

# Council Meeting Agenda

May 28, 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. May 14, 2019 Council Meeting

Page 5

### B FINANCIAL REPORTS

- None

### C APPOINTMENTS/PUBLIC HEARINGS

#### MORNING APPOINTMENTS 10:00 A.M.

1. All Divisions – File: N/A – Alberta Children’s Hospital Donation

Verbal Presentation

N/A

### D GENERAL BUSINESS

1. All Divisions – File: 6060 – Spring 2019 Community Recreation Funding Grant: Capital Funding Requests

Staff Report

Page 20

2. All Divisions – File: 6060 – Spring 2019 Community Recreation Funding Grant: Operational Funding Requests

Staff Report

Page 28

3. Division 5 – File: 6060-350 – Spring 2019 Community Recreation Funding Grant Requests for the Chestermere-Conrich Recreation District

Staff Report

Page 32

4. All Divisions – File: 6070-175 – GPC Recommendations for Spring 2019 Regional Recreation Funding Applications

Staff Report

Page 39

# Council Meeting Agenda

May 28, 2019

9:00 a.m.



ROCKY VIEW COUNTY  
Cultivating Communities

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

**5. Division 5 – File: 1015-251 – Janet Area Structure Plan Amendment – Expanded Study Area**

Staff Report

Page 42

**6. All Divisions – File: 4050-200 – Hard Surface Road Update**

Staff Report

Page 52

**E BYLAWS**

**1. All Divisions – File: N/A – Consideration of third and final reading to Bylaw C-7867-2019B to repeal *Firearms Bylaw C-7782-2018***

Staff Report

Page 55

**2. All Divisions – File: N/A – Bylaw C-7892-2019 – Amendments to *Appeal and Review Panel Bylaw C-7717-2017* and *Boards and Committees Bylaw C-7840-2018***

Staff Report

Page 89

**3. All Divisions – File: N/A – Bylaw C-7899-2019 – Amendments to *Chief Administrative Officer Bylaw C-7350-2014* – CAO Hiring Process**

Staff Report

Page 96

**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 – Advocating Rocky View County's Position on the Springbank Off-Stream Reservoir Project**

Notice of Motion

Page 104

# Council Meeting Agenda

May 28, 2019

9:00 a.m.



ROCKY VIEW COUNTY  
Cultivating Communities

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

2. All Divisions – File: N/A – Notice of Motion – Councillor Henn – Road Name Change and Fee Waiver Request

Notice of Motion

Page 105

J

## SUBDIVISION APPLICATIONS

1. Division 3 – File: PL20190004 (04724177/003/101) – Subdivision Item – Creation of Nine Residential Condominium Units (Alandale Estates Final Phase) and Boundary Adjustment

Staff Report

Page 106

2. Division 1 – File: PL20180157 (05818002) – Subdivision Item – Agriculture

Staff Report

Page 150

3. Division 4 – File: PL20180132 (03214001/009) – Subdivision Item – Settlers Green Conceptual Scheme – Hamlet Residential Three District

Staff Report

Page 169

## K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2019-12

THAT Council move in camera to consider the confidential item “2019 Surplus Land Sale Work Plan” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

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

2. RVC2019-14

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

Section 17 – Disclosure harmful to personal privacy

Section 24 – Advice from officials

# Council Meeting Agenda

May 28, 2019

9:00 a.m.



ROCKY VIEW COUNTY  
Cultivating Communities

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

## 3. RVC2019-15

THAT Council move in camera to consider the confidential item “Advice for Government Officials” 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

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 1

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on May 14, 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
- T. Cochran, Manager, Recreation, Parks, and Community Support
- G. Nijjar, A/Engineering Supervisor, Planning and Development
- C. Graham, Municipal Lands Administrator, Legal and Land Administration
- J. Anderson, Planner, Planning and Development
- X. Deng, Planner, Planning and Development
- P. Simon, Planner, Planning and Development
- S. Kunz, Planner, Planning and Development
- O. Newmen, Planner, Planning and Development
- A. Panaguiton, Community Services Coordinator, Recreation, Parks, and Community Support
- A. Pare, Engineering Support Technician, Planning and Development
- 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.

**1-19-05-14-01**

**Updates/Acceptance of Agenda**

MOVED by Councillor McKylor that the May 14, 2019 Council meeting agenda be amended as follows:

- Add emergent business item E-2 – Amendments to *Firearms Bylaw C-7782-2018*

Carried

MOVED by Councillor Hanson that the May 14, 2019 Council meeting agenda be amended as follows:

- Add emergent business item D-5 – Completion of CMRB Growth and Servicing Plans

Carried

MOVED by Councillor Kamachi that the May 14, 2019 Council meeting agenda be approved as amended.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 2

---

**1-19-05-14-02**

**Confirmation of Minutes**

MOVED by Councillor Hanson that the April 30, 2019 Council meeting minutes be approved as presented.

Carried

**1-19-05-14-06 (D-1)**

**All Divisions – Leading Rocky View County – Council's Strategic Plan**

**File: N/A**

MOVED by Councillor Gautreau that the 2019-and-Beyond *Strategic Plan* be adopted.

Carried

**1-19-05-14-07 (D-2)**

**All Divisions – 2019 Specialized Transportation Assistance Grant Allocation**

**File: 2015-550**

**MAIN MOTION:**

MOVED by Councillor Hanson that the 2019 Specialized Transportation Grant funds totaling \$303,500.00 be approved and awarded as follows:

- a) \$296,500 to the Rocky View Regional Handibus Society for operational services in the County; and
- b) \$7,000 among qualified individual applicants.

**AMENDING MOTION:**

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

THAT the 2019 Specialized Transportation Grant funds totaling \$303,500.00 be approved and awarded as follows:

- a) \$291,500 to the Rocky View Regional Handibus Society for operational services in the County;
- b) \$5,000 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational Services in Bragg Creek; and
- c) \$7,000 among qualified individual applicants.

Lost

**In Favour:**

Councillor Hanson  
Councillor Wright  
Councillor Kissel

**Opposed:**

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

The Chair called for a vote on the main motion.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 3

---

**MAIN MOTION:**

MOVED by Councillor Hanson that the 2019 Specialized Transportation Grant funds totaling \$303,500.00 be approved and awarded as follows:

- a) \$296,500 to the Rocky View Regional Handibus Society for operational services in the County; and
- b) \$7,000 among qualified individual applicants.

Lost

**In Favour:**

Councillor Hanson

**Opposed:**

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

MOVED by Councillor McKylor 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.

Carried

**In Favour:**

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

**Opposed:**

Councillor Wright

**1-19-05-14-08 (D-3)**

**All Divisions – Regulation of Short Term Rental Units**

**File: N/A**

MOVED by Councillor Hanson 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*.

Lost

**In Favour:**

Councillor Hanson  
Councillor Wright  
Councillor Kissel

**Opposed:**

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

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 4

MOVED by Councillor McKylor 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*.

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:08 a.m. with all previously mentioned members present.

**1-19-05-14-03 (C-1)**

**Division 4 – Bylaw C-7757-2018 – Redesignation Item – Farmstead District to Public Services District**  
**File: PL20170029 (07802005)**

**1-19-05-14-09 (D-4)**

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

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be opened at 10:08 a.m.

Carried

MOVED by Deputy Reeve Schule that the two late letters of opposition be accepted.

Carried

In Favour:

Councillor Kamachi  
Councillor Hanson  
Deputy Reeve Schule  
Councillor Kissel  
Councillor Wright

Opposed:

Councillor McKylor  
Councillor Gautreau  
Reeve Boehlke  
Councillor Henn

Person(s) who presented: Robert Kelham, Solid Rock Baptist Church (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Nicholas Wynder

Person(s) who spoke in rebuttal: Robert Kelham, Solid Rock Baptist Church (Applicant)

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be closed at 10:34 a.m.

Carried

MOVED by Deputy Reeve Schule that application PL20170029 be refused.

Lost

In Favour:

Councillor Gautreau  
Deputy Reeve Schule  
Councillor Kissel

Opposed:

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

MOVED by Deputy Reeve Schule that Bylaw C-7757-2018 be given first reading.

Carried



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 5

---

MOVED by Councillor McKylor that Bylaw C-7757-2018 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Gautreau

MOVED by Councillor Henn that Bylaw C-7757-2018 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7757-2018 be given third and final reading.

Carried

In Favour:

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

Opposed:

Councillor Gautreau

MOVED by Deputy Reeve Schule that the Solid Rock Baptist Church Master Site Development Plan be approved as presented in Appendix 'C'.

Carried

The Chair called for a recess at 10:43 a.m. and called the meeting back to order at 10:51 a.m. with all previously mentioned members present.

**1-19-05-14-04 (C-2)**

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

MOVED by Councillor Wright that the public hearing for item C-2 be opened at 10:52 a.m.

Carried

Person(s) who presented: Mahyar Khosravi (on behalf of the Applicant)

Person(s) who spoke in favour: Bruce Gowans

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Wright that the public hearing for item C-2 be closed at 11:03 a.m.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 6

---

MOVED by Councillor Wright that Bylaw C-7875-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7875-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7875-2019 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7875-2019 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Councillor Wright that the requirement for payment of the Transportation Offsite Levy be deferred for Development Permit application #PRDP20190214.

Carried

**1-19-05-14-10 (E-1)**

**Division 4 – Further Consideration of Bylaw C-7781-2018 – Road closure of a portion of Road known as Range Road 281**

**File: PL20180001**

MOVED by Deputy Reeve Schule that Bylaw C-7781-2018 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7781-2018 be given third reading.

Carried

MOVED by Deputy Reeve Schule that the 1.43 acre portion of land be transferred to the applicant Darrell & Alice Barr subject to:

- 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.

Carried

**1-19-05-14-17 (D-5)**

**All Divisions – Emergent Business Item – Completion of CMRB Growth and Servicing Plans**

**File: N/A**

MOVED by Councillor Gautreau that the intent of the Calgary Metropolitan Region Board motions, as per Attachment A, be supported.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 7

---

**1-19-05-14-18**

**Further Updates/Acceptance of Agenda**

MOVED by Deputy Reeve Schule that the May 14, 2019 Council meeting agenda be further amended as follows:

- Add emergent business item D-6 – Springbank Off-Stream Reservoir

Carried

MOVED by Councillor McKylor that the May 14, 2019 Council meeting agenda be further amended as follows:

- Remove item I-1 – Notice of Motion – Councillor McKylor – Springbank Off-Stream Reservoir

Carried

The Chair called for a recess at 11:20 a.m. and called the meeting back to order at 11:30 a.m. with all previously mentioned members present.

**1-19-05-14-12 (J-1)**

**Division 2 – Subdivision Item – Residential One District**

**File: PL20190013 (04726013)**

Councillor Henn left the meeting at 11:31 a.m.

MOVED by Councillor McKylor that condition 5, *Fees and Levies*, in Appendix A be amended to read as follows:

The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Carried

Absent: Councillor Henn

MOVED by Councillor McKylor that Subdivision Application PL20190013 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a  $\geq 0.80$  hectare ( $\geq 1.98$  acre) parcel with a  $\pm 6.86$  hectare ( $\pm 16.95$  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

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 8

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 one new lot.

*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).
  - b) The installation of stormwater low-impact development measures in accordance with the findings of the Site-specific Stormwater Drainage Memo (Osprey Engineering Inc, 2018);
- 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*;

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 9

---

**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*.

Carried  
Absent: Councillor Henn

Councillor Henn returned to the meeting at 11:36 a.m.

**1-19-05-14-19 (D-6)**

**All Divisions – Emergent Business Item – Springbank Off-Stream Reservoir**

**File: N/A**

MOVED by Councillor McKylor that Council update and resend the letter to the new Premier, responsible Ministers, and County MLAs.

Carried

**1-19-05-14-16 (E-2)**

**All Divisions – Emergent Business Item – Amendments to *Firearms Bylaw C-7782-2018***

**File: N/A**

MOVED by Councillor McKylor that Bylaw C-7867-2019A be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7867-2019A be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-7867-2019A be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7867-2019A be given third and final reading.

Carried

MOVED by Councillor McKylor that Administration be directed to forward Bylaw C-7867-2019A to the Minister of Environment and Parks for approval.

Carried

MOVED by Councillor Henn that Bylaw C-7867-2019B be given first reading.

Carried

**In Favour:**

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

**Opposed:**

Councillor Hanson  
Councillor Wright  
Councillor Kissel

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 10

---

MOVED by Councillor Gautreau that Bylaw C-7867-2019B be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Hanson  
Councillor Wright  
Councillor Kissel

MOVED by Councillor Kamachi that Bylaw C-7867-2019B be considered for third reading.

