018

Date

APPENDIX 'C': LANDOWNER COMMENTS



ROCKY VIEW COUNTY
Engineering Services

911 - 32 Avenue NE | Calgary, AB | T2E 6X6
Phone: 403-230-1401 | Fax: 403-277-5977
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GENERAL LOCATION: Road Allowance Adjacent on the West side of SW-36-22-28-W4M (225020 RR281)

APPLICANT: Barr, Darrell & Alice

OWNER: The Crown in right of Alberta

GROSS AREA: 1.43 acres, (to be confirmed by plan of survey)

I, Susan Komble, the owner of _____, _____, _____,
Lot Block Plan
and/or SE, 35, 22, 28, W4M
Qtr Sec Twp Rge

Support or Oppose this proposed road closure for consolidation purposes.

Comments:

This Road Allowance was closed in 1980 as part of an agreement to Redesign Highway 791 thru our lands. At that time it was agreed to have the Road Allowance land attached to Adjacent lands
Venno Komble

[Signature] for Susan Komble 13, 2, 2018
Signature Date

on the East + West side of the Road Allowance equally. Accordingly the fence was built in the centre of the Road Allowance. We will support a Consolidation of the Road Allowance lands equally to both Adjacent

Notice of Motion: To be read in at the May 14, 2019 Council Meeting

To be debated at the May 28, 2019 Council Meeting

Title: Springbank Off-Stream Reservoir

Presented By: Councillor Kim McKylor, Division 2

WHEREAS On December 11, 2018 Council passed a resolution that Council prepare a letter to the Government of Alberta stating that the County cannot support the SR1 project in its current stage and request a halt to the SR1 process so that all options can be equally considered for the reasons detailed in the Springbank Off-Stream Report of December 11, 2018; and

AND WHEREAS In response to the above resolution, on January 11, 2019, the Reeve sent a letter to the Honourable Mason's Office of Transportation and also to the Honourable Phillips at the Office of the Minister of Environment and Parks officially advising of Rocky View County's position; and

AND WHEREAS On April 30, 2019, the newly elected Premier Jason Kenney has appointed the Honourable Ric Mclver as the new Minister of Transportation and the Honourable Jason Nixon as the new Minister of Environment and Parks; and

AND WHEREAS

THEREFORE, BE IT RESOLVED THAT Council update and resend the letter to the new Premier, responsible Ministers, and County MLAs.

PLANNING & DEVELOPMENT

TO:	Subdivision Authority	DIVISION:	2
DATE:	May 14, 2019	APPLICATION:	PL20190013
FILE:	04726013		
SUBJECT:	Subdivision Item – Residential One District		

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, as well as the policies within the Central Springbank Area Structure Plan, and was found to be compliant:

- The proposal is consistent with the land use designation approved in September 2018;
- The proposal is consistent with the Central Springbank Area Structure Plan; and
- All technical matters are addressed through the suggested conditions of approval.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ≥ 0.80 hectare (≥ 1.98 acre) parcel (Lot 1) with a ± 6.86 hectare (± 16.95 acre) remainder (Lot 2).

The lands are developed with a dwelling and a number of accessory buildings, the majority of which are located within the boundary of proposed Lot 2. The dwelling is serviced by means of a water well and a Private Sewage Treatment System. Lot 1 is currently undeveloped and is proposed to be serviced in a similar fashion at the time of future development. Access to the site is provided by an approach to Panorama Ridge that services Lot 2; a new approach would be required to access Lot 1. The subject lands hold the Residential One District land use designation, which allows for a 1.98 acre minimum parcel size.

Administration determined that the application meets policy.

PROPOSAL: To create a ≥ 0.80 hectare (≥ 1.98 acre) parcel with a ± 6.86 hectare (± 16.95 acre) remainder.	GENERAL LOCATION: Located approximately 5.6 km (3.5 miles) west of the city of Calgary, 0.4 km (0.25 mile) north of Springbank Road, and 0.4 km (0.25 mile) east of Range Road 32.
LEGAL DESCRIPTION: Block 6, Plan 7611043, SW-26-24-3-W5M	GROSS AREA: ± 7.66 hectares (± 18.93 acres)
APPLICANT: Justin Burwash OWNER: Wayne Burwash	RESERVE STATUS: Municipal Reserves are outstanding, comprising 9% of the subject lands.
LAND USE DESIGNATION: Residential One District & Residential Two District	LEVIES INFORMATION: Transportation Off-Site Levy is outstanding
DATE SUBDIVISION APPLICATION RECEIVED: February 7, 2019	APPEAL BOARD: Subdivision and Development Appeal Board

¹ **Administration Resources**

Stefan Kunz & Bianca Duncan, Planning & Engineering Services



<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Site-Specific Stormwater Drainage Memo (Osprey Engineering Inc. February 22, 2018) • Level 2 Private Sewage Treatment System Assessment (Almor Testing Services, 2019) • Groundwater Supply Evaluation, (Groundwater Information Technologies Ltd. December 8, 2017) 	<p>LAND USE POLICIES AND STATUTORY PLANS:</p> <ul style="list-style-type: none"> • Central Springbank Area Structure Plan (C-5354-2001) • Rocky View/Calgary IDP (C-7197-2012) • Land Use Bylaw (C-4841-97)
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PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 81 landowners. At the time of report preparation, no responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

1976 Plan 7611043 is registered, resulting in the creation of the subject lands, as well as the 7.54 hectare (18.64 acre) parcel immediately to the north.

TECHNICAL CONSIDERATIONS:

This application was evaluated in accordance with the matters listed in Sections 7 and 14 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography

The topography of the land does not pose significant concerns with regard to developability. Lot 1 is flat and does not contain any watercourses, drainage channels, or waterbodies. Lot 2 is already developed, and no new structures are proposed. There is an intermittent drainage channel running north-south through the centre of the lands, to the west of the developed area on Lot 2. While this does not pose any concern with regard to this particular application, it may restrict future development potential of the remainder lot.

Conditions: None

b) The site's soil characteristics

The soils on site are Class 2, 3, and 5, with slight to very severe limitations due to adverse climate, low permeability/undesirable structure, adverse topography, high salinity, and excessive wetness/poor drainage. As the lands are intended for residential purposes, there are no concerns with regard to soil considerations.

Conditions: None

c) Stormwater collection and disposal

The Applicant has submitted a site-specific stormwater drainage memo (revised), completed by Osprey Engineering Inc. on February 22, 2018. The report concludes that the proposed development will not impact the rate or volume of discharge of runoff from the parcel and is consistent with the Springbank MDP. It further states that it will have minimal impact on water quality by ensuring appropriate vegetation and setbacks per the RVC Land Use Bylaw are maintained.

The report concludes that the both the proposed parcel and the remainder will have less than 10% imperviousness at both predevelopment and post-development stages. Recommendations for future development has been provided and it is the Applicant's responsibility to implement the recommendations



Conditions: None

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

The lands do not feature any on-site wetlands as identified by Alberta Environment's Wetland Impact Model. An intermittent drainage course runs through the western portion of the lands, eventually feeding the Elbow River approximately 1.5 miles to the south. The lands are not within the floodway or flood fringe according to Alberta Environment's Flood Hazard Map. There are no other drainage courses or waterbodies on site, and there are no concerns with regard to flooding, subsidence, or erosion of the land.

Conditions: None

e) Accessibility to a road

The subject lands currently feature one existing dwelling located within proposed Lot 2. This dwelling accesses Panorama Ridge via a paved approach. This approach is in good condition and no upgrades are required. A new paved approach is required to provide access to Lot 1. The applicant indicated that the preferred location for the approach is access Panorama Ridge. There are no concerns with this, provided that it be placed a minimum of 45 metres from the intersection.

The Transportation Offsite Levy is outstanding for the total acreage of Lot 1, and is required to be provided through the conditions of subdivision approval. The levy is deferred on Lot 2. The lands located within Special Area 4, and as such are subject to special area levy as well as the Base Levy.

- Base Levy = \$4,595/acre. Special Area 4 Levy = \$11,380/acre. Acreage = 1.98 acres.
Estimated TOL payment = (\$15,975/acre)*(1.98 acres) = \$31,630.50

Conditions: 3 & 4

f) Water supply, sewage and solid waste disposal

The Applicant provided a Level I PSTS Assessment for the existing septic field located within Lot 2 that indicates that the system is in good working order. A Level 2 Private Sewage Treatment System Assessment (Almor Testing Services, 2019) was provided which indicates that the site is suitable for the additional systems required on Lot 1. As Lot 2 is proposed to be less than 3.95 acres in size, it is required to construct a Packaged Sewage Treatment Plant in accordance with County Policy 449. As a condition of subdivision, a Site Improvements / Services Agreement is required in order to ensure that the system is constructed in accordance with the Level 2 PSTS Assessment and meeting the Bureau de Normalisation du Quebec (BNQ) standards.

Potable water servicing to the existing dwelling is provided via water well. Servicing to Lot 1 is proposed to be provided by the same means, and a well is already located within the proposed lot. In support of this, the applicant submitted a Groundwater Supply Evaluation (Groundwater Information Technologies Ltd., December 8, 2017). The report concludes that the aquifer can supply water without causing adverse effects on existing users, and that the new well is capable of maintaining the County's minimum pump rate.

Lastly, a Deferred Services Agreement shall be registered for each proposed parcel, requiring the owner to tie into municipal services when they become available.

Conditions: 6, 7, & 8

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

The subject lands are located within the community of Springbank, 400 metres (0.25 mile) north of Springbank Road, 400 metres (0.25 mile) east of Range Road 32, and on the west



side of Panorama Ridge. This is an area of the County that primarily consists of country residential development, but features a mix of land uses. Residential development in the immediate vicinity of the lands is primarily Residential Two District; however, Residential One District parcels are located immediately to the north along Panorama Bay. Public Service uses are found in the area, with Springbank Park for All Seasons and Springbank Community High School located approximately 1,500 metres to the east. Agricultural uses are prominent in the area, as a number of large holdings Ranch and Farm District parcels are located to the north.

Conditions: None

h) Other matters

Municipal Reserves – Municipal Reserves are outstanding, comprising 9% of the subject lands. Typically, the municipal reserve provision is 10% of the lands, however at the time the parcel was created a deferred reserve caveat was registered against blocks 5 and 6. According to the caveat, 1% of the value of the lands was provided by a cash-in-lieu payment and the remainder was deferred.

The applicant has submitted a land value appraisal in support of the application, prepared by Elford Appraisal & Consulting Services Ltd., and dated November 21, 2018. The appraisal values the lands at \$1,098,000, or \$58,003.17 per acre. Reserves are deferred on Lot 2, but are required to be provided on Lot 1 as a condition of approval. Lot 1 is proposed to be 1.98 acres in size, with a value of \$114,846.28.

Therefore, the 9% municipal reserve required for this parcel equates to \$10,336.16.

Conditions: 9

POLICY CONSIDERATIONS:

Policy considerations were addressed in redesignation application PL20170121.

CONCLUSION:

The subject lands hold the appropriate land use designation for the proposed parcel, and all technical considerations have been appropriately addressed through the conditions of approval, in accordance with approved Statutory Policy. Therefore, the application meets applicable policies.

OPTIONS:

Option #1: THAT Subdivision Application PL20190013 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20190013 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

SK/llt



ROCKY VIEW COUNTY
Cultivating Communities

APPENDICES:

APPENDIX 'A': Approval Conditions

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ≥ 0.80 hectare (≥ 1.98 acre) parcel with a ± 6.86 hectare (± 16.95 acre) remainder from a portion of Block 6, Plan 7611043, SW-26-24-3-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with statutory policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, that the application be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential One and Two Land Use Districts, as per the Land Use Bylaw C-4841-97, as amended.

Transportation and Access

- 3) The Owner shall construct a new paved approach on Panorama Ridge in order to provide access to Lot 1.

Fees and Levies

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



Site Servicing/Developability

- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that includes the following:
 - a) The installation of a packaged sewage treatment system meeting BNQ Standards, in accordance with the findings of the Level 2 Private Sewage Treatment System Assessment (Almor Testing Services, 2019).
- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1 & 2, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;

Municipal Reserves

- 8) The provision of Reserve in the amount of 9 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu pursuant to Section 666(3) of the Municipal Government Act;
 - a) Reserves for (Lot 2 are to be deferred with Caveat, pursuant to Section 669(2) of the Municipal Government Act;

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

APPENDIX 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comment.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the two residential parcels being created by this application should not have a significant impact on the provincial highway system.
Alberta Sustainable Development (Public Lands)	Not required.
Alberta Culture and Community Spirit (Historical Resources)	Not required.
Energy Resources Conservation Board	No comment.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No comment.
ATCO Pipelines	No comment.
AltaLink Management	No comment.
FortisAlberta	No easement required.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.