Lost

In Favour:

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

Opposed:

Councillor Hanson  
Councillor Wright  
Councillor Kissel

**1-19-05-14-15 (K-1)**

**All Divisions – Confidential In Camera Item – Appointment of Investigator**

**File: RVC2019-11**

MOVED by Councillor Henn that Council move in camera at 12:02 p.m. 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

Carried

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

Rocky View County:   A. Hoggan, Chief Administrative Officer  
                                  K. Robinson, Executive Director, Corporate Services  
                                  B. Riemann, Executive Director, Operations  
                                  G. Kaiser, Executive Director, Community and Business Connections  
                                  R. Barss, A/Executive Director, Community Development Services

MOVED by Deputy Reeve Schule that Council move out of in camera at 1:35 p.m.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 11

---

MOVED by Deputy Reeve Schule that Reynolds Mirth Richards & Farmer LLP be appointed as the Investigator in accordance with section 62 of the *Council Code of Conduct Bylaw C-7768-2018* to investigate any and all Code of Conduct formal complaints.

Carried

In Favour:

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

Opposed:

Councillor Kissel

**1-19-05-14-05 (C-3)**

**Division 3 – Bylaw C-7799-2018 – Conceptual Scheme Item – Lazy H Estates Conceptual Scheme (Alandale Estates Final Phase)**

**File: PL20180007 (04724003/177)**

MOVED by Councillor Hanson that the public hearing for item C-3 be opened at 1:34 p.m.

Carried

Person(s) who presented: David Wyatt, B&A Planning (Applicant)

The Chair called for a recess at 2:25 p.m. and called the meeting back to order at 2:38 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: Louis Champagne  
Peter Chernik  
Dwayne Lesack  
Dale Hodgson  
Sue Scully

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: David Wyatt, B&A Planning (Applicant)

MOVED by Councillor Hanson that the public hearing for item C-3 be closed at 3:23 pm.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 12

MOVED by Councillor Hanson 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.*

Carried

MOVED by Councillor Hanson that Bylaw C-7799-2018, as amended, be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7799-2018, as amended, be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-7799-2018, as amended, be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7799-2018, as amended, be given third and final reading.

Carried

**1-19-05-14-13 (J-2)**

**Division 8 – Subdivision Item – Creation of Two Residential Parcels**

**File: PL20180044 (06606088)**

MOVED by Councillor Wright that Subdivision Application PL20180044 be approved with the conditions noted in Appendix 'A':

A. That the application to create a  $\pm 0.80$  hectare ( $\pm 1.98$  acre) parcel (Lot 1) with a  $\pm 0.79$  hectare ( $\pm 1.97$  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:

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



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 13

- 
- 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.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 14

---

*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*.

Carried

**1-19-05-14-14 (J-3)**

**Division 6 – Subdivision Item – Boundary Adjustments**

**File: PL20190002 (08515005/08515008/08515010)**

MOVED by Deputy Reeve Schule 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.”*

- A. That the application to adjust the boundaries between a  $\pm 23.73$  hectare (78.77 acre) parcel, a  $\pm 12.80$  hectare (31.63 acre) parcel, and a  $\pm 2.76$  hectare (6.82 acre) parcel to create a  $\pm 22.07$  hectare (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 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:

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
May 14, 2019

Page 15

---

*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) 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.

*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*.

Carried

**Adjournment**

MOVED by Councillor Hanson that the May 14, 2019 Council meeting be adjourned at 3:43 p.m.

Carried

---

Reeve or Deputy Reeve

---

Chief Administrative Officer or Designate

---

**RECREATION, PARKS AND COMMUNITY SUPPORT**

---

**TO:** Council **DIVISION:** All  
**DATE:** May 28, 2019  
**FILE:** 6060  
**SUBJECT:** Spring 2019 Community Recreation Funding Grant: Capital Funding Requests

---

**<sup>1</sup>POLICY DIRECTION:**

The Spring intake of District Capital Community Recreation Funding Grant applications were evaluated in accordance with Community Recreation Funding Policy C-317 and four of five were found to be compliant.

**EXECUTIVE SUMMARY:**

Not-for-profit organizations provide and develop a range of cultural, social, recreational, sport-based, and other community-based services and projects that, without their involvement, the County could not provide. Community Recreation Funding Policy C-317 enables recreational development and ongoing partnerships, enhancing access to recreational facility services and programs for the greatest community impact.

The following capital district recreational funding requests are recommended to Council for approval:

1. One request from Bearspaw Glendale Community Association totaling \$16,275.00.
2. One request from Bow Valley Community Club totaling \$7,113.75.
3. One request from Delacour Community Club totaling \$9,566.00.
4. One request from Greater Bragg Creek Trails Association totaling \$10,000.00.

The following capital district recreational funding request does not meet policy. The request was reviewed by the Rocky View West District Recreation Board and was not recommended for approval; therefore, it is not recommended to Council for approval:

5. One request from KO Arts Centre Society of Calgary totaling \$800,000.00.

Council is the final approving authority under policy C-317 for all funding applications. The only exception is with the Crossfield Recreation Board where the Town of Crossfield is the approving authority for all grant applications that come in through that District. The resourcing available and the Recreation District Boards' recommendations are outlined under the 'Background' section.

**BACKGROUND:**

As per Council policy 317, applications from community recreation groups are processed through the District Recreation Board under which residents use their facilities or programs. Recreation Boards provide recommendations to Council regarding the allocation of funds to those groups.

Council retains the right to approve funding from the Public Reserve for applications that do not meet some or all of the requirements set out in the policy.

The Recreation District Boards have made the following recommendations for Council's consideration. Uncommitted capital reserve account balances provided are current to March 31, 2019.

---

<sup>1</sup> **Administration Resources**

Susan de Caen, Recreation, Parks & Community Support



Bearspaw-Glendale Recreation District Board:

**Current Reserve Balance - \$837,257.20**  
**Reserve Balance After Funding - \$820,982.20**

*Bearspaw Glendale Community Association's (BGCA's) \$16,275.00 Request*

BGCA's application for \$16,275.00 will assist with the addition of air conditioning in the banquet hall, stage, and kitchen of the Bearspaw Glendale Lifestyle Centre. The total cost of this project is \$32,550.00. Air conditioning will enhance the comfort for all users and members for rentals, programs, and events; over the years, there have been complaints about the heat during certain types of events and rentals. The hall is an essential space for community rentals and programs and has proven to be an ideal size room for a variety of events, both large and small.

Table 1: Previous County Funding Received By BGCA

Year	Funding Type	Amount Received
2017	Capital	\$70,037.00
	Operational	\$101,600.00
	FCSS	\$15,500
2018	Capital	\$8,560.00
	Operational	\$118,850.00
	FCSS	\$15,500

The Bearspaw Glendale Recreation District Board recommends approval of funding up to \$16,275.00.

Bow North Recreation District Board:

**Current Reserve Balance - \$290,207.66**  
**Reserve Balance After Funding - \$283,093.91**

*Bow Valley Community Club's (BVCC's) \$14,227.50 Request*

BVCC requested \$14,227.50 in operational funding to replace their ice scraper. It is needed for day to day operations and ice maintenance of the facility's curling rink.

Table 2: Previous County Funding Received By BVCC

Year	Funding Type	Amount Received
2017	Capital	\$8,792.00
2018	Capital	\$27,321.81
	Operational	\$6,450.00

The Bow North Recreation District Board evaluated the request as a capital application, and recommended the approval of funding up to \$7,113.75.



Rocky View East Recreation District Board:

**Current Reserve Balance - \$111,351.09**  
**Reserve Balance After Funding - \$101,785.09**

*Delacour Community Club's \$9,566.00 Request*

The Delacour Community Club requested \$9,566.00 to help replace the flooring in the upper level hall, a project that will cost \$20,588.60 in total. The project will improve the comfort and ambience of the upper level of the hall.

Table 3: Previous County Funding Received By DCC

Year	Funding Type	Amount Received
2017	Capital	\$15,054 (with Delacour Ag Society)

The Rocky View East Recreation District Board recommended the approval of funding up to \$9,566.00.

Rocky View West Recreation District Board:

**Reserve Balance - \$282,263.12**  
**Reserve Balance After Funding - \$272,263.12**

*Greater Bragg Creek Trails Association's (GBCTA's) \$10,000.00 Request*

GBCTA requested \$10,000.00 to place and compact GreenDrop Trail Gravel on the 2 km long Banded Peak Trail (BPT) from the hamlet of Bragg Creek to the Banded Peak School. The project will cost \$20,000.00 in total. This project will significantly improve the tread surface, making the trail more suitable for Banded Peak School students and better for all users. The gravel is expected to make the tread surface less susceptible to weed and vegetation growth.

Table 4: Previous County Funding Received By GBCTA

Year	Funding Type	Amount Received
2018	Capital	\$331,000.00
	Operational	\$5,000.00

The Rocky View West Recreation District Board recommended approval of funding up to \$10,000.00.

*KO Arts Centre Society of Calgary's (KOAC's) \$10,000.00 Request*

KOAC requested \$800,000.00 to help construct a 4,500 square foot (200 m<sup>2</sup>) arts pavilion for the purposes of housing an exhibition space for KOAC's permanent and visiting art collections, an office, washrooms, a vestibule and lobby area, a loading dock and storage area, and a large deck with a view of the sculpture park. The project will cost an estimated \$2,765,430.00 in total. KOAC believes that this project will positively contribute to the cultural enrichment, pride, and quality of life enhancement of the Springbank community.

This application does not meet policy requirements, as the museum is not connected to a recreation facility; it is on private property without a public interest to the land, and does not allow reasonable access to the public. Finally, the application received was incomplete; only one 2017 pre-tender quote was provided, while three are required.



The Rocky View West Recreation District Board did not recommend that funding be allocated to this project.

### **BUDGET IMPLICATIONS:**

There are no budget implications. The 2019 operating budget includes estimates for District Community Recreation funding grants.

### **OPTIONS:**

- Option #1:      Motion #1      THAT the Bearspaw Glendale Community Association's request for up to \$16,275.00 to add air conditioning in the banquet hall, stage, and kitchen of the Bearspaw Glendale Lifestyle Centre be approved from the Bearspaw Glendale Recreation District Public Reserve.
- Motion #2:      THAT the Bow Valley Community Club's funding request for up to \$7,113.75 to replace the ice scraper be approved from the Bow North Recreation District Public Reserve.
- Motion #3:      THAT the Delacour Community Club's funding request for up to \$9,566.00 to replace the flooring in the upper level of the Delacour Community Hall be approved from the Rocky View East Recreation District Public Reserve.
- Motion #4:      THAT the Greater Bragg Creek Trails Association's request for up to \$10,000.00 to place and compact GreenDrop Trail Gravel on the 2 km long Banded Peak Trail (BPT) from the hamlet of Bragg Creek to the Banded Peak School be approved from the Rocky View West Recreation District Public Reserve.
- Option #2:      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

---

Acting Executive Director  
Community Development Services

---

Chief Administrative Officer

SdC/rp

### **APPENDICES:**

APPENDIX 'A': Letters of Support

Mr. John Sherban  
[REDACTED]

26 March, 2019

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

Dear Councilors:

Please accept this letter as indication of the Bearspaw Glendale Recreation District Board's formal support for the capital funding request from the Bearspaw Glendale Community Association. This request was discussed during the Recreation Board's March 12, 2019 meeting, and subsequently supported by the voting members.

We recommend that up to \$16,275.00 be approved and provided from the Bearspaw Glendale District Reserve to the Bearspaw Glendale Community Association as per their capital request to assist with the addition of air conditioning in the banquet hall, stage, and kitchen.

Sincerely,



John Sherban,  
Chair, Bearspaw Glendale Recreation District Board



April 11, 2019

Chrissy Craig,  
Chair Bow North Recreation Board

[REDACTED]  
[REDACTED]  
[REDACTED]

Rocky View County Council,

Following our Recreation Board meeting on March 19, 2019 the Bow North Recreation Board is recommending the following 2019 Capital Community Recreation Grant funding to Council for approval:

Bow Valley Community Club **\$7113.75**

The capital funding request is for the purchase of a new ice scrapping machine for the Indus Curling rink.

The Recreation Board unanimously supported this request at our March 19 meeting.

Thank you for your consideration in this matter.

Sincerely,

*C. Craig*

Chrissy Craig, Chair Bow North Recreation Board

March 26, 2019

Leonard Wright, Chair  
Rocky View East Recreation Board

[REDACTED]  
[REDACTED]

Rocky View County Council:

Following our Recreation District Board meeting on March 26, 2019 the Rocky View East Recreation Board is recommending the following 2019 Capital Assistance funding to Council for approval:

Delacour Community Club - \$9,566.00

The funding will be used to replace flooring in the upper level of the hall.

The Recreation Board unanimously supported this request at our meeting on March 26<sup>th</sup>, 2019.

Thank you for your consideration.  
Sincerely,



Leonard Wright, Chair  
Rocky View East Recreation Board

March 28, 2019

[REDACTED]

[REDACTED]

[REDACTED]

**RE: CAPITAL FUNDING REQUEST TO THE ROCKY VIEW WEST RECREATION BOARD FROM THE  
GREATER BRAGG CREEK TRAILS ASSOCIATION**

TO WHOM IT MAY CONCERN:

At the March 27, 2019 meeting of the Rocky View West Recreation Board, a capital funding request of \$10,000 from the Greater Bragg Creek Trails Association (GBCTA) was considered. These funds would be used to support the placement and compacting of "GreenDrop Trail Gravel" on the 2km long Banded Peak Trail (BPT) which extends from the Hamlet of Bragg Creek to the Banded Peak School.

The Rocky View West Recreation Board unanimously supports this request.

Sincerely,



Pam Janzen

Chair, RVWRB



## **RECREATION, PARKS AND COMMUNITY SUPPORT**

---

**TO:** Council

**DATE:** May 28, 2019 **DIVISION:** All

**FILE:** 6060

**SUBJECT:** Spring 2019 Community Recreation Funding Grant: Operational Funding Requests

---

### **<sup>1</sup>POLICY DIRECTION:**

The Spring intake of District Operational Community Recreation Funding Grant applications were evaluated in accordance with Community Recreation Funding Policy C-317 and were found to be compliant.

### **EXECUTIVE SUMMARY:**

Not-for-profit organizations provide and develop a range of cultural, social, recreational, sport-based, and other community-based services and projects that, without their involvement, the County could not provide. Community Recreation Funding Policy C-317 enables recreational development and ongoing partnerships, enhancing access to recreational facility services and programs for the greatest community impact.

As per Community Recreation Funding Policy C-317, Council is the final approving authority for all funding recommendations from Recreation District Boards. The only exception is the Crossfield Recreation District Board where the Town is the approving authority. Nine of the ten Recreation Districts are considered in this report; Chestermere-Conrich Recreation District is addressed in a separate report.

Annually, \$1,009,000.00 is available from the Recreational Tax Levy for these nine Recreation Districts; \$632,716.35 was requested for community led programs and initiatives.

Rocky View County funding implications are included in Attachment 'A'.

### **BACKGROUND:**

Property tax levies provide these nine Recreation District Boards with access to \$1,009,000.00 annually to fund operational costs incurred by District non-profit organizations. District community organizations apply for operational funding every year in March. Administration reviews all grant applications for completeness and eligibility according to the criteria outlined in policy C-317. As per policy C-317, applications from community recreation groups are processed through the District Recreation Board in which residents use their facilities or programs. Recreation Boards provide recommendations to Council regarding the allocation of funds to those groups.

Council has final discretion and authority over all funding recommendations, with the exception of Crossfield Recreation District, where the Town has approving authority with respect to the financial management of the Recreation Board through the cost-sharing agreement.

The following table captures the 2019 district funding allocations and Board recommendations:

---

<sup>1</sup> **Administration Resources**

Susan de Caen, Recreation, Parks & Community Support



<b>Recreation Board</b>	<b>2019 District Allocation</b>	<b>Total District Operational Funds Recommended</b>
Bearspaw Glendale	\$159,900.00	\$133,630.00
Beiseker	\$20,100.00	\$17,060.00
Bow North	\$169,700.00	\$32,803.56
Madden	\$12,200.00	\$12,200.00
Crossfield	\$30,000.00	\$30,000.00
Ranch Lands	\$123,400.00	\$20,750.00
Rocky View Central	\$94,500.00	\$82,600.00
Rocky View East	\$69,100.00	\$26,072.79
Rocky View West	\$330,100.00	\$277,600.00
<b>TOTAL</b>	<b>\$1,009,000.00</b>	<b>\$632,716.35</b>

**BUDGET IMPLICATION(S):**

All recommended funding is accounted for in the annual operating budget, so no budget adjustment is required.

**OPTIONS:**

- Option #1 THAT recreation operational district funding be approved as recommended by the Recreation District Boards in the amount of \$632,716.35, as per Attachment 'A'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

\_\_\_\_\_  
 Acting Executive Director  
 Community Development Services  
 SdC/rp

\_\_\_\_\_  
 Chief Administrative Officer

**ATTACHMENTS:**

ATTACHMENT 'A' 2019 Recreation District Operational Funding Allocation

## 2019 Recreation District Operational Funding Allocation for Consideration

Recreation District	Total 2019 District Recreation Funding Available	2019 Operating Grants	2019 Funds Recommended
<b>Bearspaw-Glendale</b> 2-40-30-265-24705	\$159,900.00	Bearspaw Glendale Community Association Town of Cochrane (as per Recreation Cost Sharing Services Agreement) Annual board administration budget	\$120,430.00
			\$12,000.00
			\$1,200.00
			\$133,630.00
<b>Beiseker</b> 2-40-30-265-24710	\$20,100.00	Beiseker Kids 4 Kids Tae Kwon Do & Fitness Club Village of Beiseker	\$2,060.00
			\$15,000.00
			\$17,060.00
<b>Bow North</b> 2-40-30-265-24715	\$169,700.00	Bow Valley Beef and Multi 4H Club Bow Valley Mustangs 4H Horse Club Girl Guides of Canada, Moonlight District (Langdon) Indus Minor Hockey Association Indus Ringette Association Langdon Little League Synergy Youth and Community Development Society Synergy Youth and Community Development Society Annual board administration budget	\$3,465.00
			\$3,000.00
			\$1,800.00
			\$4,470.24
			\$5,837.20
			\$5,000.00
			\$2,492.70
			\$5,238.42
			\$1,500.00
			\$32,803.56
<b>Crossfield</b>	\$30,000.00	Cost-sharing	\$30,000.00
<b>Madden</b> 2-40-30-265-24740	\$12,200.00	Madden and District Agricultural Society Total	\$12,200.00
			\$12,200.00

<b>Ranch Lands</b> <b>2-40-30-265-24745</b>	\$123,400.00	Cochrane and District Agricultural Society Town of Cochrane (as per Recreation Cost Sharing Services Agreement) Total	\$8,750.00
			\$12,000.00
			\$20,750.00
<b>Rocky View Central</b> <b>2-40-30-265-24700</b>	\$94,500.00	Airdrie and District Agricultural Society Airdrie Pro Rodeo Balzac 4H Beef Club Butler Park Community Association Sharp Hill Preservation Society Annual board administration budget Total	\$7,500.00
			\$25,000.00
			\$16,000.00
			\$12,000.00
			\$18,600.00
			\$3,500.00
			\$82,600.00
<b>Rocky View East</b> <b>2-40-30-265-24735</b>	\$69,100.00	Beiseker Minor Hockey Dalroy UFA Society Delacour Agricultural Society and Community Club Keoma Community Society Prairie Royal Estates Community Association Total	\$5,000.00
			\$7,100.00
			\$5,000.00
			\$6,000.00
			\$2,972.79
			\$26,072.79
<b>Rocky View West</b> <b>2-40-30-265-24755</b>	\$330,100.00	Bragg Creek Community Association Bragg Creek Snowbirds Seniors Fellowship Greater Bragg Creek Trails Jumping Pound Hall KOAC Arts Centre Springbank Equestrian Society Springbank Heritage Club Town of Cochrane (as per Recreation Cost Sharing Services Agreement) Annual board administration budget Total	\$184,800.00
			\$13,000.00
			\$10,000.00
			\$12,300.00
			\$15,000.00
			\$10,500.00
			\$15,000.00
			\$12,000.00
			\$5,000.00
			\$277,600.00
<b>TOTALS</b>	\$1,009,000.00		\$632,716.35

---

## **RECREATION, PARKS AND COMMUNITY SUPPORT**

---

**TO:** Council  
**DATE:** May 28, 2019 **DIVISION:** 05  
**FILE:** 6060-350  
**SUBJECT:** Spring 2019 Community Recreation Funding Grant Requests for the Chestermere-Conrich Recreation District

---

### **<sup>1</sup>POLICY DIRECTION:**

The spring intake of Chestermere-Conrich Recreation District Capital Community Recreation Funding Grant applications were evaluated in accordance with Community Recreation Funding Policy C-317 and were found to be compliant.

### **EXECUTIVE SUMMARY:**

Not-for-profit organizations provide and develop a range of cultural, social, recreational, sport-based, and other community-based services and projects that, without their involvement, the County could not provide. Community Recreation Funding Policy C-317 enables recreational development such as access to recreational facility services and programs for the community.

Council is the final approving authority under Community Recreation Policy C-317 for all funding applications. The following grant requests from the Chestermere-Conrich Recreation District are submitted for approval:

1. Camp Chestermere requested \$30,832.93 of operational funding;
2. Crushers Baseball (Chestermere Rocky View Little League) requested \$7,500.00 of operational funding;
3. Synergy Youth and Community Development Society requested \$5,944.80 of operational funding;
4. Chestermere Regional Community Association requested \$10,651.19 of capital funding.

### **BACKGROUND:**

On December 20, 2018, the Mayor of the City of Chestermere notified Rocky View County of Chestermere's formal withdrawal from the Chestermere-Conrich Recreation Board (Appendix A) and on January 15, 2019, the City of Chestermere formally repealed in its entirety Bylaw 94-707/1, the Chestermere-Conrich Regional Recreation District Bylaw (Appendix B); hence, the Chestermere-Conrich Recreation Board formally dissolved.

The City of Chestermere and Rocky View County Administration met on January 18, 2019, with an understanding that although there is no longer a functioning recreation board for the District, there is still a need to support the community groups that provide recreation opportunities for residents. To ensure that community needs are met, the County and the City will continue to address funding requests through separate grant programs; one will be administered by Rocky View County, the other by the City of Chestermere. Applicants were notified of this change and that their applications to each municipality must provide demonstrable benefit to the residents in that area.

As such, all applications received by Rocky View County for the Chestermere-Conrich District have been evaluated in accordance with Community Recreation Funding Policy C-317 and are being brought forward for Council's consideration.

---

<sup>1</sup> **Administration Resources**

Althea Panaguiton, Recreation, Parks & Community Support



## DISCUSSION:

Administration reviewed all grant applications for completeness and eligibility according to the Council approved criteria outlined in Policy C-317. In the past, the City of Chestermere had signing authority for the District Board; however, since recent changes to the Chestermere-Conrich Recreation Board, Rocky View County Council has the final discretion and authority over all funding in the District. The following applications are provided for Council to consider:

### Operational Funding:

Annually, property tax levies provide the Chestermere-Conrich Recreation District with access to \$86,900.00 to fund operational costs incurred by District non-profit organizations; \$44,277.73 of operational grants was requested.

1. **Camp Chestermere** requested \$30,832.93 for insurance (\$9,975.74) and utility costs (\$20,857.19).
  - a. Camp Chestermere is a faith-based, not-for-profit organization focused on building relationships, creating experiences, and developing people. During the months of July and August, they run day and overnight camps for children ages 5 to 18. The organization works with many local community groups and allows access to their facility during the school year. A wide range of community-focused events are also hosted by the organization, such as the Halloween Howler, Family Fun Fair, and Winter Wonderland.
  - b. Number of County residents and others accessing the program:
    - i. Rocky View County: 1,000+
    - ii. Outside of Rocky View County: 1,000+

Table 1: Funding Received by Camp Chestermere

Funding Year	Funding Type	Amount Received:
2017	Operational	\$8,893.50
2018	Capital	\$27,500.00

2. **Crushers Baseball (Chestermere Rocky View Little League)** requested \$7,500.00 to subsidize the cost of indoor space and coach clinics (\$2,000), and for the purchase of jerseys (\$4,500) and three equipment bags (\$1,000).
  - a. Crushers Baseball is focused on instructing and developing kids in the fundamentals of baseball and character development. The organization provides an organized summer activity for local kids using the facilities in Rocky View County (Indus and Langdon), Wheatland County (Lyalta), and the City of Chestermere. The organization saw a growth of approximately 16% in the last year.
  - b. Number of County residents and others accessing the program:
    - i. Rocky View County: 29
    - ii. Chestermere: 268
    - iii. Airdrie: 1
    - iv. Calgary: 12

Table 2: Funding Received by Crushers Baseball

Funding Year	Funding Type	Amount Received:
2018	Operational	\$6,500.00

3. **Synergy Youth and Community Development Society** requested \$5,944.80 to offset the cost of operating the Centre for Community Leadership, such as the utilities and insurance. The funds requested would also be used to purchase two whiteboards, two laptop computers, a large outdoor chess and checkers set, and signage for the building. The group saw an increase of 15% in their membership since last year.
  - a. Synergy Youth and Community Development Society provides programs and services to the community. Their mission is to cultivate the development of leadership and wellness education in the Chestermere, Langdon, and S.E. Rocky View County.
  - b. Number of County residents and others accessing the program:
    - i. Within Rocky View County: 126
    - ii. Outside of Rocky View County's boundaries: 967

Table 3: Funding Received by Synergy Youth and Community Development Society

Funding Year	Funding Type	Amount Received:
2017	Capital	\$11,700.00
	FCSS	\$75,000.00
	Operational	\$1,000.00
2018	Capital	\$10,726.44
	FCSS	\$80,000.00

### Capital Funding

As of March 31, 2019, the Chestermere-Conrich Recreation District held \$1,117,159.75 in its un-committed capital reserve account. The Reserve Balance after funding is \$1,106,508.56.