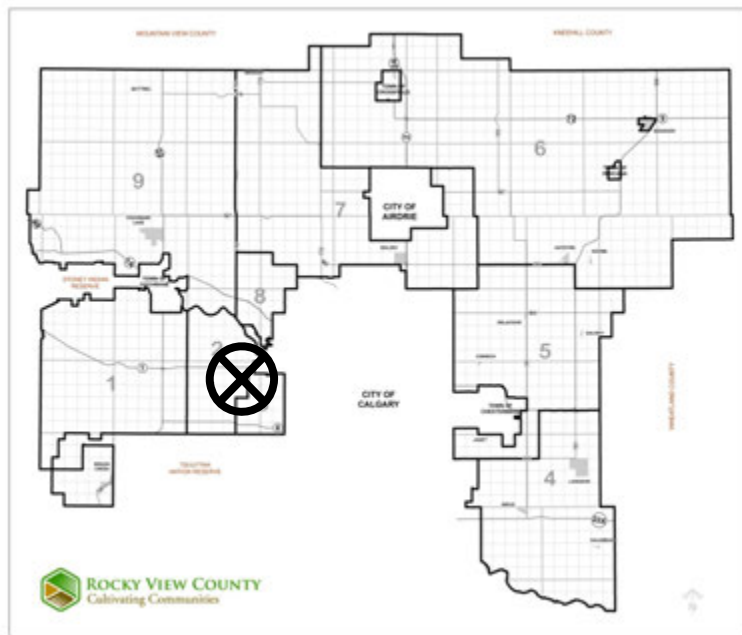
AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
Canadian Pacific Railway	No comment.
City of Calgary	No comments.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comment.
Rocky View West Recreation Board	The Rocky View West Recreation Board recommends Cash In Lieu for this subdivision circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Municipal Lands office has no concerns with this application.
Development Authority	No comment.
GIS Services	No comment.
Building Services	No comment.
Enforcement Services	No comment.
Emergency Services	No comment.
Infrastructure and Operations – Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The subject lands are currently accessible from municipal road Panorama Ridge (TWP Rd. 244A). As a condition to subdivision, the applicant will be required to construct a new paved approach off of Panorama Ridge or Panorama Way (location to be confirmed with Road Operations) that is compliant to the County Servicing Standards to provide access to the northern subdivided parcel. The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw (bylaw C-7356-2014) as the subject lands to be subdivided are Residential One District (R-1). The TOL will be applied to Lot 1. The TOL does not apply to the remainder Lot 2 since it is greater than 9.88 acres <ul style="list-style-type: none"> Estimated TOL payment = Base Levy (\$4,595 per

AGENCY	COMMENTS
Infrastructure and Operations – Maintenance	<p>acre) + Special Area 4 Levy (\$11,380 per acre) = \$31,630.50 (using 1.98 acres)</p>
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant submitted a Level 2 PSTS Assessment report that recommended the use of a Packaged Sewage Treatment Plant that meets the Bureau de Normalisation du Quebec (BNQ) standards. • As a condition of subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lot 1 and shall include the following: <ul style="list-style-type: none"> ○ The system to be in accordance with the revised Level 2 PSTS Assessment ○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.
	<p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • At the redesignation stage, the applicant provided a Phase 1 Supply Evaluation and a Phase 2 Aquifer Testing Report as well as drilled a new well in Lot 1 and provided the Well Driller's report confirming minimum flow requirements.
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The applicant is not required to provide a Site-Specific Stormwater Implementation Plan since the future development is expected to have an impermeable surface that covers less than 10% of the lot area and there will be no internal roads, as per section 5.4 of the Springbank Master Drainage Plan
	<p>Environmental</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • A natural drainage course runs through the remainder lot, Lot 2. Future development in Lot 1 will not overlap with the riparian setback. Any future proposed developments in the riparian setback will require a development permit and the application shall follow County policy 419 Riparian Land Conservation and Management. • There are no nearby wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
	<p>No comment.</p>



AGENCY	COMMENTS
Infrastructure and Operations – Utility Services	No concerns.
Infrastructure and Operations - Operations	No comment.
Agriculture and Environmental Services - Solid Waste and Recycling	No comment.

Circulation Period: February 14, 2019 to March 8, 2019



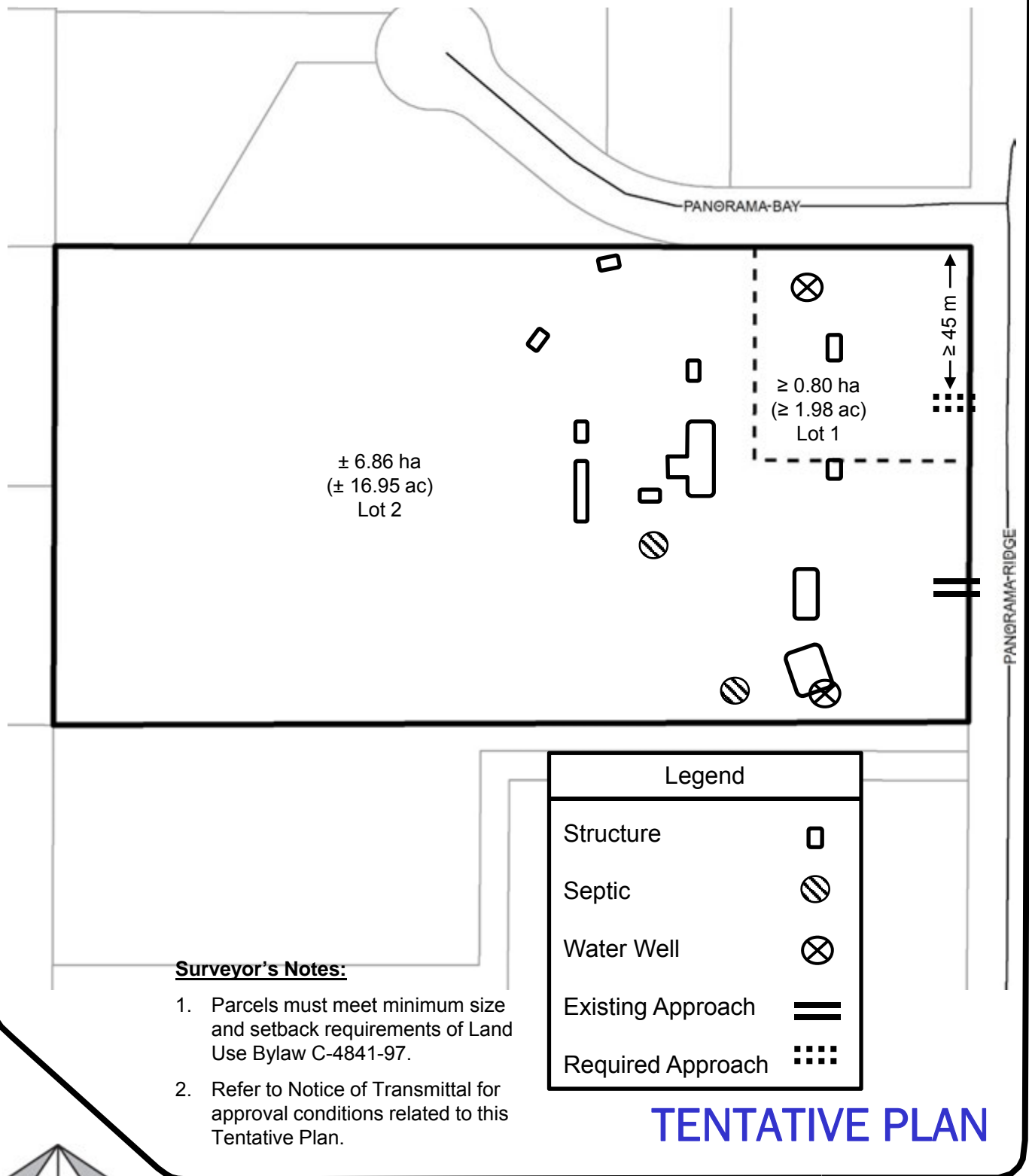
SW-26-24-03-W05M
Block:6 Plan:7611043

Date: 30-Apr-19

Division # 2

File: 04726013

Subdivision Proposal: To create a ≥ 0.80 hectare (≥ 1.98 acre) parcel with a ± 6.86 hectare (± 16.95 acre) remainder.

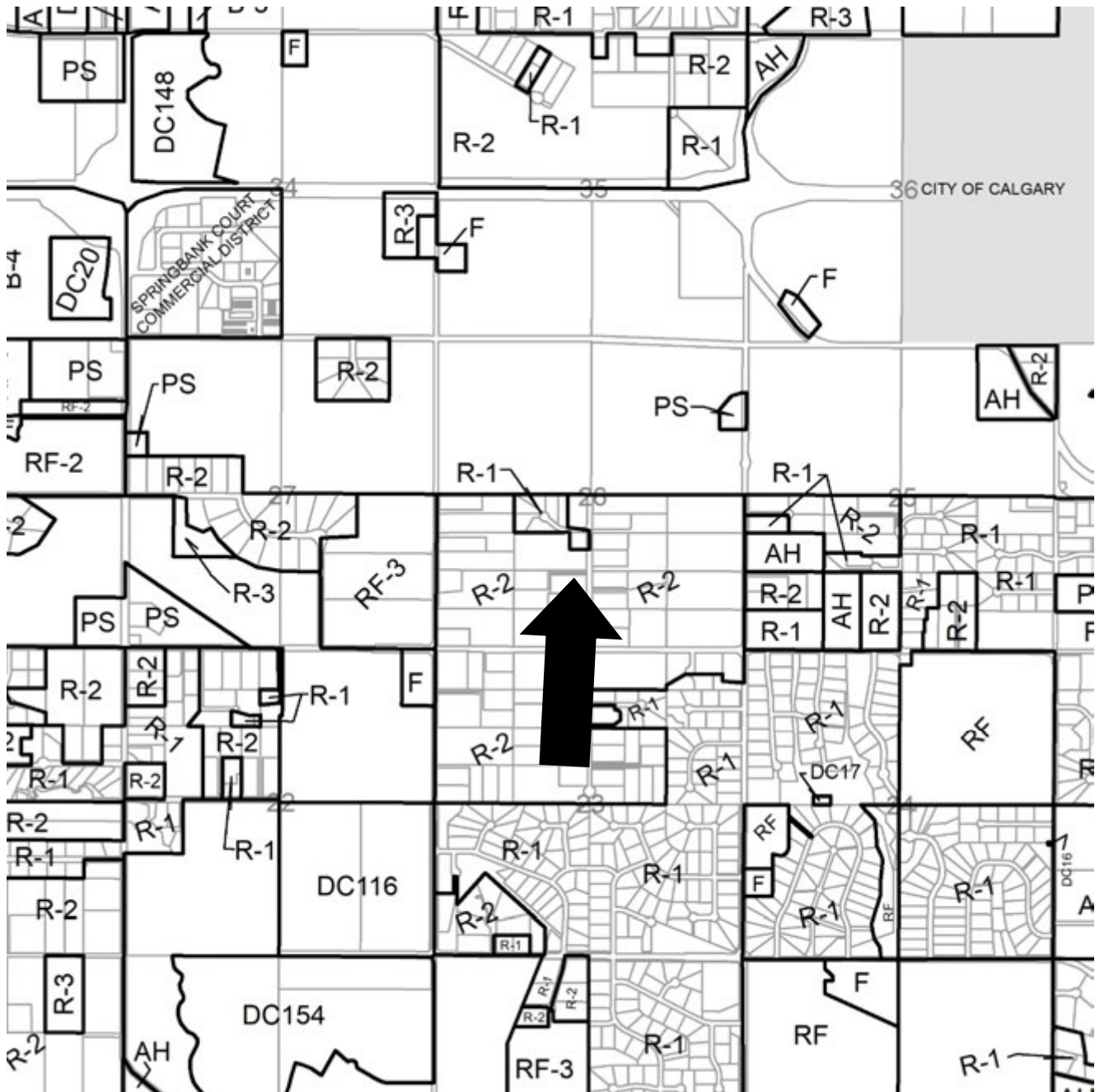


SW-26-24-03-W05M
Block:6 Plan:7611043

Date: 30-Apr-19

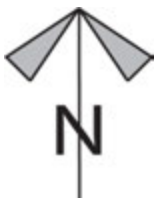
Division # 2

File: 04726013



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-26-24-03-W05M
Block:6 Plan:7611043