1. **Chestermere Regional Community Association** requested \$10,651.19 of capital funding to purchase an outdoor utility vehicle (RTV) to be used for maintenance of the outdoor spaces. The current machine is from 1995, has over 1,700 hours of use, and requires a great deal of annual maintenance. The new machine would allow for year-round use and would be safer for staff to operate.
  - a. The Chestermere Regional Community Association is a community hub featuring two arenas, three sheet-curling rinks, a hall, meeting rooms, a lounge area, a food service facility, a seniors centre, ball diamonds, and soccer fields. It services residents from the surrounding communities of Rocky View County, Chestermere, Calgary.

Table 4: Funding Received by Chestermere Regional Community Association

Funding Year	Funding Type	Amount Received:
2017	Capital	\$3,864.00
2018	Capital	\$16,000.00

**BUDGET IMPLICATIONS:**

There are no budget implications. The 2019 operating and reserves budget includes estimates for District Community Recreation funding grants.

**OPTIONS:**

- Option #1:    Motion #1    THAT the Camp Chestermere's funding request for \$30,832.93 for insurance and utility costs be approved from the Recreational Tax Levy.
- Motion #2:    THAT the Crushers Baseball of Chestermere Rocky View Little League's funding request for \$7,500.00 to subsidize the cost of indoor space and coach clinics and for the purchase of jerseys and three equipment bags be approved from the Recreational Tax Levy.
- Motion #3:    THAT the Synergy Youth and Community Development Society's request for \$5,944.80 to offset the cost of operating the Centre for Community Leaderships be approved from the Recreational Tax Levy.
- Motion #4:    THAT the Chestermere Regional Community Association's request for \$10,651.19 of capital funding to purchase an outdoor utility vehicle (RTV) to be used for maintenance of the outdoor spaces be approved from the Chestermere-Conrich Recreation District Public Reserve.
- Option #2:    THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

---

Interim Executive Director  
Community Development Services

---

Chief Administrative Officer

AP/

**APPENDICES:**

APPENDIX 'A': Letter of Withdrawal from City of Chestermere

APPENDIX 'B': Chestermere-Conrich Regional Recreation District Repeal Bylaw



From the Office of the Mayor

December 20, 2018

Reeve Greg Boehlke  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Dear Reeve Boehlke,

**RE: Chestermere Conrich Regional Recreation Board (CCRB)**

For over 40 years Chestermere has enjoyed a great working relationship with Rocky View County through participation in the CCRB. The CCRB has ensured that recreation groups in Chestermere have benefited from this joint Board and the funding allocated to the community and to the area. Many of the current recreation programs and services in Chestermere would not have flourished without this funding. It has been our pleasure to participate in the Board and work together with RVC.

In 2018, RVC staff communicated that the County is undergoing a review of the Regional Recreation Boards across the County, including the CCRB, with a view to changing the nature of the Board.

In light of this information, and the high priority that Chestermere Council has placed on recreation for Chestermere, it was determined that Chestermere Council would not nominate a Council member to the CCRB for 2019 and would undertake a review of the city's funding to the community for Chestermere priorities.

Chestermere has proactively taken these steps in order to assure our citizens that City Council takes seriously their commitment to support initiatives within the City.

As such, please consider this letter as notice of Chestermere's formal withdrawal from the Chestermere Conrich Regional Recreation Board for 2019. The Town of Chestermere Bylaw 94-707/1 will be repealed in January 2019.

At this time, we want to thank Rocky View County for the long years of cooperation and support. Moving forward, we value the ongoing relationship with the County and look forward to working together on future endeavors.

Sincerely,

Marshall Chalmers  
Mayor  
City of Chestermere

Cc: Al Hoggan, CAO, Rocky View County  
Richard Barss, Manager Intergovernmental Affairs, Rocky View County



105 Marina Rd, Chestermere, Alberta T1X 1V7  
P: (403) 207-7073 F: (403) 207-7080  
[www.chestermere.ca](http://www.chestermere.ca)

## CITY OF CHESTERMERE

## PROVINCE OF ALBERTA

## BYLAW #026-18

A Bylaw of the City of Chestermere, in the Province of Alberta, to repeal the Chestermere-Conrich Regional Recreation District (Bylaw 94-707/1).

**WHEREAS** The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council has the power to pass a bylaw under this or any other enactment which includes a power to amend or repeal a bylaw;

**AND WHEREAS** Council deems it desirable to repeal the Chestermere-Conrich Regional Recreation District Bylaw;

**NOW THEREFORE**, The Council of the City of Chestermere, duly assembled, enacts as follows:

**1. Title**

This Bylaw may be cited as the "Chestermere-Conrich Regional Recreation District Repeal Bylaw"

**2. Purpose**

Bylaw 94-707/1, being the Chestermere-Conrich Regional Recreation District Bylaw is hereby repealed in its entirety.

**3. Application**

- (a) Nothing in this Bylaw relieves a person from complying with any provision of any federal or provincial law or regulation, other bylaw or any requirement of any lawful permit, order or license.
- (b) Where this Bylaw refers to another Act, bylaw, regulation or agency, it includes reference to any Act, bylaw, regulation or agency that may be substituted consequently.
- (c) All schedules attached to this Bylaw shall form part of this Bylaw.
- (d) This Bylaw is gender-neutral and, accordingly, any reference to one gender includes the other.

## 4. Severability

If any Section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and all other Section or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

## 5. This Bylaw comes into full force and takes effect on the date of third and final reading.

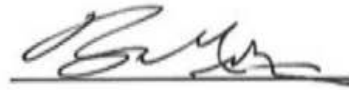
READ A FIRST TIME this 15 day of January 2019

READ A SECOND TIME this 15 day of January 2019

READ A THIRD TIME this 15 day of January 2019

Resolution Numbers – 013-19  
014-19  
015-19  
016-19

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CAO



## **RECREATION, PARKS, & COMMUNITY SUPPORT**

---

**TO:** Council

**DATE:** May 28, 2019 **DIVISION:** ALL

**FILE:** 6070-175

**SUBJECT:** GPC Recommendations for Spring 2019 Regional Recreation Funding Applications

---

### **<sup>1</sup>POLICY DIRECTION:**

Community Recreation Funding Policy C-317 provides that Council considers recommendations made by the Governance and Priorities Committee regarding funding applications from regional and joint regional recreation facilities. Three regional facilities have submitted funding requests for consideration.

### **EXECUTIVE SUMMARY:**

At the May 7, 2019, Governance and Priorities Committee (GPC) meeting, the following regional recreational funding requests, totalling \$659,020.00, were recommended to Council for approval:

1. One operational funding request from Spray Lake Sawmills Recreation Park Society (SLSRPS) totaling \$159,020.00.
2. One capital funding request from Bow Valley Agricultural Society (BVAS) totaling \$100,000.00.
3. One capital funding request from Springbank Park For All Seasons Agricultural Society (SPFAS) totaling \$80,000.00.
4. One operational funding request from Springbank Park For All Seasons Agricultural Society (SPFAS) totaling \$320,000.00.

All applications are in compliance with policy C-317. Requested funds are available through the 2019 Rocky View County operational budget.

### **DISCUSSION:**

Rocky View County outsources recreation development to community organizations. Community Recreation Funding Policy C-317 enables the development of regional and joint regional facilities.

Spray Lake Sawmills Family Sports Centre, and Springbank Park For All Seasons are classified as regional facilities, and the Indus Recreation Centre is classified as a joint regional facility. Both are eligible for funding under policy C-317. Furthermore, as part of the cost-sharing agreement, Rocky View County also provides \$200,000.00 to the City of Airdrie for recreational facilities such as the Genesis Place.

As per Policy 317, GPC evaluates regional grant applications and makes funding recommendations to Council for approval.

#### Spray Lake Sawmills Recreation Park Society's (SLSRPS's) \$159,020.00 Operational Request:

SLSRPS's 2019 operational application for \$159,020.00 will assist with general operating expenses, including insurance and utilities, at the Spray Lake Sawmills Family Sports Centre (SLSFSC).

---

<sup>1</sup> **Administration Resources**

Susan de Caen, Recreation, Parks and Community Support





Springbank Park For All Season's (SPFAS's) \$400,000.00 Request: \$320,000.00 Operational and \$80,000.00 Capital:

SPFAS's operational application for \$320,000.00 will assist with approximately 17.8% of Springbank Park For All Seasons' operating and maintenance costs, and the provision of recreation opportunities for County residents.

Their matching capital application for \$80,000.00 will support:

1. the purchase of a used bobcat or skidsteer;
2. the replacement of outdoor rink cover and side membranes; and
3. the replacement of door sets within the SPFAS facilities.

Indus Recreation Centre - Bow Valley Agricultural Society's (BVAS's) \$100,000.00 Request:

BVAS's capital application for \$100,000.00 will assist with the purchase and installation of a new ice plant at the Indus Recreation Centre.

BVAS is matching the capital application with an Alberta Association of Agricultural Societies Energy Program grant.

Administration reviewed the applications and determined that they all meet the criteria for Community Recreation Funding Policy #317. GPC recommended that all applicants receive the total amounts requested.

**BUDGET IMPLICATION(S):**

The funds sought for all applications are part of the 2019 operational budget.

Table 1: GPC Regional Funding Summary Table

APPLICANT	2017 FUNDING RECEIVED BY APPLICANT	2018 FUNDING RECEIVED BY APPLICANT	TOTAL PROJECT	AMOUNT SOUGHT	GPC RECOMMENDATION
Spray Lake Sawmills Recreation Park Society	<i>Capital:</i> \$72,680.00  <i>Operational:</i> \$141,950.00  <i>Debenture:</i> \$40,980.00	<i>Capital (Land Sale Funds):</i> \$160,000.00  <i>Operational:</i> \$158,550.00  <i>Debenture:</i> \$40,980.00	<i>Operational:</i> \$1,126,000.00	<i>Operational:</i> \$159,020.00	<i>Operational:</i> \$159,020.00
Springbank Park For All Seasons	<i>Capital:</i> \$80,000.00  <i>Operational:</i> \$320,000.00	<i>Capital:</i> \$80,000.00  <i>Operational:</i> \$320,000.00	<i>Capital:</i> \$180,000.00  <i>Operational:</i> \$1,797,753.00	<i>Capital:</i> \$80,000.00  <i>Operational:</i> \$320,000.00	<i>Capital:</i> \$80,000.00  <i>Operational:</i> \$320,000.00





Bow Valley Agricultural Society	<i>Regional Emergency:</i>	<i>Regional Capital:</i>	<i>Capital:</i>	<i>Capital:</i>	<i>Capital:</i>
	\$100,000.00	\$65,208.11	\$259,350.00	\$100,000.00	\$100,000.00
	<i>District Capital:</i>	<i>Regional Operational:</i>			
	\$16,792.79	\$35,000.00			
	<i>District Operational:</i>				
	\$9,873.51				

### OPTIONS:

- Option 1:      Motion #1:      THAT the operational funding request for Spray Lake Sawmills Recreation Park Society in the amount of \$159,020.00 for general operating expenses, including insurance and utilities, at the Spray Lake Sawmills Family Sports Centre be approved from the Recreational Tax Levy.
- Motion #2:      THAT the capital funding request for Springbank Park For All Seasons Agricultural Society (SPFAS) in the amount of \$80,000.00 for the purchase of a used bobcat or skid steer, replacement of outdoor rink cover and side membranes, and the replacement of door sets within the SPFAS facilities be approved from the Recreational Tax Levy.
- Motion #3      THAT the operational funding request for Springbank Park For All Seasons Agricultural Society in the amount of \$320,000.00 for operating and maintenance costs be approved from the Recreational Tax Levy.
- Motion #4:      THAT the capital funding request for Bow Valley Agricultural Society in the amount of \$100,000.00 for the purchase and installation of a new ice plant be approved from the Recreational Tax Levy.
- Option 2:      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

---

Acting Executive Director  
Community Development Services

---

Chief Administrative Officer

## **PLANNING AND DEVELOPMENT**

---

**TO:** Council  
**DATE:** May 28, 2019 **DIVISION:** 5  
**FILE:** 1015-251  
**SUBJECT:** Janet Area Structure Plan Amendment – Expanded Study Area

---

### **<sup>1</sup>EXECUTIVE SUMMARY:**

At the April 30, 2019 Council meeting, administration was directed to assess expanding the JASP by 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 (Appendix A).

Expansion of the JASP would result in additional cost and risk, including:

- Cost – addition of the expansion areas would add approximately \$112,000 to the project cost.
- Developer participation - the developer is unlikely to fund additional cost. It is possible that the developer may no longer fund the original ASP review if expansion proceeds.
- Time – adding the unplanned expansion area will require greater outreach, in terms of resident input, as well as stakeholder input. Increased coordination would be required with The City of Calgary as portions of the expansion area fall within our joint IDP. It will therefore take approximately 18 months or more to complete.
- Planning on future City lands - two of the four sections in the expansion area are located on lands that will require joint planning with the City of Calgary, as the lands are identified by the City for expansion. This will require greater time and cost as a result of the required additional coordination efforts.
- Regional approval – CMRB may consider the extension of the JASP premature.

### **BACKGROUND:**

The JASP was adopted by Council in 2014, and includes the equivalent of nine sections of land. Within the adopted JASP area, the portion of the lands east of the canal were largely designated as Long Term Development Area, requiring eventual study and policy development. Current JASP policy restricts development within the Long Term Development Area until amendments are prepared, identifying a land use strategy. It was recently determined that the time to approach the Long Term Development Area had come, and Terms of Reference were prepared for Council's consideration on April 30, 2019.

### **EXPANSION CONSIDERATIONS:**

#### *Cost and Time*

The original Terms of Reference provided for a developer-funded amendment to the JASP to address the Long Term Development Area

- Developer Cost - \$170,400
- Time - approximately eight months

---

<sup>1</sup> **Administration Resources**  
Oksana Newmen, Planning and Development



Council's desire to consider expanding the JASP from nine to 13 sections will incur additional cost, and time as the four additional sections require greater outreach and additional technical studies. Additional of costs are expected to be borne by the County. The possibility also exists that the Developer may not proceed with a review of the Long Term Development Area given the cost and risk of regional approval (see below).

- Additional Cost - Approximately \$112,000
- Time - Approximately 18 months (depending on stakeholder interest);

*Rocky View County / City of Calgary Intermunicipal Development Plan*

Two of the four sections being proposed are identified as the City of Calgary's future Industrial Growth Areas within the IDP (Appendix 'C'), requiring referral to the Intermunicipal Cooperation Team for discussions. As such, this will have several additional policy layers attached, including jointly addressing intermunicipal entranceways, and fulsome coordination at various junctures throughout the planning process.

These same two section are also identified in Section 4 of the IDP as "Key Focus Areas" (Appendix 'B') as *Highway 560 (Glenmore Trail) Joint Industrial Corridor*.

In summary, expansion of the JASP area by including these two sections would:

- Require joint planning with the City of Calgary; and
- Result in planning on lands the City has identified for expansion.

*Calgary Metropolitan Region Board*

The CMRB regulation grandfathered statutory plans including the JASP. Although amendments to the JASP will likely be reviewed by the CMRB they start in the context of an adopted ASP, which provided direction to proceed with development under certain conditions.

Adding in the four sections may bring a greater level of risk to the regional for the following reason. The CMRB is undertaking an employment analysis study which will look at the overall growth and opportunities for land development related to economic development; Therefore, CMRB members may feel an extension of the JASP may be premature until this study is completed and /or the Regional Growth Plan is completed.

**OPTIONS:**

Based on Council's desire to consider additional areas to the JASP, there are three primary options for Council to consider:

1. Proceed with amendments to the Long Term Development area.
2. Add the Expansion Area to the Terms of Reference and concurrently address the expansion area and the amend Long Term Development area.
3. Proceed with amendments to the Long Term Development area and address the Expansion Area as a new ASP at a future date.

**BUDGET IMPLICATIONS**

Budget implications vary with the option selected. Proceeding within the confines of the adopted Janet ASP will require no County funding, as it will be developer funded. Adding the expansion area will result in County cost that would be more fully developed upon receiving Council direction.



**OPTIONS:**

- Option #1:      Motion #1:      THAT the Terms of Reference, as presented in Appendix 'D' for the Janet Area Structure Plan Amendments Long Term Development Area, be approved.
- Motion #2:      THAT the Budget Adjustment, as presented in Appendix 'E' for the Janet Area Structure Plan Amendments, be approved.
- Option #2      THAT Council direct Administration to proceed with one of the alternative options outlined in this report, and return to Council at a future date with Terms of Reference for Council's approval.
- Option #3:      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

---

Acting Executive Director  
Community Development Services

---

Chief Administrative Officer

ON/It

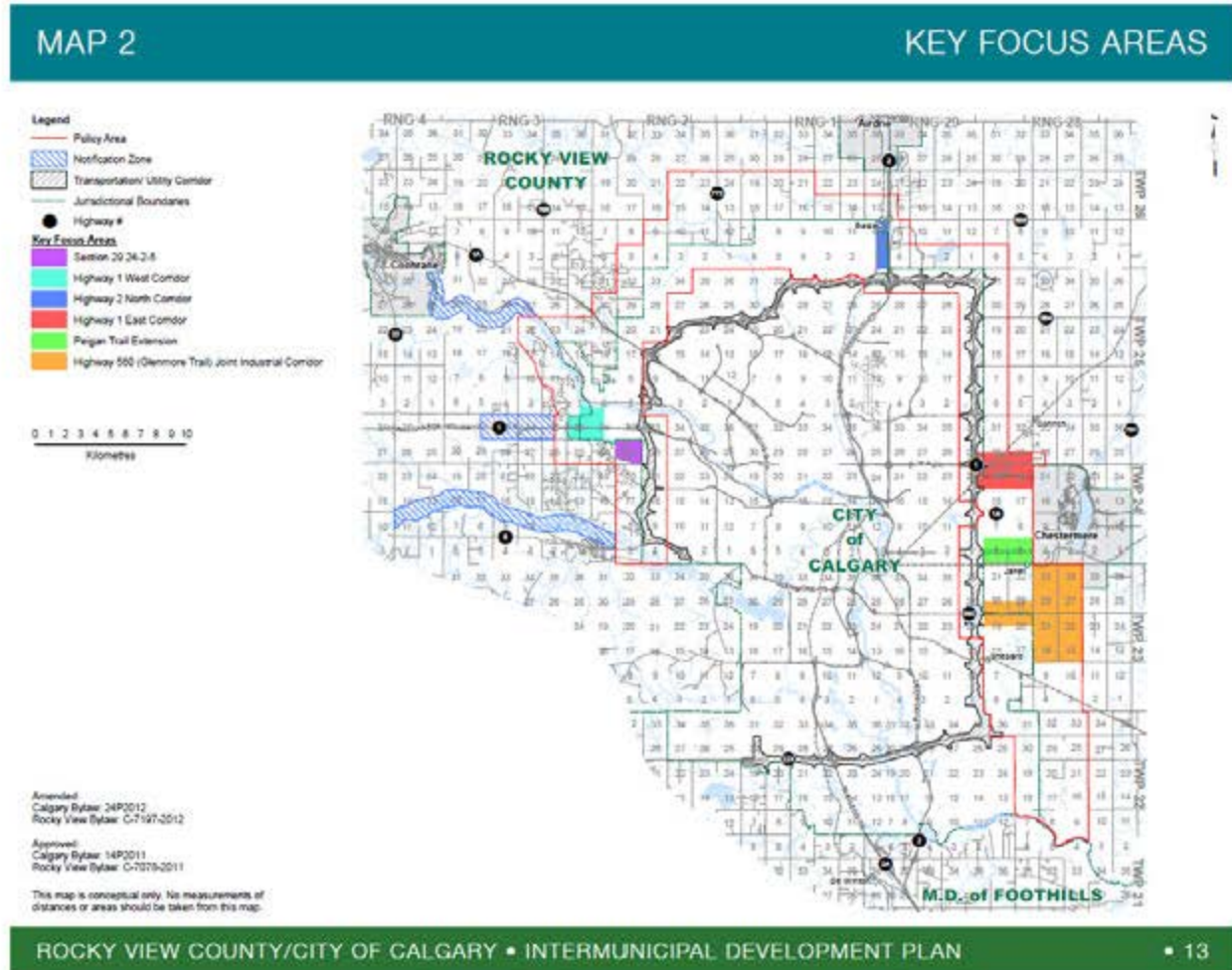
**APPENDICES:**

- APPENDIX 'A': Map of Janet ASP Amendment Work Areas  
APPENDIX 'B': Map 2, Key Focus Areas (Rocky View/Calgary IDP)  
APPENDIX 'C': Map 4, Growth Corridors/Areas (Rocky View/Calgary IDP)  
APPENDIX 'D': Terms of Reference (for Long Term Development Area only)  
APPENDIX 'E': Budget Adjustment Form

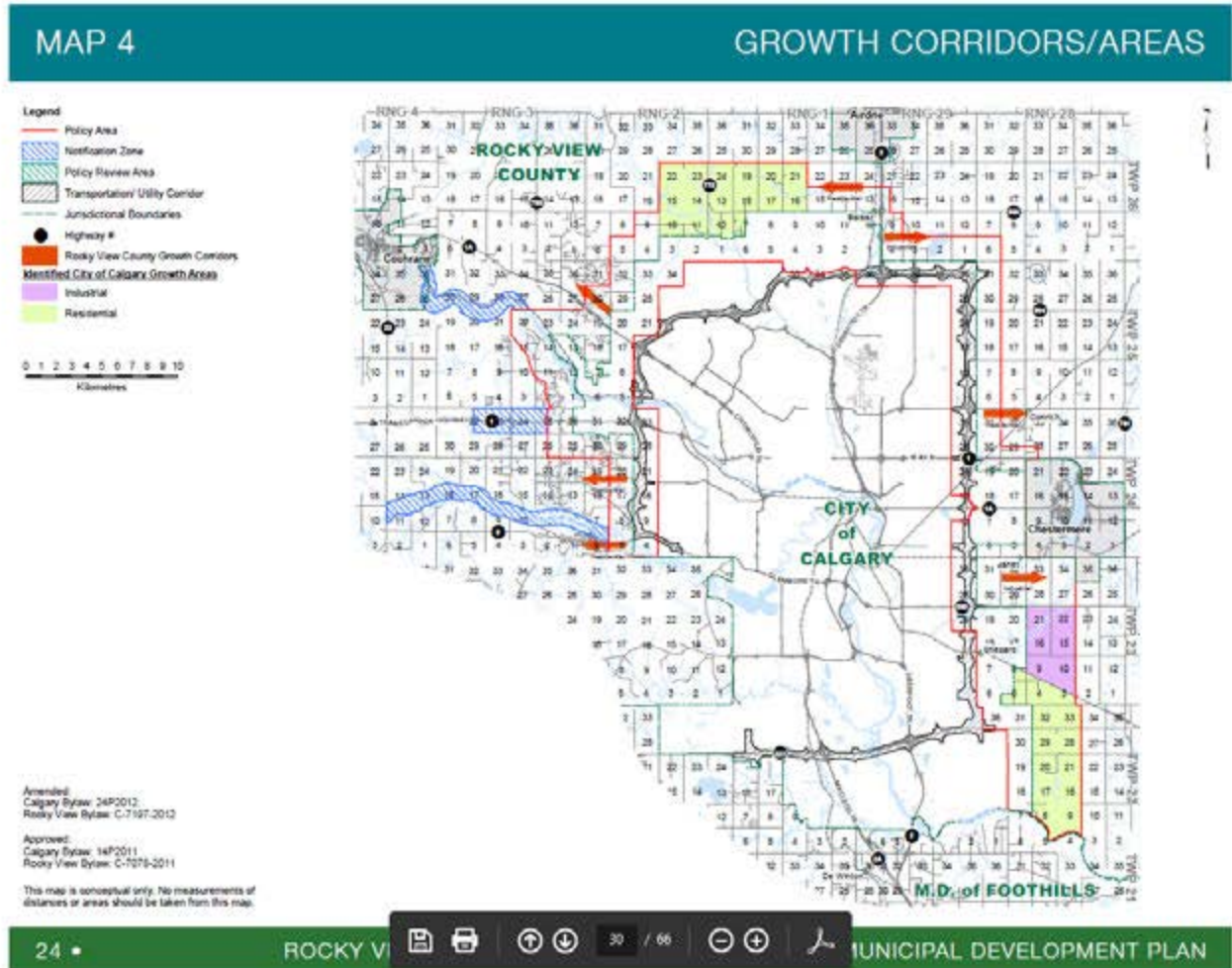




Appendix B - Map 2, Key Focus Areas (Rocky View/Calgary IDP)



Appendix C - Map 4, Key Focus Areas (Rocky View/Calgary IDP)





## JANET AREA STRUCTURE PLAN AMENDMENT LONG TERM DEVELOPMENT AREA

### Terms of Reference

TOR # 1015-251

#### Introduction

- 1 The Janet Area Structure Plan (JASP) includes 2,330 hectares (5,758 acres) of land in central east Rocky View County. It is bounded by Glenmore Trail (Highway 560) and the City of Calgary to the south, the City of Calgary to the west, the City of Calgary and Town of Chestermere to the north, and Range Road 282 on the east.
- 2 Approximately 989 hectares (2,443 acres) of the JASP is designated as Long Term Development; identified in Figure 1. As described in the JASP, these lands were intended to develop, for primarily industrial use, when the lands on the west side of the canal approached 70% build out and a stormwater solution was identified. An amendment to the JASP for the Long Term Development Lands is required before development can proceed.