Date: 30-Apr-19

Division # 2

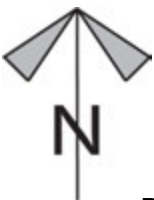
File: 04726013



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

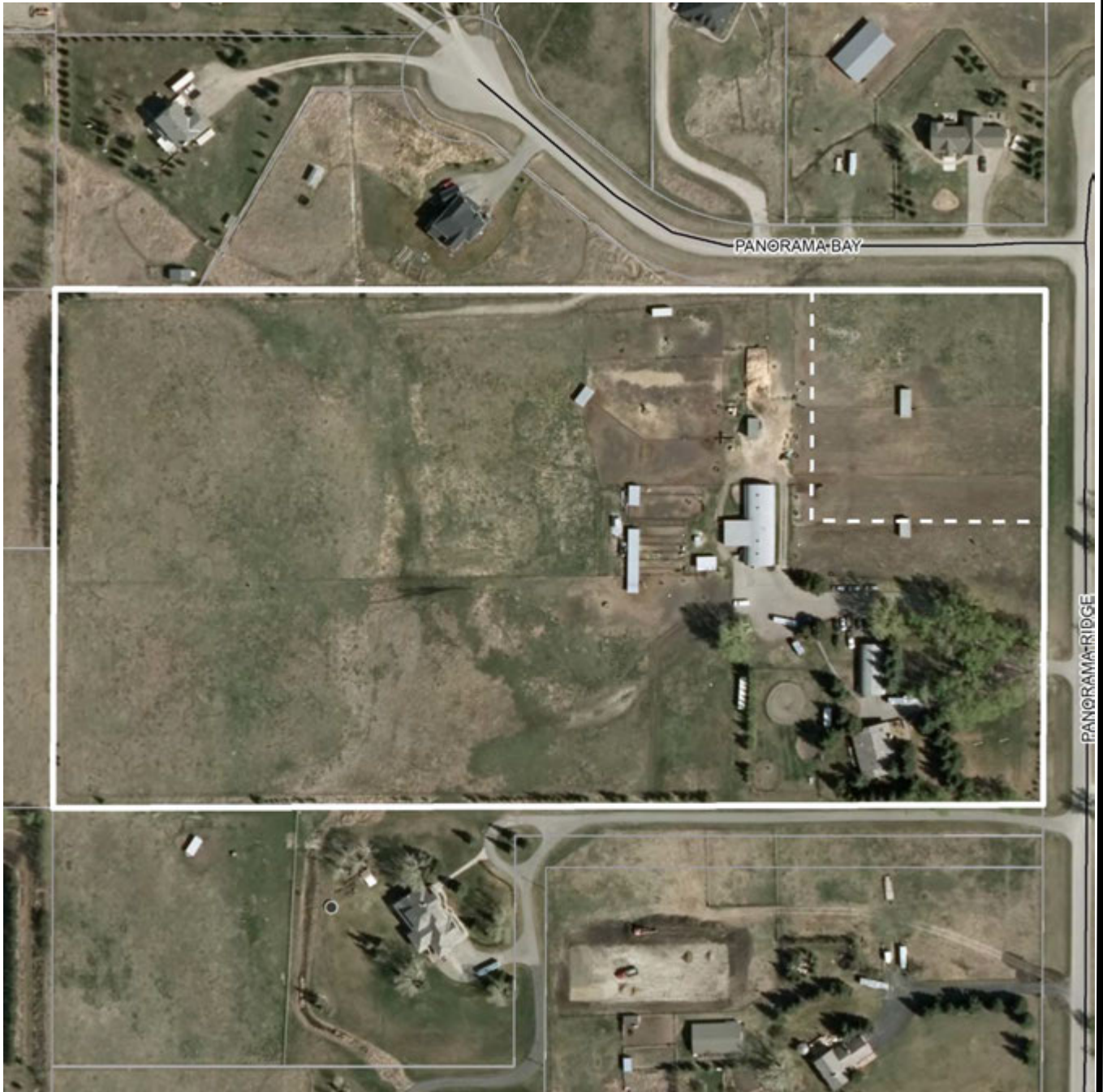


SW-26-24-03-W05M
Block:6 Plan:7611043

Date: 30-Apr-19

Division # 2

File: 04726013



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

AIR PHOTO

Spring 2018



SW-26-24-03-W05M
Block:6 Plan:7611043

Date: 30-Apr-19

Division # 2

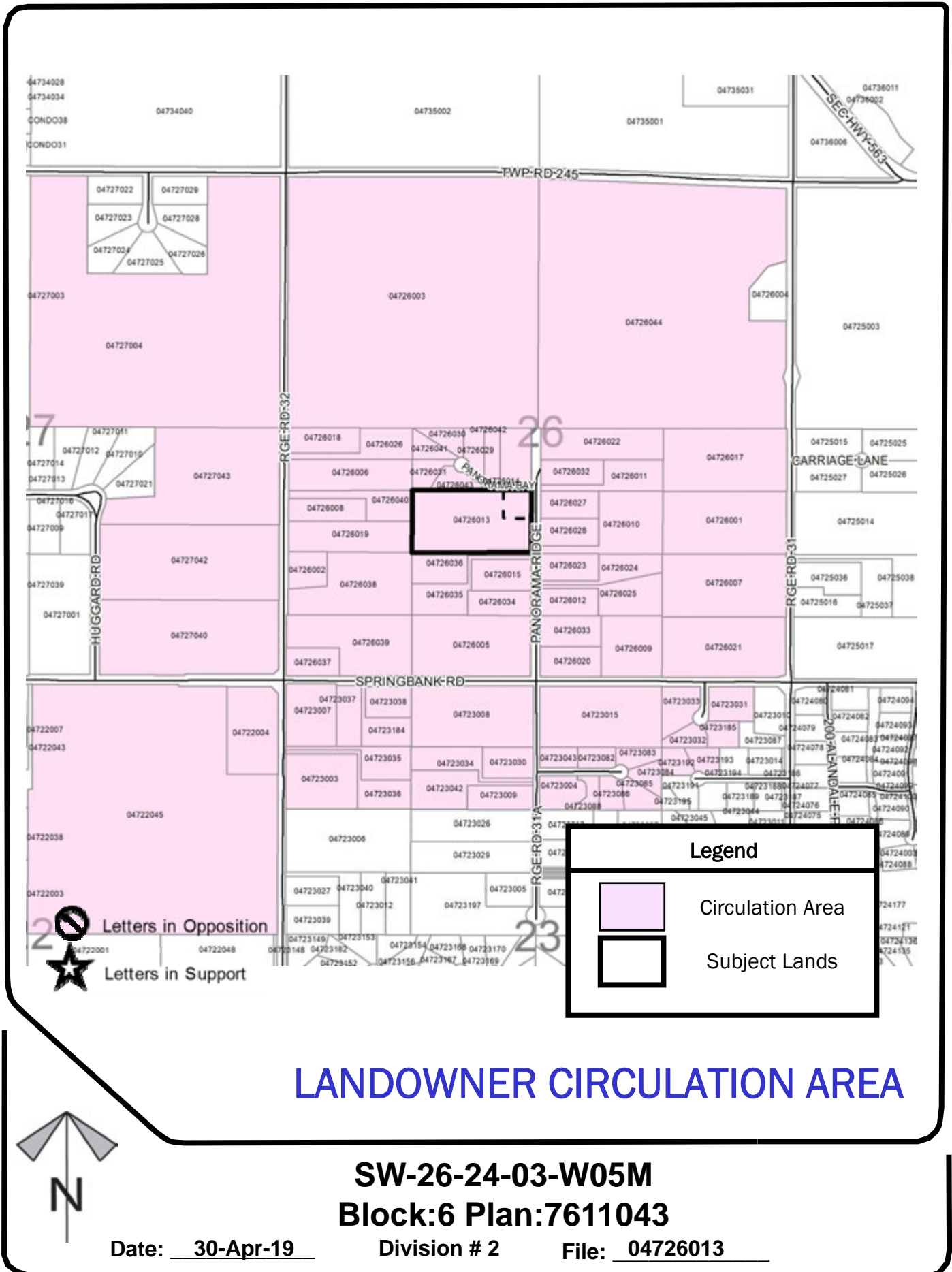
File: 04726013





- 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

Date: 30-Apr-19 **Division #** 2 **File:** 04726013





PLANNING & DEVELOPMENT

TO: Subdivision Authority
DATE: May 14, 2019
FILE: 06606088
SUBJECT: Subdivision Item – Creation of Two Residential Parcels

DIVISION: 8
APPLICATION: PL20180044

¹POLICY DIRECTION:

The application was evaluated in accordance with the terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, as well as the policies within the County Plan, Bearspaw Area Structure Plan and the County Servicing Standards, and was found to be compliant with the exception of the Land Use Bylaw:

- The proposed subdivision is consistent with residential policies of the County Plan;
- The proposal meets subdivision policies of the Bearspaw Area Structure Plan;
- The proposed access, water, waste water, and storm water servicing meet the County Servicing Standards; and
- The technical aspects can be addressed through the subdivision conditions.
- It is noted that the proposed Lots 1 & 2 would become undersized parcels as a result of land dedication for road widening when it occurs, which would not meet the parcel size requirement of Residential One District of the Land Use Bylaw. However, Section 654 (2) of the *Municipal Government Act* provides an opportunity for the Subdivision Authority to vary the lot sizes, if they deem that the application will not materially affect adjacent lands.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 0.80 hectare (± 1.98 acre) parcel (Lot 1) with a ± 0.79 hectare (± 1.97 acre) remainder (Lot 2).

The subject lands are located northwest of the city of Calgary, at the southeast junction of Bearspaw Place and Bearspaw Road. The property contains one single dwelling, that is serviced by piped water from Rocky View Water Co-op and private sewage treatment system. The proposed new lot (Lot 1) will be serviced in the same fashion. The remainder parcel (Lot 2) is currently accessed via an access easement agreement with the lands immediately to the south. The Applicant proposes to construct a new approach off Bearspaw Place for the proposed new lot (Lot 1).

As a condition of subdivision, a 3 m strip of land would be dedicated by Caveat along the western property boundary for future road widening. Both Lots 1 & 2, would be undersized at that time. However, in accordance with the *Municipal Government Act*, Council can vary the minimum parcel size of the Land Use Bylaw if they deem that the application will not materially affect adjacent lands. Administration deems that the undersized parcels would not materially affect adjacent lands.

PROPOSAL: To create a ± 0.80 hectare (± 1.98 acre) parcel (Lot 1) with a ± 0.79 hectare (± 1.97 acre) remainder (Lot 2).	GENERAL LOCATION: Located at the southeast junction of Bearspaw Place and Bearspaw Road.
LEGAL DESCRIPTION: Lot 8, Block 1, Plan 1211572 within NW-6-26-2-W5M	GROSS AREA: ± 1.60 hectares (± 3.95 acres)

¹Administrative Resources

Xin Deng and Eric Schuh, Planning & Development

APPLICANT: David Thompson OWNER: Davian Group Inc.	RESERVE STATUS: Municipal Reserves were previously provided by cash-in-lieu on Plan 9111384.
LAND USE DESIGNATION: Residential One District (R-1).	LEVIES INFORMATION: Transportation Off-site Levy has been previously paid for the lands in accordance with the subdivision application file 2006-RV-167.
DATE SUBDIVISION APPLICATION RECEIVED: April 25, 2018 DATE DEEMED COMPLETE: March 18, 2019	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Letter from Rocky View Water Co-op (August 14, 2017) Level 1 PSTS Variation Assessment (December 6, 2017) Level 3 PSTS Assessment (Almor Testing Services Ltd. March 18, 2019); Stormwater Management Plan (Western Water Resources Inc. February 5, 2019) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (Bylaw C-7280-2013); Bearspaw Area Structure Plan (Bylaw C-4129-93); Land Use Bylaw (Bylaw C-4841-97)

PUBLIC SUBMISSIONS:

The application was circulated to 164 adjacent landowners, and one letter of support was received. The letter is available in Appendix 'D'. The application was also circulated to internal and external agencies; those responses are available in Appendix 'B'.

HISTORY:

- December 12, 2017** Redesignation application PL20170141 was approved to redesignate the subject land from Residential Two District (R-2) to Residential One District (R-1) in order to facilitate the creation of a ± 0.80 hectare (± 1.98 acre) parcel (Lot 1) with a ± 0.79 hectare (± 1.97 acre) remainder.
- September 27, 2011** Subdivision application 2011-RV-058 was approved to adjust the boundaries of two parcels in order to create a ± 1.60 hectare (± 3.95 acre) parcel and a ± 1.79 hectare (± 4.42 acre) parcel. Plan 1211572 was registered on June 4, 2012. The ± 1.60 hectare (± 3.95 acre) parcel is the subject land in this application.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The topography of the subject lands is generally rolling and the site slopes down from south to north. The topography of the subject lands is not expected to impact the proposed subdivision. Therefore, Administration has no further requirements.

Conditions: None.



b) The site's soil characteristics

The soils on-site are Class 5 very severe limitations for crop production due to adverse topography and very severe limitations due to excessive wetness and poor drainage. As the application proposes residential development, agricultural soil conditions are irrelevant to the consideration of this subdivision.

Conditions: None

c) Stormwater collection and disposal

The Applicant submitted a Site Specific Stormwater Management Plan, prepared by Western Water Resources Inc. The Plan was prepared in accordance with the Bearspaw-Glenbow Master Drainage Plan. The Plan concluded that the drainage could be managed given the small proposed development footprint relative to the overall size of lot and catchment areas. As a condition of subdivision, the Applicant would be required to enter into a Development Agreement (Site Improvements Servicing Agreement) to implement the recommendations of the stormwater management plan.

Conditions: None

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

There is no apparent potential for flooding, subsidence or erosion on the subject lands.

Conditions: None

e) Accessibility to a road

The proposed Lot 2 can be accessed through the existing mutual approach located on the adjacent parcel to the south. An Access Easement Agreement was registered through the previous boundary adjustment application to secure the access right for the subject land.

The Applicant proposes to construct a new approach off Bearspaw Place to access the proposed Lot 1. As a condition of subdivision, a new single paved approach is required.

Bearspaw Road is identified as Network A in the Long Range Transportation Network Road requiring a future right-of-way of 36 m. The current right-of-way is approximately 30 m. A 5 m strip of land was dedicated through the subdivision application 2006-RV-167. As a condition of subdivision, additional 3 m strip of land would be required to dedicate by Caveat along the western property boundary.

Transportation Off-site Levy has been previously paid for the lands in accordance with the subdivision application 2006-RV-167. There are no further requirements.

Conditions: 2, 3

f) Water supply, sewage and solid waste disposal

The proposed Lot 2, where the existing dwelling is located, is currently serviced by piped water from the Rocky View Water Co-op and private sewage treatment system. A Level 1 PSTS Variation Assessment for Lot 2 concluded that the servicing infrastructure on Lot 2 are located within the proposed boundaries of the lot and they are in good working condition.

The Applicant proposes to tie in the same piped water system for the proposed Lot 1. A letter from the Rocky View Water Co-op confirming the capacity to service one new lot. The Applicant submitted a Level 3 PSTS Assessment, prepared by Almor Testing Services Ltd. The report concluded that the site is suitable for a sewage treatment system. In accordance with County Policy 449, the County requires a Packaged Sewage Treatment Plant for PSTS use on parcels under 4 acres in size. As a condition of subdivision, the Applicant is required to



enter into a Development Agreement (Site Improvement Services Agreement) for installation of Packaged Sewage Treatment Plant on the proposed Lot 1.

Additionally, a Deferred Services Agreement would be needed to ensure that Lots 1 & 2 are required to connect to a regional wastewater system should one become available in the future.

Conditions: 4, 5, 6

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

Development in the vicinity includes the Gray Stone Community to the west, and small country residential lots to the north, east, and south, with lots ranging in size from approximately 0.81 hectares (2.00 acres) to approximately 12.14 hectares (30.00 acres).

Conditions: None

h) Other matters

Municipal Reserves were previously provided by cash-in-lieu on Plan 9111384. There are no further requirements.

Conditions: None

POLICY CONSIDERATIONS:

The application has been evaluated in accordance with the policies contained within the County Plan, Bearspaw Area Structure Plan, and the Land Use Bylaw.

County Plan

The County Plan provides general policies for Agricultural, Residential, and Business development within the County and directs new residential development to the existing area structure plan areas. The subject land is located within the Bearspaw Area Structure Plan. The proposed development meets the country residential policies.

Bearspaw Area Structure Plan

Policy 8.1.20 & 8.1.21 state that the minimum parcel size should not be less than 4 acres, unless the proposal is supported by a Conceptual Scheme, Administration provided rationale at the previous redesignation stage, indicating that it would be difficult to require a Conceptual Scheme due to complexities that arise when dealing with multiple landowners. Council approved the redesignation application and waived the requirement for a Conceptual Scheme.

Policy 8.1.19 provides some considerations that can be used to evaluate a subdivision application, including the natural condition of the lands, serviceability of the proposed parcel, the suitability of the parcel to accommodate a residential building, the compatibility with adjacent lands, the intensification potential of the subdivision, and conformity to the area structure plan.

The proposal is in compliance with Policy 8.1.19, as there are no geotechnical concerns on the subject land; the proposed new lot would be serviced by piped water and a private sewage treatment system; Both lots are suitable to accommodate a building site; the proposed parcel size are compatible with the adjacent residential lands in the area.

Land Use Bylaw

The minimum parcel size for a Residential One parcel is 0.80 hectares (1.98 acres). The proposed ± 0.80 hectare (± 1.98 acre) Lot 1 meets the requirement, while the proposed ± 0.79 hectare (± 1.97 acre) Lot 2 is slightly undersized. It is noted that a 3 m strip of land would be dedicated for road widening via a Plan of Survey along the western property boundary. When the land dedication occurs in the future, Lot 1 will



be reduced to ± 0.77 hectare (± 1.92 acres), and Lot 2 will be reduced to ± 0.76 hectare (± 1.88 acres), both of which would be undersized at that time.

Section 654 (2) of the *Municipal Government Act* provides an opportunity for the Subdivision Authority to vary the lot sizes; it states that a Subdivision Authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the Land Use Bylaw if, in the opinion of the authority, the proposal would not:

- i) unduly interfere with the amenities of the neighbourhood; or
- ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring parcels of land.

Administration deems that the undersized parcels would not materially affect adjacent lands.

CONCLUSION:

The proposed subdivision meets the residential subdivision policies within the Bearspaw Area Structure Plan and is consistent with the redesignation approval. The proposed access and servicing meet the County Servicing Standards. Technical requirements can be addressed through the conditions of subdivision approval

OPTIONS:

Option #1: THAT Subdivision Application PL20180044 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20180044 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

XD/ 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 ± 0.80 hectare (± 1.98 acre) parcel (Lot 1) with a ± 0.79 hectare (± 1.97 acre) remainder (Lot 2) within Lot 8, Block 1, Plan 1211572, NW-6-26-2-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - a. The application is consistent with the statutory policy;
 - b. The subject lands hold the appropriate land use designation; and
 - c. 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 shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation

- 3) The Applicant/Owner shall construct a new paved approach on Bearspaw Place in order to provide access to Lot 1.

Site Servicing

- 4) The Applicant/Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, 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 the proposed new Lot 1;
 - b) Documentation proving that water supply has been purchased for proposed Lot 1;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.



- 5) The Applicant/Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed Lot 1, which shall include the following:
 - a) In accordance with Level 3 PSTS Assessment prepared by Almor Testing Services Ltd. (March 18, 2019) for the installation of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- 6) The Applicant/Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Lot 1 and Lot 2, indicating:
 - a) Each future lot Owner is required to connect to County piped wastewater and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

- 7) The Owner is to pay the County subdivision endorsement fee for creating one new parcel, in accordance with the Master Rates Bylaw.

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.

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objections.
Calgary Catholic School District	No response.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	<ol style="list-style-type: none"> 1. The proposed source of drinking water and the type of wastewater system were not described in the application. If individual water wells are proposed for the development, AHS recommends that any water wells on the subject lands be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003. 2. Any existing or future private sewage disposal systems must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner. 3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 that stipulates: No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance. <p>If there is any evidence of contamination, a public health nuisance, or other issues of public health concern identified at any phase of development, AHS wishes to be notified.</p>



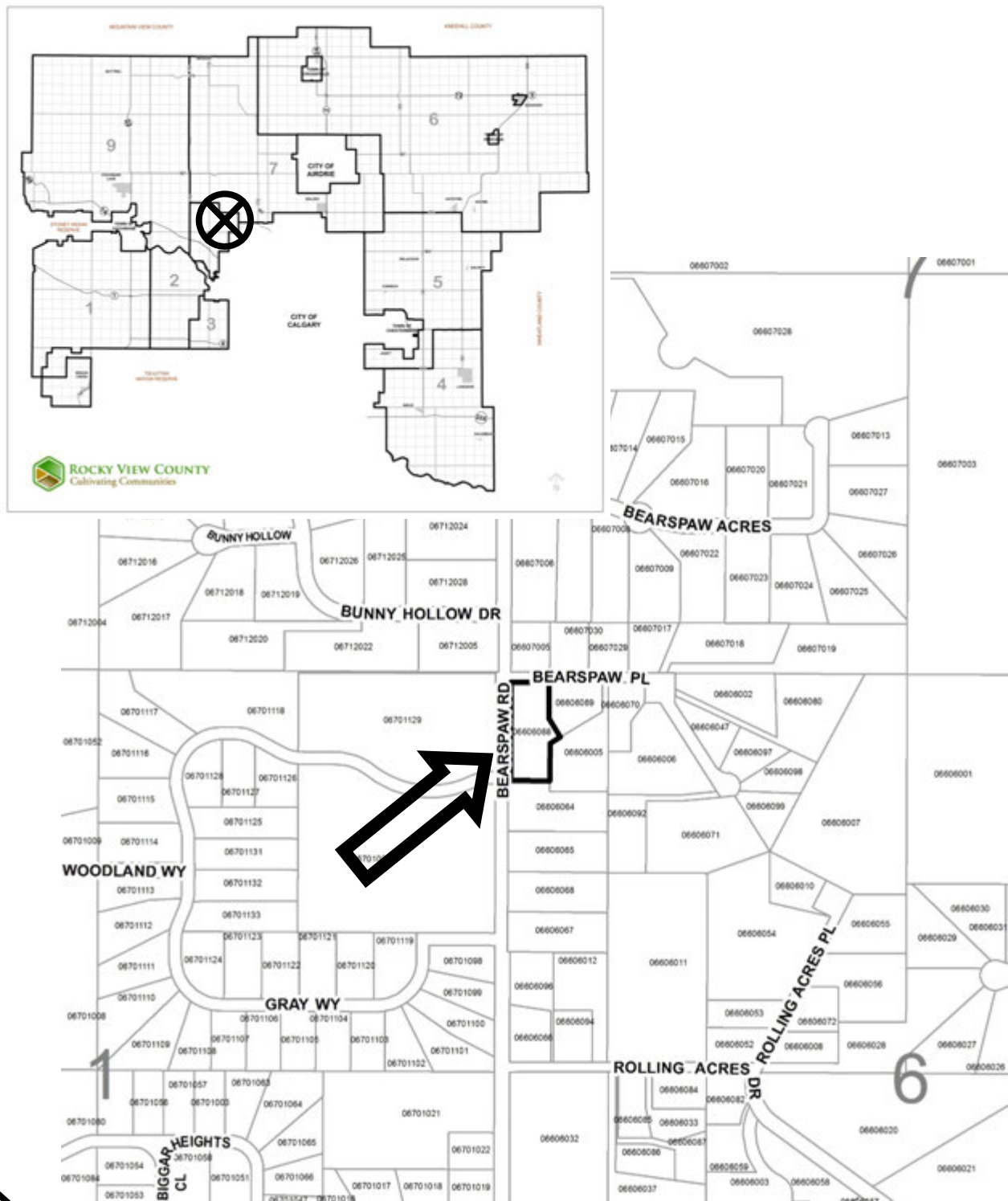
AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	No response.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	No comments.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	No agricultural concerns.
Bearspaw Glendale Recreation Board	Given that Municipal Reserves were previously provided by cash-in-lieu on Plan 9111384, the Bearspaw Glendale Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Municipal Lands office has no concerns with this application.
Development Authority	No response.
GIS Services	No response.
Building Services	No response.
Municipal Enforcement	No response.
Fire Services	No response.
Planning & Development - Engineering	<p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> ES have no requirements at this time.