#### Purpose

- 3 As the criteria regarding development of the Long Term Development in the JASP area has been met, it is an appropriate time to prepare amendments to the plan to add or revise policies for the Long Term Development Area.

#### Study Area

- 4 The amendments will be prepared for the Long Term Development Area, as depicted in Figure 1.

#### Scope of Work

- 5 Community and stakeholder input:
  - (1) Prepare a communications and engagement strategy to identify all relevant interest groups within the study area affected by the planning process including; Prairie Schooner Estates, intermunicipal partners, and external stakeholders. The strategy will demonstrate how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
  - (2) The strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, and builds community and stakeholder trust.
- 6 Intermunicipal input (City of Calgary and Town of Chestermere):
  - (1) Prepare an engagement strategy to collaborate with intermunicipal partners, specifically the City of Calgary and Town of Chestermere, to address interface issues and minimize potential impacts.
- 7 Land Use Strategy and phasing for the Long Term Development area.
  - (1) Prepare a Land Use Strategy for the continuation of the Regional Business Centre,
  - (2) Identify appropriate integration and transition policies for adjacent land uses and municipalities.
- 8 Baseline technical studies:





## JANET AREA STRUCTURE PLAN AMENDMENT LONG TERM DEVELOPMENT AREA

- (1) Prepare technical studies to support the land use strategy and identify requirements for subsequent planning phases. Studies will include:
  - (a) Transportation Network Analysis update to determine future transportation needs and opportunities including the identification of possible pedestrian and cycling linkages.
  - (b) A fire suppression systems strategy may be required to evaluate availability and quality of water for fire suppression.
- 9 Employment Area:
  - (1) Shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.
  - (2) Employment areas should plan for connections to existing and/or planned transit, where appropriate.
- 10 Direction and intent of higher order documents:
  - (1) Interim Growth Plan,
  - (2) Rocky View County/Calgary IDP,
  - (3) Municipal Development Plan (County Plan), and
  - (4) Janet Area Structure Plan.
- 11 Mapping to include:
  - (1) land use strategy;
  - (2) phasing;
  - (3) transportation network; and,
  - (4) regional storm water conveyance.

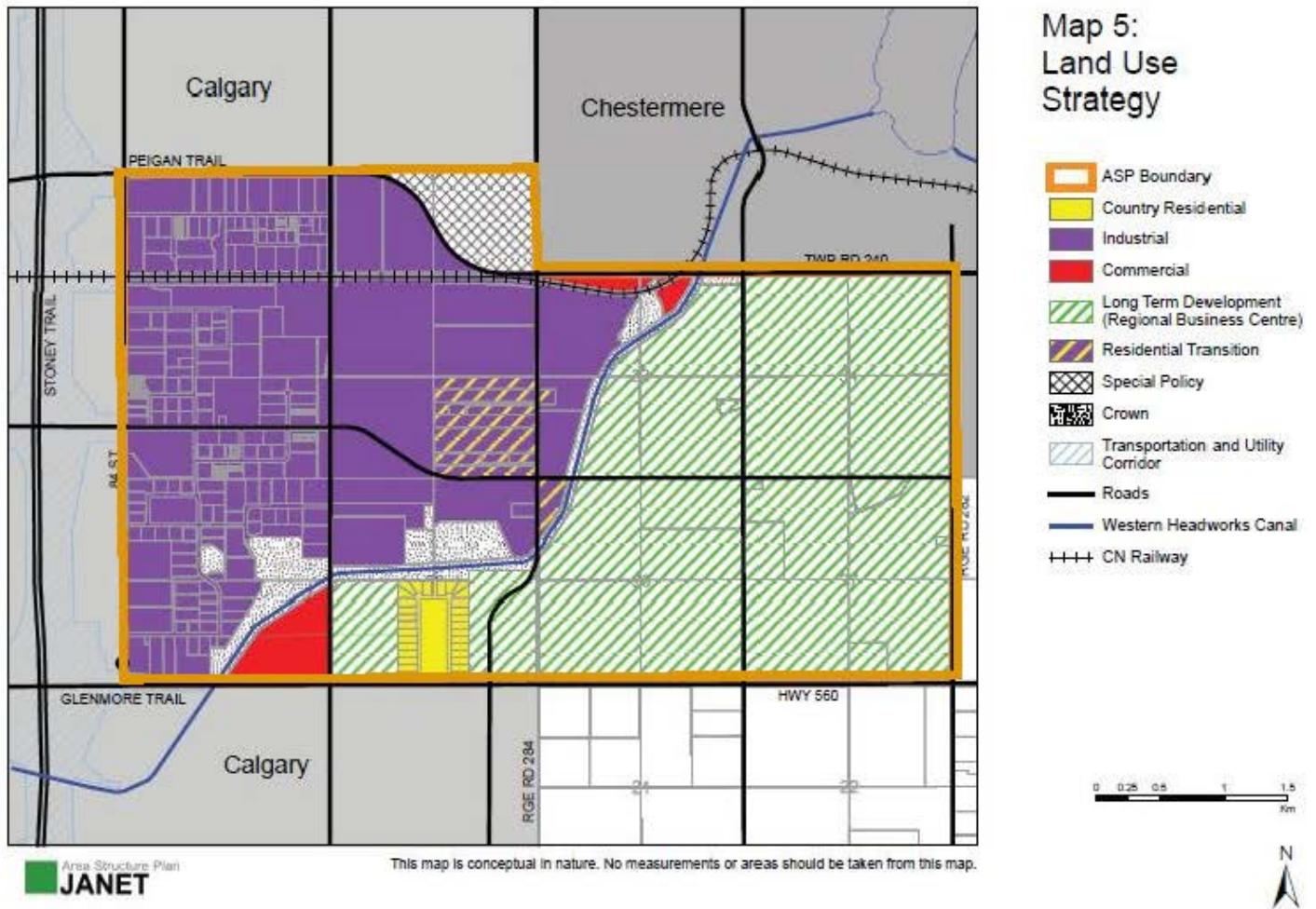
### Summary

- 12 The Long Term Development Area is an important part of the Janet Regional Business Centre. These amendments will ensure the Janet Area Structure Plan continues to develop and accommodate future business growth.



## JANET AREA STRUCTURE PLAN AMENDMENT LONG TERM DEVELOPMENT AREA

Figure 1 – Janet Area Structure Plan – Land Use Strategy



**ROCKY VIEW COUNTY**  
**BUDGET ADJUSTMENT REQUEST FORM**  
**BUDGET YEAR: 2019**

Description	Budget Adjustment
EXPENDITURES: Janet Area Structure Plan Amendments (Long Term Development Area)	170,400
TOTAL EXPENSE: 0	
REVENUES: Developer Funded	(170,400)
TOTAL REVENUE: 0	
NET BUDGET REVISION: 0	
REASON FOR BUDGET REVISION:  Janet Area Structure Plan Amendments (Long Term Development Plan)	
<b>AUTHORIZATION:</b>  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Chief Administrative Officer: _____  Al Hoggan  Executive Director Corporate Services: _____  Kent Robinson  Manager: _____ </div> <div style="width: 45%;"> Council Meeting Date: _____  Council Motion Reference: _____  Date: _____ </div> </div>	

Budget AJE No: \_\_\_\_\_

Posting Date: \_\_\_\_\_



## TRANSPORTATION SERVICES

---

**TO:** Council

**DATE:** May 28, 2019 **DIVISION:** All

**FILE:** 4050-200 **APPLICATION:** N/A

**SUBJECT:** Hard Surface Road Update

---

### **<sup>1</sup>POLICY DIRECTION:**

The work outlined in this Hard Surface Road update is in accordance with Policy 426 Hard-Surface Road Management and the related Procedures 426A Asphalt Road Management and 426B Chip Seal Road Management.

### **EXECUTIVE SUMMARY:**

The purpose of this report is to update Council on the current status and repair schedule for hard surface roads throughout the County.

### **BACKGROUND:**

Paved and chip sealed roads have encountered an above average number of subgrade/surface failures due to the extreme frost conditions encountered this spring. With the frost now thawed and asphalt plants producing product, Transportation Services has commenced repairs. The chart below outlines the repairs completed to date and the upcoming schedule.

#### ***To be Completed by Contractor***

<b>Road</b>	<b>Location</b>	<b>Priority</b>	<b>Week</b>	<b>DIV</b>	<b>RVC</b>	<b>Contr</b>
<del>Township Road 282</del>	West of Rge Rd 13	Complete		6		x
<del>Dickson-Stevenson</del>		Complete		6		x
<del>Big Hill Springs</del>		Complete		7		x
<del>Township Road 284</del>	West of Hwy 22	Complete		9		x
<del>Township Road 292</del>	East of Hwy 2	Complete		6		x
<del>Township Road 250</del>	West of Rge Rd 282	Complete		5		x
<del>Township Road 263</del>	Balzac Meats	Complete		7		x
<del>Range Road 284</del>	North of Hwy 566	Complete		6/7		x
<del>Township Road 270</del>	East of Range Road 290	Complete		7		x
Horse Creek	South of Twp Rd 272	2	1	9		x
Beaupre Road	North End	3	1	9		x
Allendale 100	at Springbank Road	4	2	3		x

---

<sup>1</sup> **Administration Resources**

Steve Hulsman, Transportation Services



Wrangler Road		5	1	5		x
Range Road 283	at the Twp Rd 240 intersection	6	2	5		x
Jessie Trail	at the Rge Rd 275 intersection	7	2	5		x
Township Road 224	West of Range Road 284	8	2	4		x
Range Road 284	South of Township Road 224	9	2	4		x
Range Road 283	North of Twp Rd 232	10	2	4		x
Rge Rd 281a/281		11	3	5		x
Twp Rd 250	East of Range Road 33	new	3	2		x

### ***To be Completed by County Forces***

<b><i>Road</i></b>	<b><i>Location</i></b>	<b><i>Priority</i></b>	<b><i>Week</i></b>	<b><i>DIV</i></b>	<b><i>RVC</i></b>	<b><i>Contr</i></b>
Sunset Ridge	North of Hwy 566	A	1	7	x	
Valley View Road	South of Hwy 566	B	1	7	x	
Mountain View		C	1	7	x	
Park Lane		D	1	7	x	
Range Road 292	North of Hwy 72	E	2	6	x	
Township Road 270	East of Rge Rd 290	F	2	7	x	
Range Road 294	North of Hwy 566	G	2	7	x	
Township Road 285	East of Crossfield Boundary	H	2	6	x	
Range Road 290	North of Hwy 72	I	3	6	x	
Deadhorse Road	East of Hwy 797	J	3	4	x	
Nagway Road		K	3	8	x	
Range Road 54a	Grand Valley	L	3	9	x	

### **BUDGET IMPLICATIONS:**

There are no budget implications at this time.