AGENCY	COMMENTS
	<p><u>Transportation:</u></p> <ul style="list-style-type: none"> • The proposed Lot 2 (remainder) is accessed via an easement through the lands to the south. The proposed Lot 1 is to be accessed from a new approach on Bearspaw Place, which has a chip seal surface. • As a condition of subdivision, the applicant shall construct a new paved approach from Bearspaw Place, in accordance with the requirements of the County Servicing Standards. <ul style="list-style-type: none"> ○ In accordance with the County Servicing Standards, no road approaches shall be located within 45m of the intersection of the two local roads (Bearspaw Road & Bearspaw Place). • Transportation Offsite Levy has been previously paid for the lands in accordance with the subdivision application file # 2006-RV-167; • Bearspaw Road has been identified as Long Range Transportation Network Road requiring a Network A future right-of-way of 36 m. The current Right-of-Way is approximately 30 m: <ul style="list-style-type: none"> ○ As part of the subdivision application 2006-RV-167, the County required dedication of 5.0m road widening along the entire western boundary. In accordance with the Long Range Transportation Network Road, Engineering Services recommends that 3.0m of road dedication by caveat is required as a condition of subdivision. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • The applicant submitted a Level 3 PSTS Assessment (Almor Testing Services Ltd. – March 18, 2019). The assessment concludes that the subject lands are suitable for a PSTS and recommends the use of a packaged sewage treatment plant. • As a condition of subdivision, the applicant shall enter into a Site Improvements / Services Agreement with the County, in accordance with the recommendations of the Level 3 PSTS Assessment (Almor Testing Services Ltd. – March 18, 2019), for the installation of a Packaged Sewage Treatment Plant. • As a condition of subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created as a condition of approval, requiring the owner to tie into municipal services when they become available

AGENCY	COMMENTS
	<p><u>Water Supply And Waterworks:</u></p> <ul style="list-style-type: none"> • The Applicant indicated that Lot 2 is serviced by Rocky View Water Co-op; • The Applicant submitted a letter from Rocky View Water Co-op (August 14, 2017) confirming water supply has been purchased and secured for the proposed Lot 1. • As a condition of subdivision, the Applicant/Owner shall provide confirmation of connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for proposed Lot 1, this includes providing the following information: <ul style="list-style-type: none"> ○ Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County. <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> • As a condition of subdivision, the Applicant/Owner is to provide a Site-Specific Stormwater Management Plan (SWMP) assessing the post development stormwater management of the Site. The SWMP is to adhere to the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standard. Implementation of the Stormwater Management Plan shall include the following: <ul style="list-style-type: none"> ○ If the recommendations of the Stormwater Management Plan require improvements, than the Applicant shall enter into a Development Agreement (Site Improvements/Services Agreement) • As a condition of subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created as a condition of approval, requiring the owner to tie into municipal services when they become available <p><u>Environmental:</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time;
Maintenance	No issues.
Capital Delivery	No concerns.
Utility Services	No concerns.

AGENCY	COMMENTS
Road Operations	Applicant to contact County Road Operations regarding new approach application.

Circulation Period: May 2, 2018 – May 24, 2018



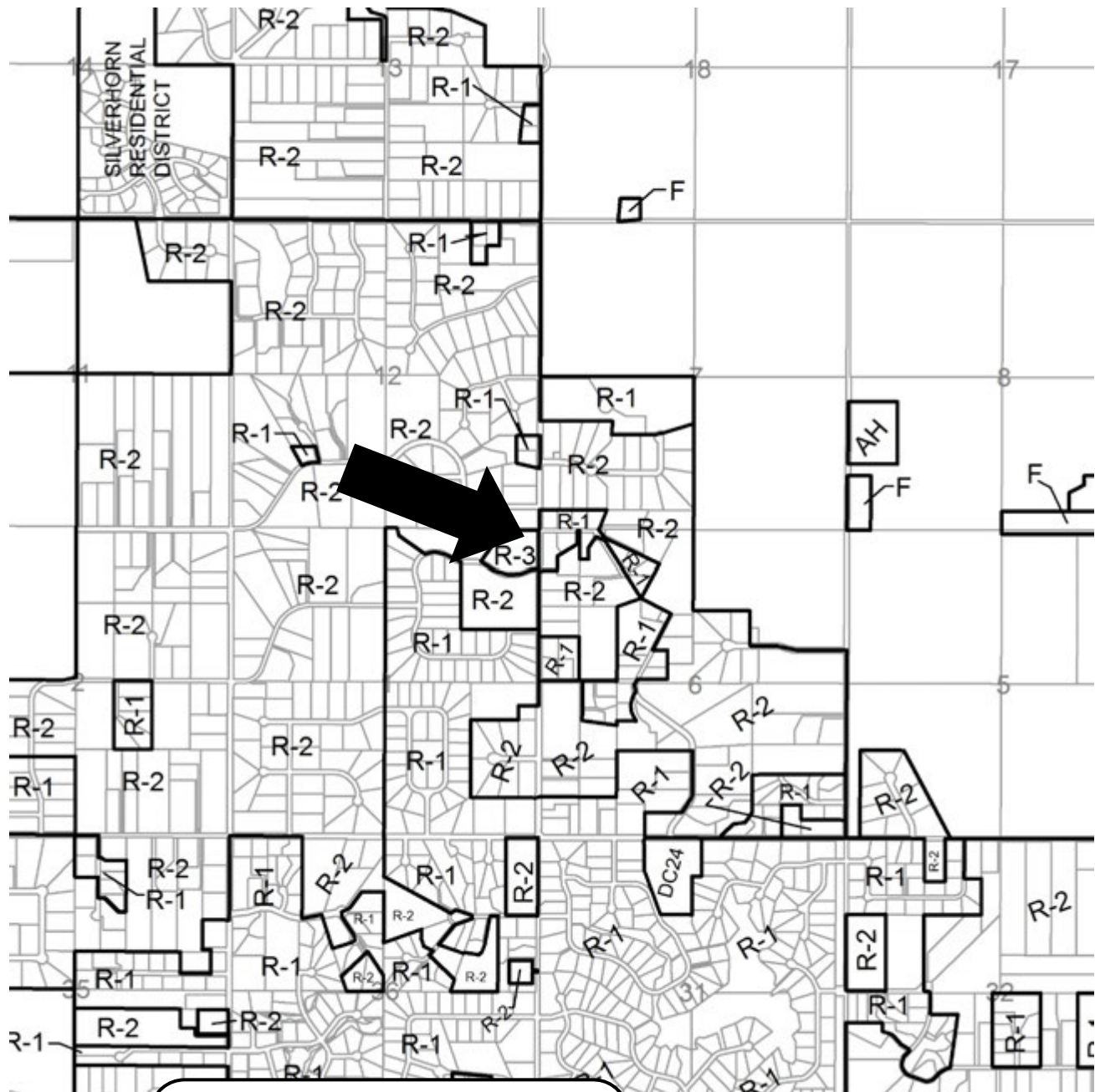
LOCATION PLAN

Lot 8, Block 1, Plan 1211572, NW-06-26-02-W05M

Date: April 27, 2018

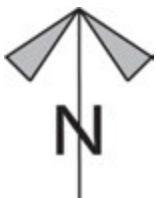
Division # 8

File: PL20180044 - 06606088



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

LAND USE MAP



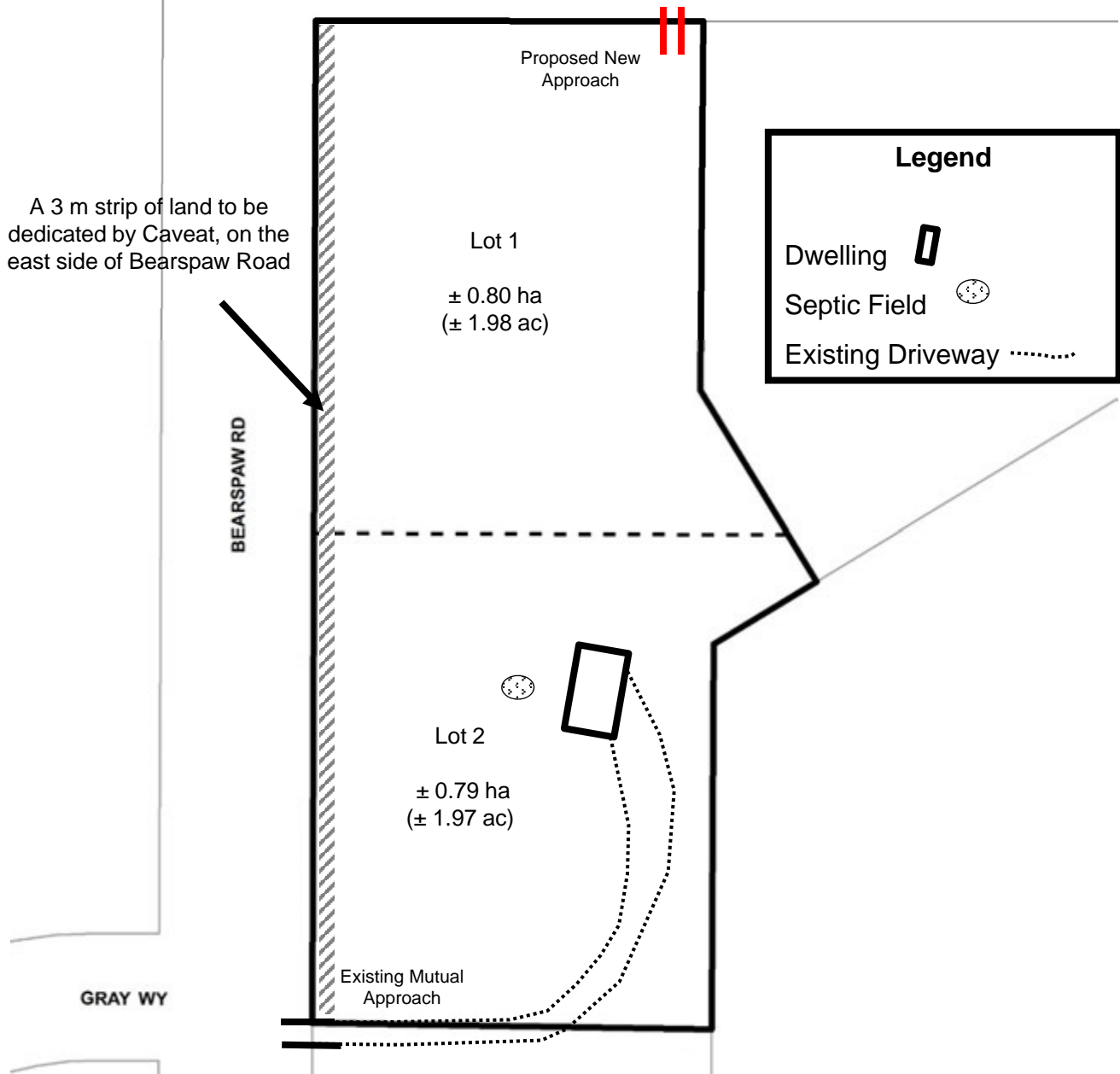
Lot 8, Block 1, Plan 1211572, NW-06-26-02-W05M

Date: April 27, 2018

Division # 8

File: PL20180044 - 06606088

Subdivision Proposal: To create a ± 0.80 hectare (± 1.98 acre) parcel (Lot 1) with a ± 0.79 hectare (± 1.97 acre) remainder (Lot 2).



Surveyor's Notes:

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

TENTATIVE PLAN

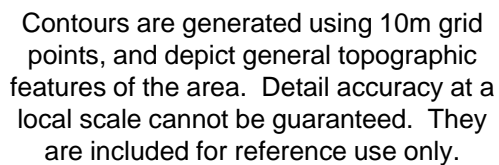


Lot 8, Block 1, Plan 1211572, NW-06-26-02-W05M

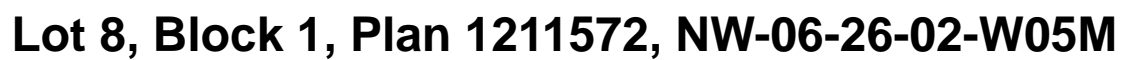
Date: April 27, 2018

Division # 8

File: PL20180044 - 06606088



Contour Interval 2 M



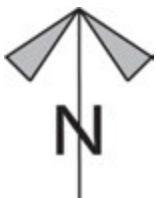
File: PL20180044 - 06606088



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

AIR PHOTO

Spring 2016

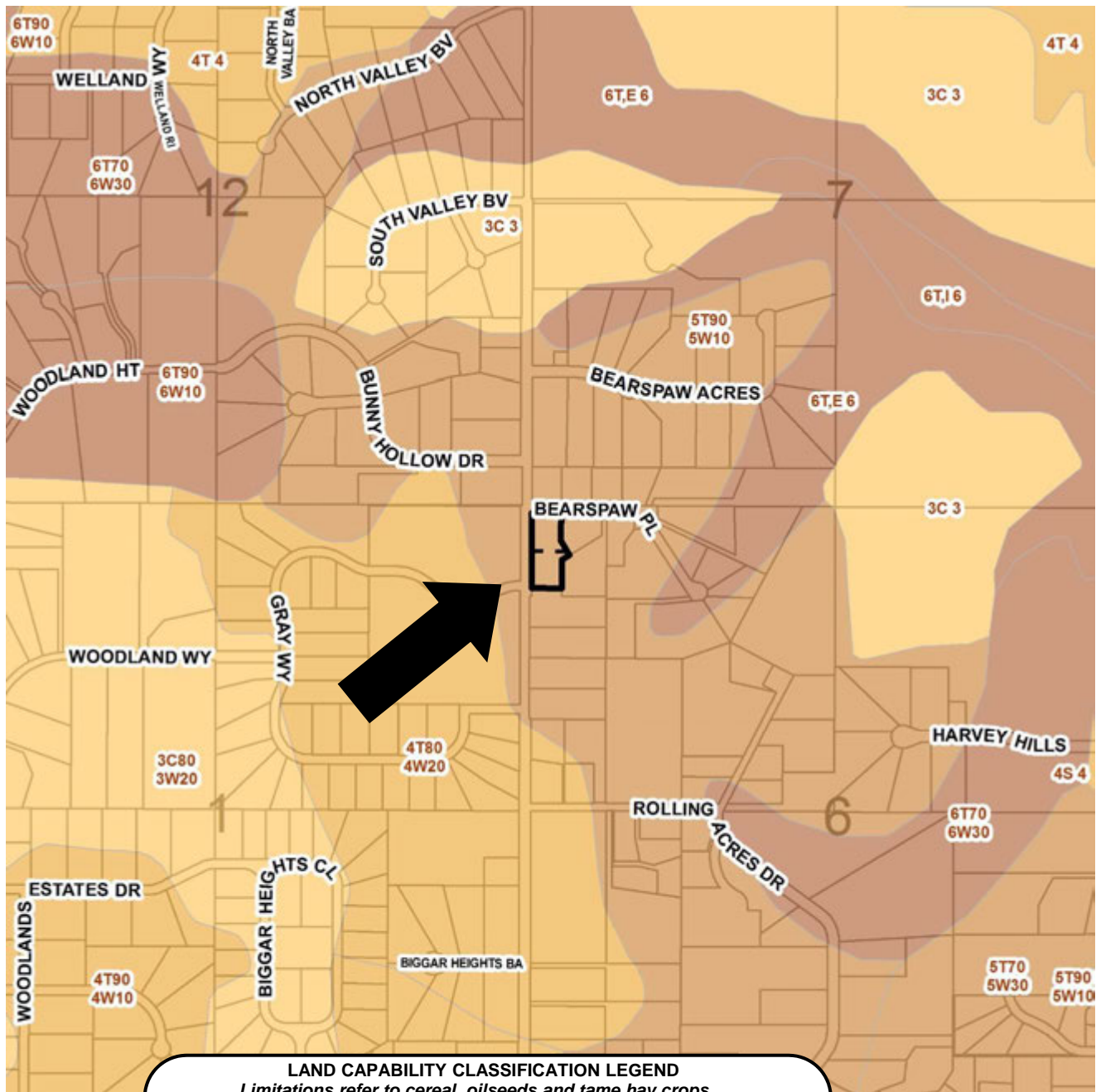


Lot 8, Block 1, Plan 1211572, NW-06-26-02-W05M

Date: April 27, 2018

Division # 8

File: PL20180044 - 06606088



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

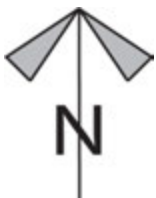
CLI Class

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

Limitations

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

SOIL MAP

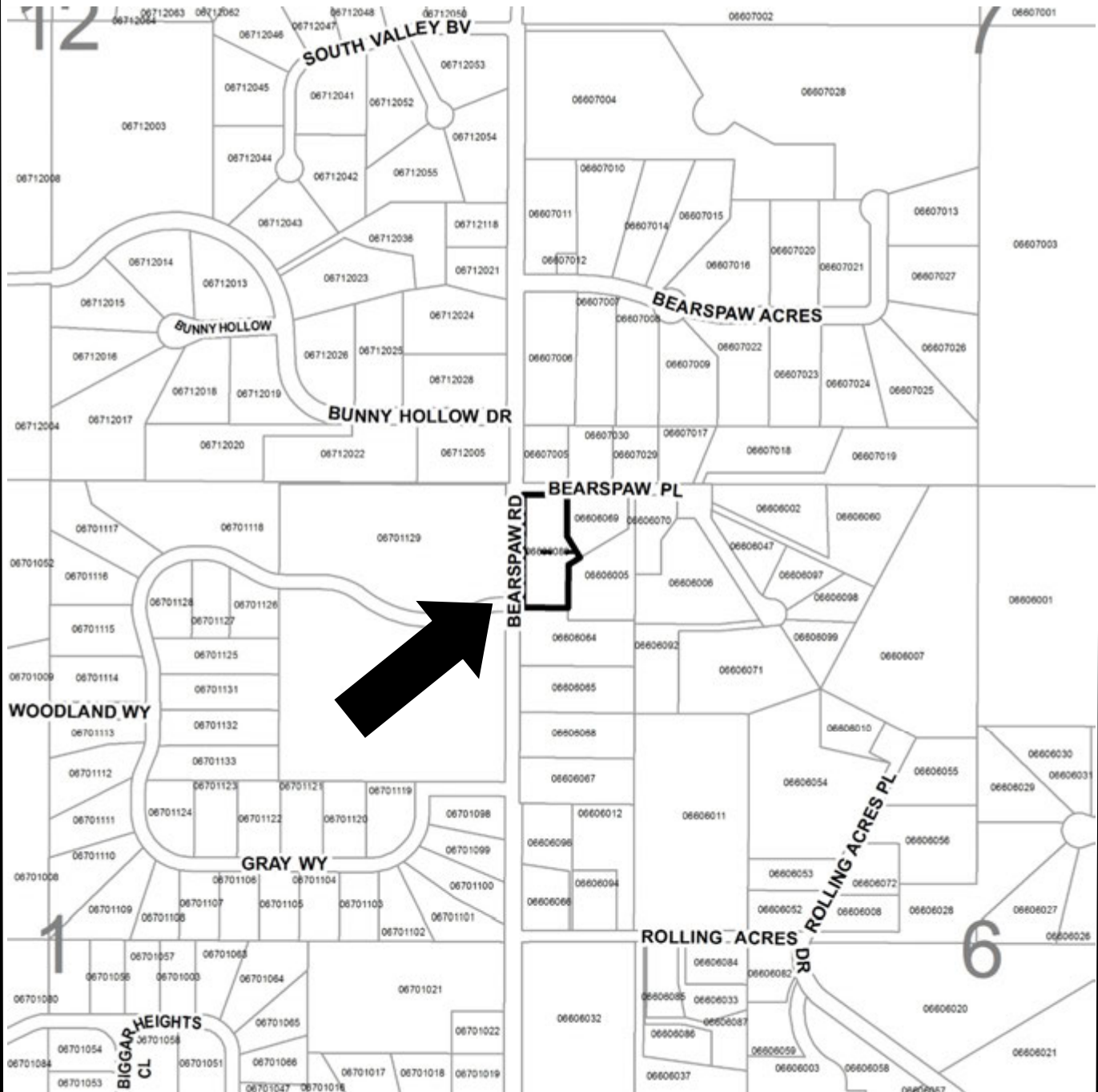


Lot 8, Block 1, Plan 1211572, NW-06-26-02-W05M

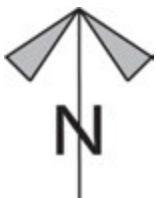
Date: April 27, 2018

Division # 8

File: PL20180044 - 06606088

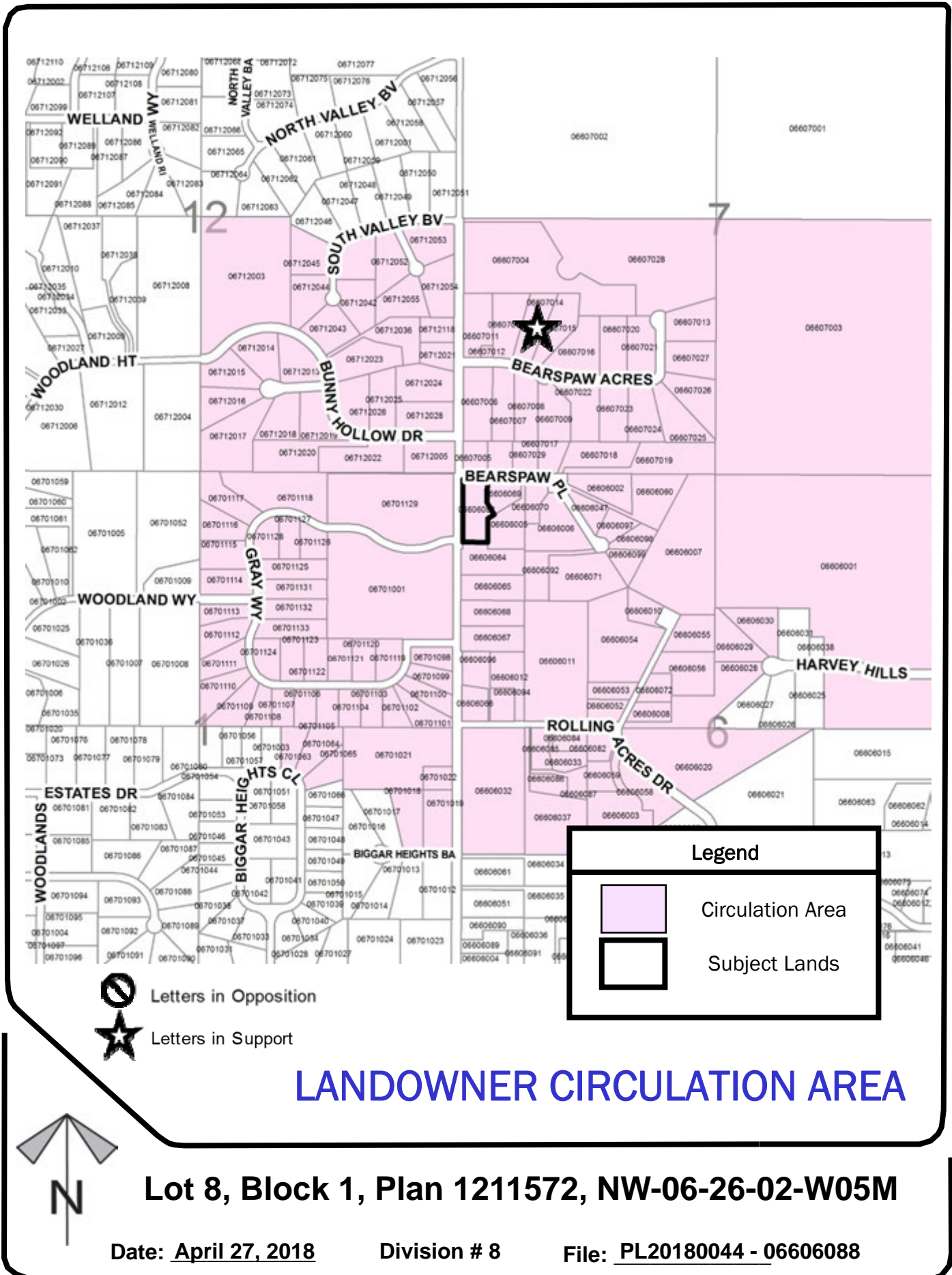
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**Lot 8, Block 1, Plan 1211572, NW-06-26-02-W05M**Date: April 27, 2018

Division # 8

File: PL20180044 - 06606088



[REDACTED]

From: Albert Rakowski [REDACTED]
Sent: Friday, May 04, 2018 9:11 PM
[REDACTED]
Subject: David Thompson Application, File: 06606088, Application #PL20180044

[REDACTED]

From: Malva and Albert Rakowski, [REDACTED]

My wife and I are in full agreement and support of the applicant for several reasons. Primarily, the majority of acreages south and north of Berma Road are 2 acres and more specifically, virtually every acreage in Bearspaw Place is already 2 acres. The application is not only appropriate for the immediate area, its appropriate for the majority of Bearspaw. We no longer feel the aging and obsolete BASP should be the overarching governing document for Bearspaw. We also feel strongly that the insight and direction the PLANNING Dept possess should trump the opinion of the adjacent neighbours. Additionally, their access, water availability from the Co-op, and advanced waste water treatment system requirement would not preclude them from subdivision.

Respectfully submitted
Malva and Albert Rakowski



PLANNING & DEVELOPMENT

TO: Subdivision Authority
DATE: May 14, 2019
FILE: 08515005, 08515008, 08515010
SUBJECT: Subdivision Item - Boundary Adjustments

DIVISION: 6
APPLICATION: PL20190002

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 was found to be compliant:

- The application is consistent with the overall goal of the County Plan;
- The subject lands hold the appropriate land use designation; and,
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

EXECUTIVE SUMMARY:

To adjust the boundaries between a ± 23.73 hectare (78.77 acre) parcel, a ± 12.80 hectare (31.63 acre) parcel, and a ± 2.76 hectare (6.82 acre) parcel to create a ± 22.07 hectare (54.52 acre) parcel (Lot 1); as well as resulting in a ± 9.68 hectare (23.93 acre) parcel (Lot 2) and ± 15.69 hectare (38.77 acre) remainder.

The proposed boundary line adjustment will not result in any access changes, as proposed Lots 1 and 2 already have a mutual approach onto Township Road 282. The remainder parcel has a separate access onto Township Road 282, which is also unaffected by the proposed boundary line adjustment.

Proposed Lot 1 contains an existing house, several accessory buildings, and associated well and septic system. Proposed Lot 2 contains a house and two accessory buildings, as well as septic system. However, the well for Lot 2 will no longer be on the same parcel and will be located on Proposed Lot 1. The remainder parcel does not have any buildings, and no well or septic systems on site.

As County Servicing Standards require that newly subdivided lots have a potable water source, and one of the proposed parcels will no longer have a dedicated well, Administration determined that the application does not meet policy.

The County's Subdivision Authority Bylaw (C-7546-2015) provides for the ability of Subdivisions to be approved by the Chief Administrative Officer. However, as the proposed Boundary Adjustment does not comply with 4.1.g of the Bylaw, as a relaxation of a policy is required, Council should be the decision-making body.

PROPOSAL: To adjust the boundaries between a ± 23.73 hectare (78.77 acre) parcel, a ± 12.80 hectare (31.63 acre) parcel, and a ± 2.76 hectare (6.82 acre) parcel to create a ± 22.07 hectare

GENERAL LOCATION: Located 2.5 kilometres south of Crossfield; on the north side of Township Road 282, 0.41 kilometres (1/4 mile) west of Range Road 12.

¹ Administration Resources

Oksana Newmen & Milan Patel, Planning & Development



(54.52 acre) parcel (Lot 1); as well as resulting in a \pm 9.68 hectare (23.93 acre) parcel (Lot 2) and \pm 15.69 hectare (38.77 acre) remainder.	
LEGAL DESCRIPTION: Lot 1, Block 2, Plan 0714227; Lot 2, Block 2, Plan 0714227 and a 78.77 acre portion all within SE-15-28-1-W5M	GROSS AREA: \pm 47.44 hectares (117.22 acres)
APPLICANTS: Lindsey & Kyle Stecyk OWNERS: Lindsey & Kyle Stecyk, Carla M. Henderson, Lyle & Gwen German, Amanda & Shane Eklund	RESERVE STATUS: Municipal Reserves were deferred under Plan 0714227, and will continue to be deferred by Caveat.
LAND USE DESIGNATION: Ranch and Farm District (RF) and Agricultural Holdings District (AH)	LEVIES INFORMATION: Transportation Off-Site Levy is not applicable in this case
DATE APPLICATION RECEIVED: January 3, 2019 DATE DEEMED COMPLETE: January 28, 2019	APPEAL BOARD: Municipal Government Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level I Model Process submitted by Applicant January 28, 2019 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Municipal Development Plan (Bylaw C-7280-2013)

PUBLIC & AGENCY SUBMISSIONS:

No letters regarding the application were received out of 22 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 27, 2018** Portions of three existing parcels to accommodate a reconfiguration of the subject parcels. The three parcels are currently designated Ranch and Farm District, Ranch and Farm Three District, and Residential Two District. The proposed designations are Ranch and Farm District, Ranch and Farm Three District, and Agricultural Holdings District.
- July 18, 2016** Plan 1611749 was registered, separating one new Residential Two lot, being 6.15 acres in size, from the remainder. This lot is not included in the application.
- August 23, 2007** Plan 0714227 was registered, creating two of the subject parcels, being Lot 1 and Lot 2 (6.83 acres and 31.63 acres in area, respectively).
- June 26, 1996** Plan 9611293 was registered, separating the east side of Nose Creek from the remainder.

TECHNICAL CONSIDERATIONS:

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



a) The site's topography

The subject lands are in an area of the County that is largely agricultural in nature. Development in the vicinity of the subject lands has been to small agricultural and country residential parcels, with some larger agricultural parcels to the south and east. There are no topographical constraints to the proposed boundary line adjustments.

Conditions: None

b) The site's soil characteristics

The site contains Class 2, 5, 6, and 7 soils with limitations to cereal crop production due to temperature, excessive wetness/poor drainage, and shallowness to bedrock. These constraints do not pose limitations to the proposed boundary line adjustments.

Conditions: None

c) Stormwater collection and disposal

There are no concerns regarding stormwater, and no requirements.

Conditions: None

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

There are existing streams or tributaries on each parcel, though they are of small enough size that there are no indicated floodway or flood fringe. While there is no proposed development as part of the proposed boundary adjustments, the applicants should ensure that 50 metre setbacks from the streams are observed.

The area is not located in an area of known subsidence, and there is no concern regarding erosion on the parcels.

Conditions: None

e) Accessibility to a road

An easement exists between proposed Lots 1 and 2 for approach from Township Road 282, and the remainder has an existing road approach, also from Township Road 282, that is not impacted by the proposed boundary line adjustments.

Transportation Offsite Levy

Payment of the Transportation Offsite Levy is not required.

Conditions: None

f) Water supply, sewage and solid waste disposal

Two of the existing parcels each contain a single family dwelling, several accessory buildings, and associated well and septic system. However, the proposed property lines will result in the house on proposed Lot 2 being separated from its well, that will now be located on Lot 1.

County servicing standards require that a supply of potable water is required to sustain a newly subdivided lot, and as the well will no longer be located on the same parcel as the home, a new well will be required. The well will require a driller's report confirming flow of 4.5 litres per minute (1 gpm) or greater, and is provided as a condition of approval.

The applicants have requested an easement for the continued use of the existing well. As this arrangement does not meet County Servicing Standards to provide a dedicated water source, the Subdivision Authority was unable to approve the variance under the County's Subdivision Authority Bylaw (C-7546-2015). The applicants therefore requested that Council consider the matter.



In terms of sewage, each house will retain the existing septic system on the required property, and the applicants have indicated that the septic systems are in good working order.

Regarding solid waste, the applicants will continue to be required to take care of solid waste disposal.

Condition: 2

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

The subject lands are in an area of the County that is largely agricultural in nature. Development in the vicinity of the subject lands has been to small agricultural and country residential parcels, with some larger agricultural parcels to the south and east.

Conditions: None

h) Other matters

Municipal Reserves – Municipal Reserves were deferred by caveat on prior subdivision applications. Given the nature of the boundary adjustment, the resulting parcel sizes, and that there is no proposed development as part of the application, the County will continue to allow deferral of municipal reserves.

Conditions: 4

POLICY CONSIDERATIONS:

Interim Growth Plan

As there are no proposed new parcels being created, nor any change in development, the application does not trigger any considerations under the IGP.

County Plan

The approved redesignation was found to be consistent with the County Plan, specifically policy 8.18, provided for smaller parcels of land.

Land Use Bylaw

The subject lands hold agricultural land use designations, and the resulting parcels are appropriate to their respective districts.

CONCLUSION:

The application meets the Policies of the County Plan, and the subject lands hold the appropriate land use designation for the intended parcel sizes. No development is proposed with the application; however it should be noted that at least one building will not meet side yard setbacks.

The most significant technical issue with the application pertains to provision of water. The existing house and its well will be separated by the adjustment of the property line. County servicing requirements that each parcel has its own well. The applicants are requesting this requirement be set aside, and that an easement be provided for use of the well instead. These technical issues are appropriately addressed through the conditions of approval in Option #1, with an alternative for Council's consideration provided as Option #2.

OPTIONS:

OPTION #1: THAT Subdivision Application PL20190002 be approved with the conditions noted in Appendix A.



OPTION #2: THAT Subdivision Application PL20190002 be approved with the conditions noted in Appendix A, but substituting condition 2 with the following:

“The Owner of Lot 2 shall secure an agreement with the owner(s) of Lot 1 for the purposes of securing an easement for use of the well.”

OPTION #3: THAT Subdivision Application PL20190002 be refused per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX ‘A’: Approval Conditions
APPENDIX ‘B’: Application Referrals
APPENDIX ‘C’: Map Set

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to adjust the boundaries between a ± 23.73 hectare (78.77 acre) parcel, a ± 12.80 hectare (31.63 acre) parcel, and a ± 2.76 hectare (6.82 acre) parcel to create a ± 22.07 hectare (54.52 acre) parcel (Lot 1); as well as resulting in a ± 9.68 hectare (23.93 acre) parcel (Lot 2) and ± 15.69 hectare (38.77 acre) remainder from SE-15-28-1-W5M 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 Section 7 and 14 of the Subdivision and Development Regulation;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- 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.

Water Servicing

- 2) Water is to be supplied by an individual well on Lot 2. 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 2.
 - b) Verification is provided that each well is located within each 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.

Payments

- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment between three Lots.



- 4) The proportionate amount of Reserves owing on Lot 1, as per Deferred Reserve caveat 071422614; Lot 2, as per Deferred Reserve caveat 071422615; and the remainder, as per Deferred Reserve caveat 961141383, are to be deferred by caveat proportionately pursuant to Section 669(2) of the Municipal Government Act.

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	No comments, as it is greater than 1.6 km from Highway 2A.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Alberta Energy Resources Conservation Board	No response.
Alberta Health Services	AHS strongly recommends that water wells and private sewage systems be completely contained within the proposed property boundaries. Otherwise, we do not have any concerns with the changes as outlined.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink	No response.

AGENCY	COMMENTS
FortisAlberta	No easement required. No concerns.
Telus Communications	No response.
Direct Energy	No response.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
CN Rail	No concerns.
<i>Adjacent Municipality</i>	
The City of Calgary	Not required for circulation.
Tsuut'ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Enmax	No response.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural Fieldman	No response.
Crossfield Recreation Board	No comments.
<i>Internal Departments</i>	
Recreation, Parks & Community Support	The Parks office of the Recreation, Parks and Community Support department has no concerns with the proposed boundary adjustment via subdivision. Comments pertaining to dedication of reserves will be provided at any future subdivision stage.

AGENCY	COMMENTS
Development Authority	No objections or comments.
GIS Services	No response.
Fire Services & Emergency Management	No concerns.
Municipal Enforcement	No response.
Planning & Development - Engineering	<p data-bbox="618 674 724 701">General</p> <ul data-bbox="651 726 1458 856" style="list-style-type: none"> <li data-bbox="651 726 1458 856">• 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 data-bbox="618 877 1179 905">Geotechnical - Section 300.0 requirements:</p> <ul data-bbox="651 930 1365 993" style="list-style-type: none"> <li data-bbox="651 930 1365 993">• Engineering have no requirements at this time as this application is for boundary adjustment only. <p data-bbox="618 1014 1198 1041">Transportation - Section 400.0 requirements:</p> <ul data-bbox="651 1066 1463 1329" style="list-style-type: none"> <li data-bbox="651 1066 1463 1224">• Easement is provided between lot 1 and lot 2 for road approach from TWP RD 282, Instrument # 071 422 617 and Plan # 0714228. Remainder lot has an existing road approach from TWP RD 282 that is not impacted by boundary adjustments. <li data-bbox="651 1234 1463 1329">• Engineering have no requirements at this time as this application is for boundary adjustment only and no additional development is expected as a result of this proposal. <p data-bbox="618 1350 1295 1377">Sanitary/Waste Water - Section 500.0 requirements:</p> <ul data-bbox="651 1402 1393 1560" style="list-style-type: none"> <li data-bbox="651 1402 1393 1497">• Lot 1 and Lot 2 are serviced by sanitary septic systems. Information regarding location and setbacks of sanitary septic system were provided. <li data-bbox="651 1507 1365 1560">• Engineering have no requirements at this time as this application is for boundary adjustment only. <p data-bbox="618 1581 1328 1644">Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul data-bbox="651 1669 1463 1837" style="list-style-type: none"> <li data-bbox="651 1669 1084 1696">• Lot 1 is serviced by water wells. <li data-bbox="651 1707 1463 1837">• Lot 2 requires adequate servicing as per Policy #411. Prior to issuance, applicant is required to have a well drilled on lot 2 with well driller's report confirming flow of 4.5L/min (1 igpm) or greater



AGENCY	COMMENTS
	<p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • Engineering have no requirements as this time as the application is for boundary adjustment only. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • Engineering have no requirements at this time.
Transportation Services	No response.
Capital Project Management	No response.
Operational Services	No response.
Utility Services	No concerns.
Agriculture and Environment Services	No concerns.