### **COMMUNICATIONS PLAN:**

All locations outlined in this report are properly signed with warning devices as well as being inspected and maintained safe until repairs are completed. The information contained in this report is currently posted on the County website and kept current as work progresses.



**OPTIONS:**

Option #1                    THAT the Hard Surface Road update be received as information.

Option #2                    THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

---

Executive Director

---

Chief Administrative Officer



## MUNICIPAL ENFORCEMENT

---

<b>TO:</b>	Council	
<b>DATE:</b>	May 28, 2019	<b>DIVISION:</b> All
<b>FILE:</b>	N/A	<b>APPLICATION:</b> N/A
<b>SUBJECT:</b>	Consideration of third and final reading to Bylaw C-7867-2019B to repeal <i>Firearms Bylaw C-7782-2018</i>	

---

### **<sup>1</sup>EXECUTIVE SUMMARY:**

At the March 14, 2019 Council meeting, Council granted the first two readings of Bylaw C-7867-2019B to repeal *Firearms Bylaw C-7782-2018*; however, unanimous permission to proceed to third reading was not received. This necessitates the bylaw coming before Council again in order to consider third and final reading.

### **BACKGROUND:**

At the May 14, 2019 Council meeting, Council passed Bylaw C-7867-2019A to amend *Firearms Bylaw C-7782-2018* to provide for a permitting process for special events. Bylaw C-7867-2019A (Appendix A) does not come into full force and effect, however, until it is approved by the Minister of Environment and Parks in accordance with section 74 of the *Municipal Government Act*.

Following the passage of Bylaw C-7867-2019A, Council proceeded to give first and second readings to Bylaw C-7867-2019B (Appendix B) to repeal *Firearms Bylaw C-7782-2018* in its entirety. Bylaw C-7867-2019B, however, failed to receive unanimous permission to consider third reading. As such, this item is being brought back for consideration of third and final reading.

### **COMMUNICATION:**

If Council passes third reading, the public will be informed of the repeal of the *Firearms Bylaw*, and of how the Criminal Code and Alberta regulations continue to govern weapon and firearm use in the County. The following activities will be undertaken:

- A media release will be issued;
- A website feature will be created, and all relevant areas of the website updated;
- Details will be sent to Safe & Sound subscribers;
- Information will be posted on social media;
- “No Shooting” signage will be removed; and
- Direct public inquiries will be addressed as received.

### **OPTIONS:**

- |           |   |
|-----------|---|
| Option #1 | THAT Bylaw C-7867-2019B be given third and final reading. |
| Option #2 | THAT alternative direction be provided.                   |

---

<sup>1</sup> **Administration Resources**

Richard Barss, Community Development Services



Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

**ATTACHMENTS:**

Attachment ‘A’ – Bylaw C-7867-2019B – to repeal the *Firearms Bylaw*

Attachment ‘B’ – *Firearms Bylaw C-7782-2018*





ROCKY VIEW COUNTY  
Cultivating Communities

## BYLAW C-7867-2019B

A Bylaw of Rocky View County, in the Province of Alberta, to repeal Rocky View County Bylaw C-7782-2018, being the *Firearms Bylaw*.

**WHEREAS** section 191 of the *Municipal Government Act* allows Council to repeal bylaws;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

### Title

- 1 This Bylaw may be cited as *Bylaw C-7867-2019B*.

### Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except as follows:
  - (1) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

### Effect

- 3 Rocky View County Bylaw C-7782-2018, being the *Firearms Bylaw*, is repealed upon this bylaw passing and coming into full force and effect.

### Transitional

- 4 Bylaw C-7867-2019B is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 14<sup>th</sup> day of May, 2019

READ A SECOND TIME IN COUNCIL this 14<sup>th</sup> day of May, 2019

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed



# BYLAW C-7782-2018

## A Bylaw of Rocky View County to prohibit and regulate the discharge of weapons within the County.

**WHEREAS** Sections 7 and 8 of the *Municipal Government Act* permit Council to pass bylaws respecting the safety, health, and welfare of people and the protection of people and property;

**AND WHEREAS** Section 44 of the *Provincial Offences Procedure Act* and Section 7 of the *Municipal Government Act* permits Council by bylaw to provide for the offences in respect of which a voluntary payment may be made and prescribing the amount of these offences;

**AND WHEREAS** Section 74 of the *Municipal Government Act* provides that this bylaw does not come into force until it has been approved by the Minister responsible for the *Wildlife Act*;

**AND WHEREAS** Council recognizes that Rocky View County is large and diverse and includes areas where the discharge and use of Weapons may result in a danger to the safety, health, and welfare of people and would be contrary to the protection of people and property;

**NOW THEREFORE** the Council of Rocky View County, duly assembled in the Province of Alberta, hereby enacts as follows:

### TITLE

- 1 This Bylaw shall be known as the "Firearms Bylaw".

### DEFINITIONS

- 2 In this Bylaw, unless the context otherwise requires:
  - (a) **"Bow"** means a device composed of curved wood or other material, whose ends are joined by a taught string, and is designed to fire an arrow or other projectile by drawing and releasing the string;
  - (b) **"Chief Bylaw Enforcement Officer"** has the same meaning as in Rocky View County bylaw No. C-5546-2002, "The Bylaw Enforcement Officer Bylaw" as amended from time to time;
  - (c) **"Cross-bow"** means a device with a bow and a bowstring mounted on a stock that is designed to propel an arrow, a bolt, a quarrel or any similar projectile on a trajectory guided by a barrel or groove
  - (d) **"Council"** means the duly elected Council of Rocky View County;
  - (e) **"County"** means Rocky View County and its jurisdictional boundaries;

- (f) **"Enforcement Officer"** means a member of the Royal Canadian Mounted Police (R.C.M.P), a Community Peace Officer appointed by the Solicitor General of Alberta in accordance with the *Peace Officer Act*, SA 2006, c P-3.5 or a Bylaw Enforcement Officer employed by Rocky View County in accordance with the *Municipal Government Act*;
- (g) **"Firearm"** has the same meaning as section 2 of the *Criminal Code of Canada*, RSC 1985, c C-46, as amended from time to time, but does not include:
  - (i) a Firearm which is not designed or capable of propelling a projectile, such as a movie prop or toy Firearm; or
  - (ii) a Firearm which uses air to propel a projectile which does not exceed 500 feet per second;
- (h) **"Hamlet"** has the same meaning as the *Municipal Government Act* and includes all lands located within its boundaries;
- (i) **"Land Use Bylaw"** means Rocky View County Bylaw No. C-4841-97, *Land Use Bylaw*, or as amended from time to time;
- (j) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
- (k) **"Owner"** means jointly and severally:
  - (i) any Person registered as the Owner of land under the *Land Titles Act*, RSA 2000, c L-4, as amended from time to time;
  - (ii) the Person who is recorded as the Owner of the Property on the tax assessment roll of Rocky View County;
  - (iii) a Person holding himself out as the Person exercising the power or authority of ownership or who for the time being exercises the powers and authority of ownership over the Property;
  - (iv) a Person in control of a Property; or
  - (v) a Person who is the occupant of the Property under a lease, license, or permit;
- (l) **"Person"** means any individual or business entity including a firm, joint venture, proprietorship, association, corporation, organization, partnership, company, society, or any other legal entity;
- (m) **"Property"** means a parcel of land and any building, structure, or improvement located on such land, as the context of this Bylaw so requires;
- (n) **"Provincial Offences Procedure Act"** means the *Provincial Offences Procedure Act*, RSA 2000, c P-34, as amended from time to time;

- (o) **“Rocky View County”** means Rocky View County as a municipal corporation established pursuant to the laws of the Province of Alberta and the area within the jurisdictional boundaries of Rocky View County, as the context of this Bylaw so requires;
- (p) **“Violation Ticket”** has the same meaning as in the *Provincial Offences Procedure Act*; and
- (q) **“Weapon”** means a Firearm, Bow, Cross-Bow, or any other device that propels a projectile by means of an explosion, spring, air, gas, string, wire, or elastic material or any combination of those things.

### GENERAL PROHIBITIONS

3 No Person shall discharge or use a Weapon on:

- (a) Property located within the West Bragg Creek No Shooting Zone, as illustrated in Schedule “B” of this Bylaw, and described as:
  - (i) sections 4, 9, and 10 within Township 23, Range 5, West of the 5th Meridian;
- (b) Property located within the Springbank/Elbow Valley No Shooting Zone, as illustrated in Schedule “C” of this Bylaw, and described as:
  - (i) sections 5, 6, 7, 8, 17, 18, 19, 20, 29, and 30 within Township 24, Range 2, West of the 5th Meridian, excluding any portion of the mentioned sections located within the boundaries of the City of Calgary;
  - (ii) sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, and the western ½ of 36, within Township 24, Range 3, west of the 5th Meridian;
  - (iii) sections 1 (west of the Bow River), 2, 3, 4, 5, 7, 8, 9, 10, 11, 12 (west of the Bow River), 14, 15, 16, 17, the south ½ of 18, 20, 21, 22, 23 (west of the Bow River) and 27, 28 and 29 (south of the Bow River) within Township 25, Range 3, west of the 5th Meridian;
- (c) Property located within the Bearspaw No Shooting Zone, as illustrated in Schedule “D” of this Bylaw, and described as:
  - (i) sections 7, 18, 19, 29, 30, 31, and 32, within Township 25, Range 2, west of the 5th Meridian;
  - (ii) sections 13, 24, 25, the north ½ of 26, 35, and 36, within Township 25, Range 3, west of the 5th Meridian;
  - (iii) sections 5, 6, and 7, within Township 26, Range 2, west of the 5th Meridian;
  - (iv) sections 1, 2, the east ½ of 3, 10, 11, 12, 13, 14, 15, and the south ½ of 16 within Township 26, Range 3, west of the 5th Meridian;

- (d) Property located within the Cochrane Lake No Shooting Zone, as illustrated in Schedule "E" of this Bylaw, and described as:
    - (i) the north ½ of section 21, north ½ of section 22, north ½ of section 23, and sections 26, 27, and 28, within Township 26, Range 4, west of the 5th Meridian;
  - (e) Property located within the East Balzac No Shooting Zone, as illustrated in Schedule "F" of this Bylaw, and described as:
    - (i) sections 3, 4, 9, 10, 15, 16, 21, 22, 27, and the east ½ of 28, within Township 26, Range 29, west of the 4th Meridian;
  - (f) Property located within the South Conrich No Shooting Zone, as illustrated in Schedule "G" of this Bylaw, and described as:
    - (i) the north ½ of section 28, the north ½ of section 29, section 32, and section 33, within Township 24, Range 28, west of the 4th Meridian;
  - (g) Property located on Inverlake Road, as illustrated in Schedule "H" of this Bylaw, and described as:
    - (i) being the south boundary of section 26 Township 24 Range 28 West 4<sup>th</sup> Meridian;
  - (h) Property located within a Hamlet, as illustrated in Schedule "I" of this Bylaw;
  - (i) Property which is privately owned without having the landowner's prior permission to do so; and
  - (j) Property owned or under the control and jurisdiction of the County.
- 4 No Person being the Owner of Property described in section 3 of this Bylaw shall permit any Person to discharge or use a Weapon on said property in any way contrary of this Bylaw.
  - 5 No Person shall discharge or use a Weapon in a manner which would cause a projectile to pass within 183 metres of any occupied building.
  - 6 Section 5 does not apply to the owner or occupant of the land on which the building is situated or to a Person authorized to perform the activity by the owner or occupant of the building.
  - 7 No Person shall discharge or use a Weapon in a careless, unsafe, or dangerous manner anywhere within the County, and any Person discharging or using a Weapon anywhere within the County shall at all times abide by any applicable licence, permit, County Bylaw, Provincial Act, or Federal Act governing the use of Weapons.

**EXEMPTIONS**

8 Section 3 shall not apply to:

- (a) any Enforcement Officer or other peace officer appointed pursuant to the laws of Alberta or Canada while they are engaged in the lawful execution of their duties;
- (b) any person who uses or discharges a Weapon for pest control within the following agricultural districts as defined in the *Land Use Bylaw*:
  - (i) Ranch and Farm District (RF),
  - (ii) Ranch and Farm Two District (RF-2),
  - (iii) Ranch and Farm Three District (RF-3),
  - (iv) Agricultural Holdings District (AH), and
  - (v) Farmstead District (F);
- (c) any Person who uses or discharges a Weapon at a shooting range, gun club, or similar facility designed and operated for such use in accordance with the Rocky View County bylaw No. C-4841-97, the "*Land Use Bylaw*" as amended from time to time, and all Federal, Provincial, and County Bylaws and regulations; and
- (d) any Person who is lawfully engaged in hunting activities utilizing an approved Bow or Cross-Bow in any area where this activity is permitted under Provincial legislation.