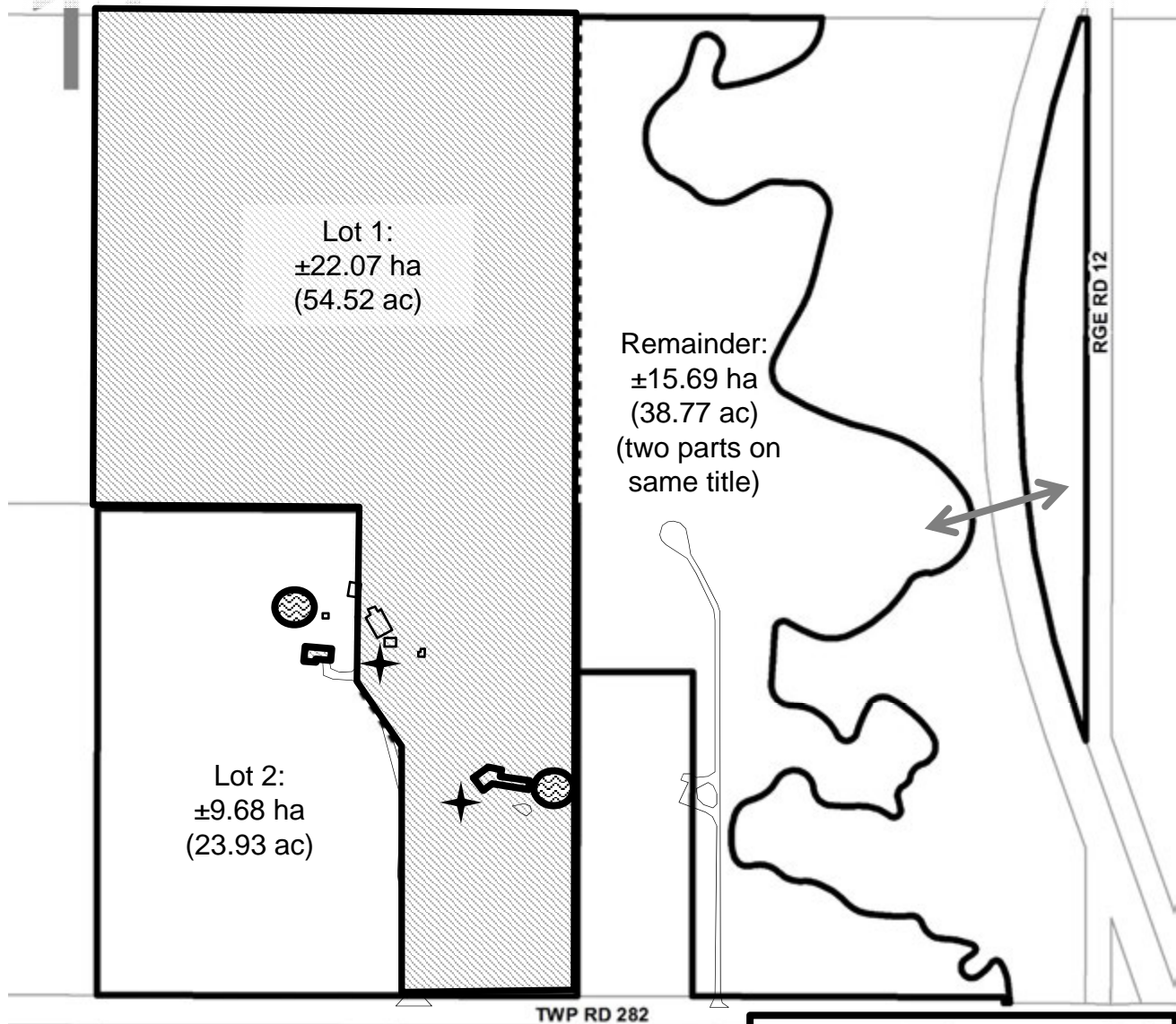
Circulation Period: February 27, 2019 to March 20, 2019



SE-15-28-01-W05M

File: 08515005,008,010

PROPOSAL: To adjust the boundaries between a ± 23.73 hectare (78.77 acres) parcel, a ± 12.80 hectare (31.63 acres) parcel, and a ± 2.76 hectare (6.82 acres) parcel to create a ± 22.07 hectare (54.52 acres) parcel (Lot 1); as well as resulting in a ± 9.68 hectare (± 23.93 acre) parcel (Lot 2) and ± 15.69 hectare (38.77 acres) remainder.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.
3. The Subdivision Authority advises that the subdivision will result in one (1) existing non-conforming building within Lot 2. The building must be wholly located within Lot 2.

Legend

Dwelling
Accessory Building
Septic Field
Water Well
Access/Approach



TENTATIVE PLAN

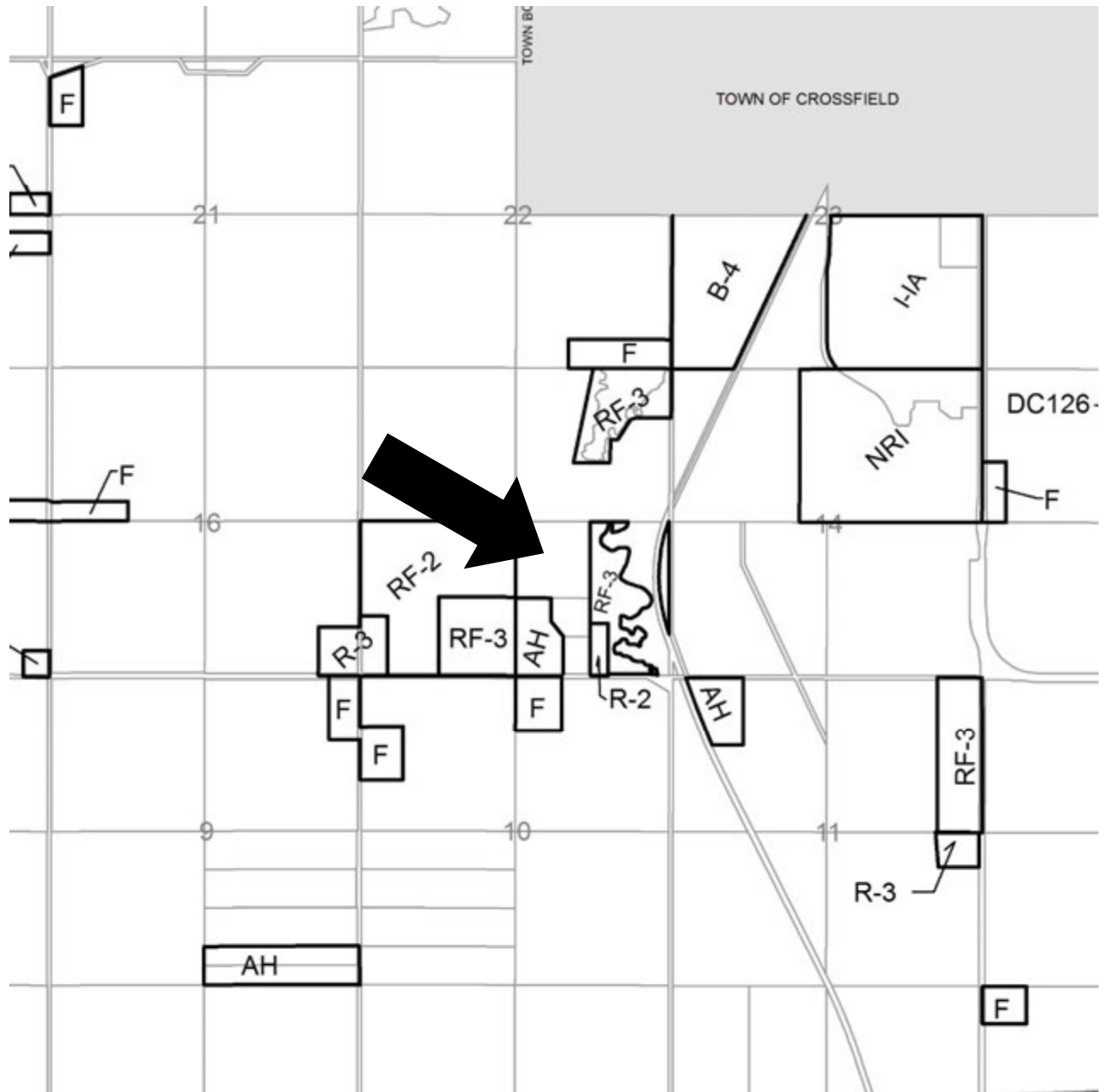


Note: Map represents final configuration
SE-15-28-01-W05M

Date: Dec 10, 2019

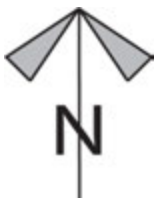
Division # 6

File: 08515005,008,010



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-15-28-01-W05M

Date: Dec 10, 2019

Division # 6

File: 08515005,008,010



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-15-28-01-W05M

Date: Dec 10, 2019

Division # 6

File: 08515005,008,010



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

AIR PHOTO

Spring 2018

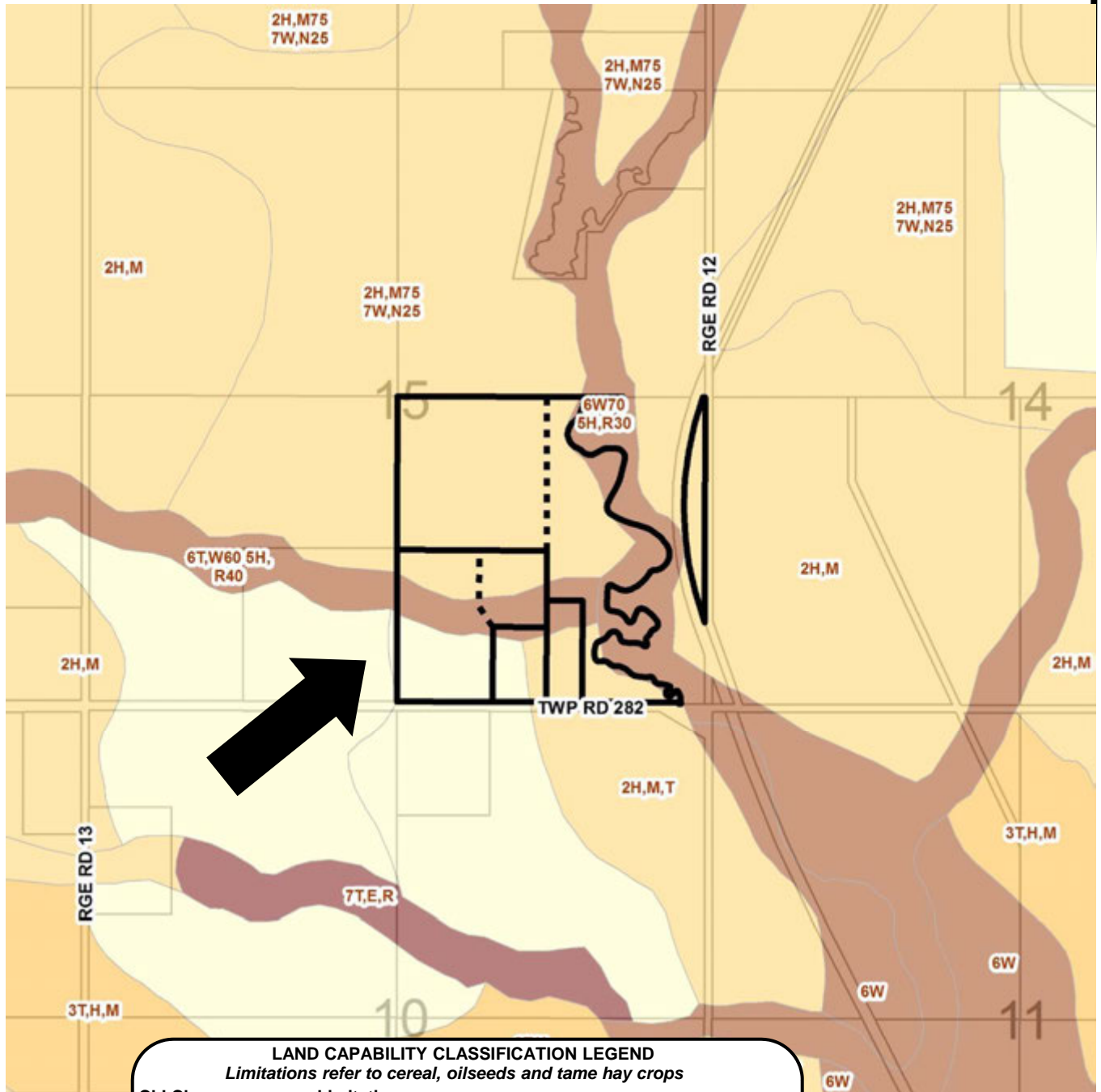


SE-15-28-01-W05M

Date: Dec 10, 2019

Division # 6

File: 08515005,008,010



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

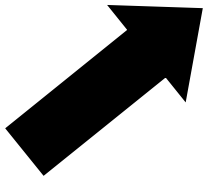


SE-15-28-01-W05M

Date: Dec 10,2019

Division # 6

File: 08515005,008,010



- 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

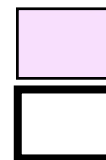
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Letters in Opposition

Letters in Support



Legend

Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SE-15-28-01-W05M

Date: Dec 10, 2019

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