**GENERAL PENALTY PROVISION**

- 9 In accordance with the *Municipal Government Act*, any Person who violates any provision of this Bylaw is guilty of an offence and is liable, upon conviction, to a maximum fine of \$10,000.00 or, in default of payment of the fine, to imprisonment for a period not exceeding one year, or to both fine and imprisonment in such amounts.

**OFFENCES**

- 10 A Person who violates any provision of this Bylaw is guilty of an offence and is liable, upon conviction, to a specified penalty as set out in Schedule "A" of this Bylaw. If there is no specified penalty listed in Schedule "A" for a particular offence, the specified penalty shall be \$1,000.00.
- 11 Where there is a minimum penalty listed for an offence in Schedule "A" of this Bylaw, that amount shall be the minimum penalty for that offence.
- 12 Notwithstanding section 10, a Person who commits the same offence under this Bylaw a second time within a twelve (12) month period of committing the first offence shall, on conviction, be liable to a penalty double the specified penalty for that offence.
- 13 Notwithstanding section 10, a Person who commits the same offence under this Bylaw a third or subsequent time within a 12 month period of committing the first offence shall, on conviction, be liable to a penalty triple the specified penalty for that offence.

**ENFORCEMENT**

- 14 Where an Enforcement Officer has reasonable grounds to believe that a Person has violated any provision of this Bylaw, the Enforcement Officer may commence Court proceedings against such Person by:
- (a) issuing the Person a Violation Ticket pursuant to the provisions of the *Provincial Offences Procedure Act*; or
  - (b) swearing out an information and complaint against the Person.
- 15 Where an Enforcement Officer issues a Person a Violation Ticket in accordance with Section 14 of this Bylaw, the Enforcement Officer may either:
- (a) allow the Person to pay the specified penalty established in Schedule "A" for the offence by including the penalty in the Violation Ticket; or
  - (b) require a Court appearance of the Person where the Enforcement Officer believes that it is in the public interest, pursuant to the *Provincial Offences Procedure Act*.
- 16 No provision of this Bylaw, nor any action taken pursuant to any provision of this Bylaw, shall in any way restrict, limit, prevent, or preclude the County from pursuing any other remedy in relation to an offence as may be provided by the *Municipal Government Act* or any other law of the Province of Alberta.

**OBSTRUCTION**

- 17 No Person shall obstruct, hinder, or impede an Enforcement Officer in the exercise of any of their powers or duties under this Bylaw or make frivolous, malicious, or vexatious complaints pursuant to this Bylaw.

**POWERS OF THE CHIEF BYLAW ENFORCEMENT OFFICER**

- 18 Without restricting any other power, duty, or function granted by this Bylaw, the Chief Bylaw Enforcement Officer may:
- (a) establish investigation and enforcement procedures for the purposes of this Bylaw;
  - (b) delegate any powers, duties, or functions under this Bylaw to any employee of the County.

**VICARIOUS LIABILITY**

- 19 For the purposes of this Bylaw, an act or omission by an employee or agent of a Person is deemed also to be an act or omission of the Person if the act or omission occurred in the course of employment with the Person or in the course of the agent exercising the powers or performing the duties on behalf of the Person under their agency relationship.



**SEVERABILITY**

- 20 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

**STRICT LIABILITY OFFENCE**

- 21 It is the intention of Council that all offences created by this Bylaw are to be interpreted as strict liability offences.

**REPEAL AND EFFECTIVE DATE**

- 22 Bylaw C-5759-2003 is hereby repealed upon this Bylaw passing and coming into effect.
- 23 This Bylaw shall come into force and effect upon receiving the approval of the Minister responsible for the *Wildlife Act*, when it has received third and final reading, and is signed by the Reeve/Deputy Reeve and Municipal Clerk in accordance with Section 189 of the *Municipal Government Act*.

**READINGS BY COUNCIL**

READ A FIRST TIME IN COUNCIL this 22 day of May, 2018

READ A SECOND TIME IN COUNCIL this 22 day of May, 2018

**MINISTERIAL APPROVAL**

Pursuant to Section 74 of the *Municipal Government Act*, RSA 2000, c M-26, this Bylaw is hereby approved:

DATED at the City of Edmonton, in the Province of Alberta, this 12th day of

August, 2018.



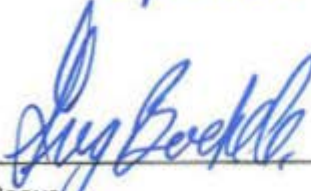
Minister of Environment and Parks

READINGS BY COUNCIL


READ A THIRD TIME IN COUNCIL this

11<sup>th</sup>

day of September, 2018

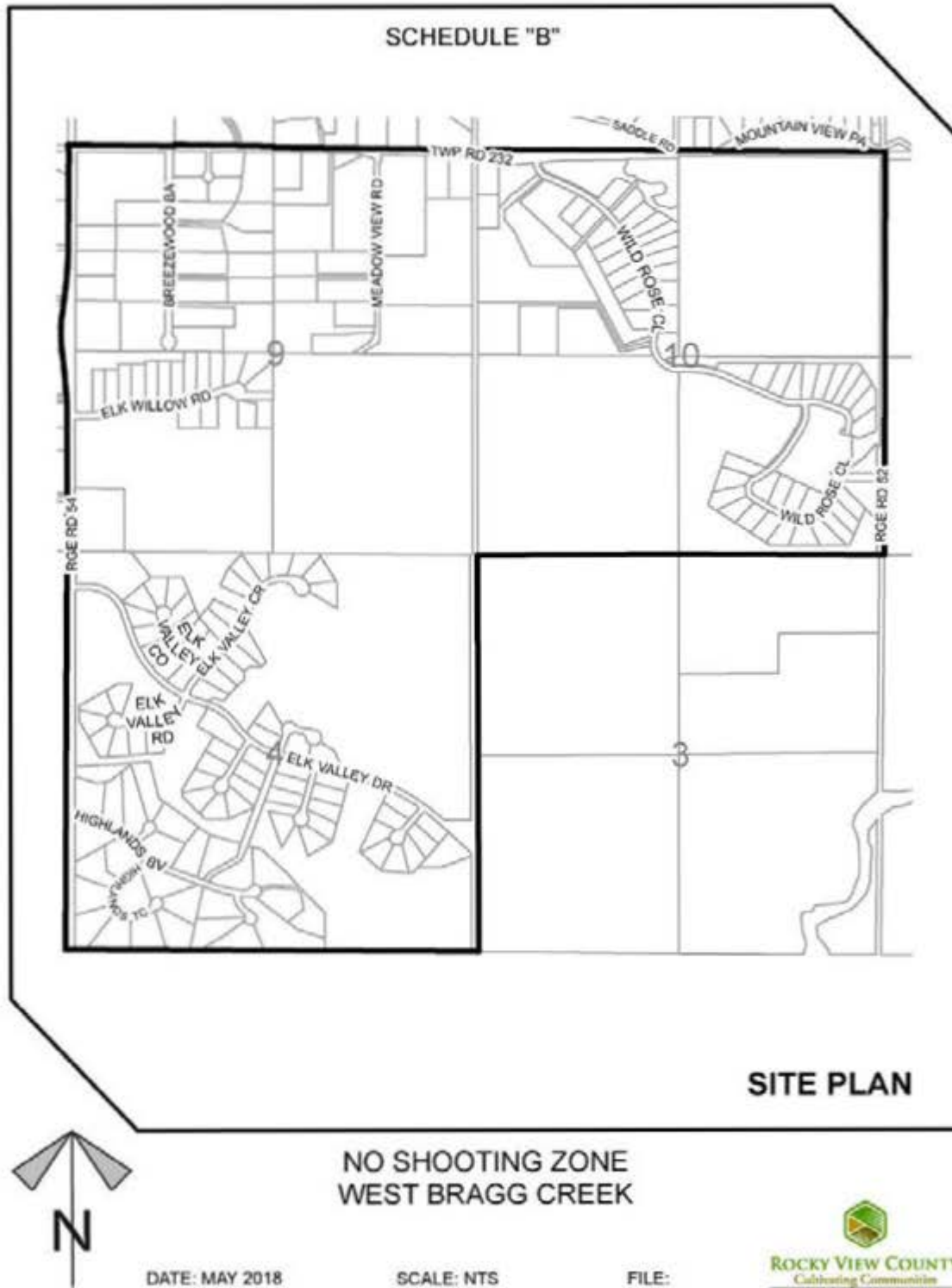
  
\_\_\_\_\_  
Reeve

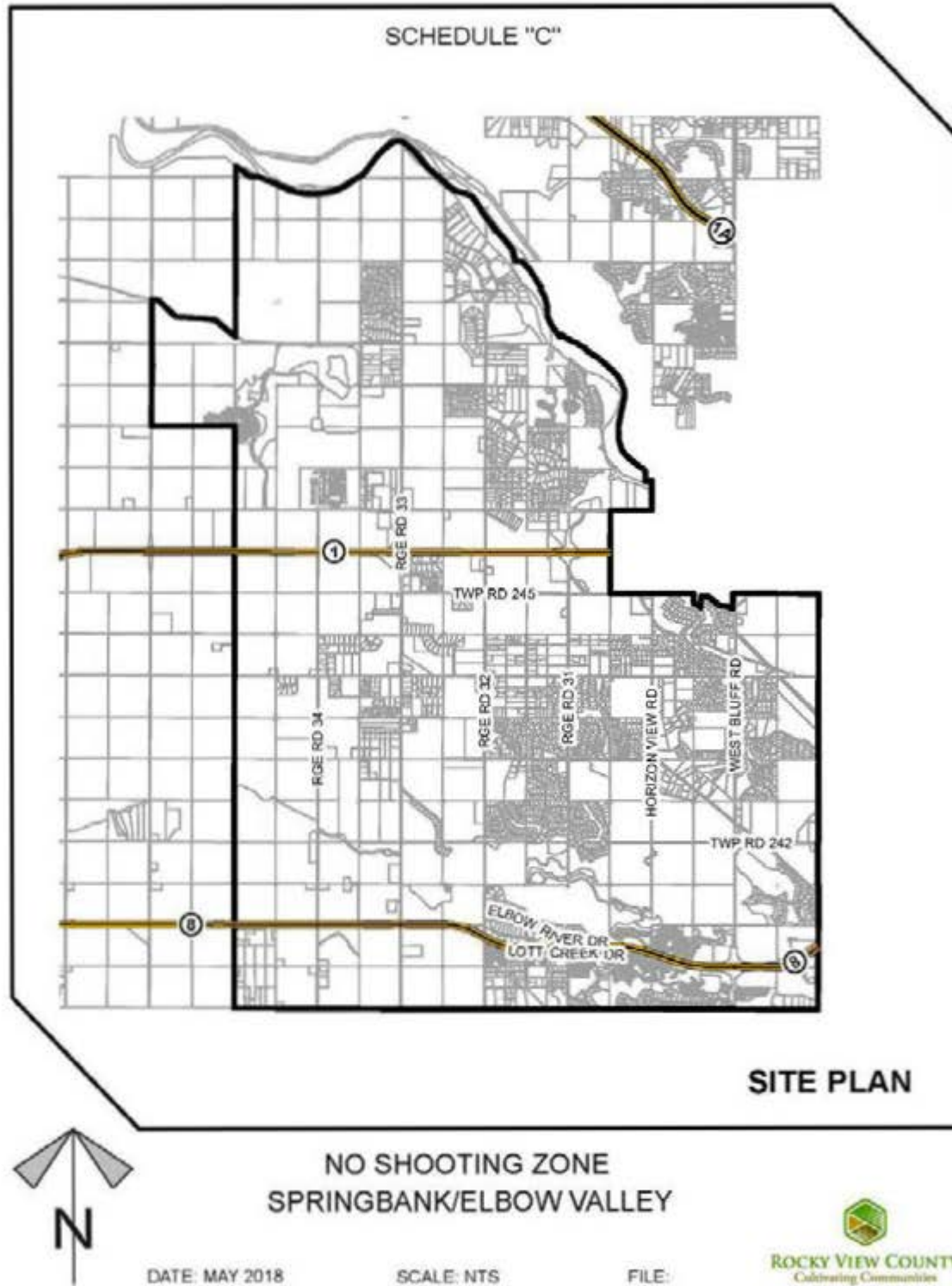
  
\_\_\_\_\_  
CAO or Designate

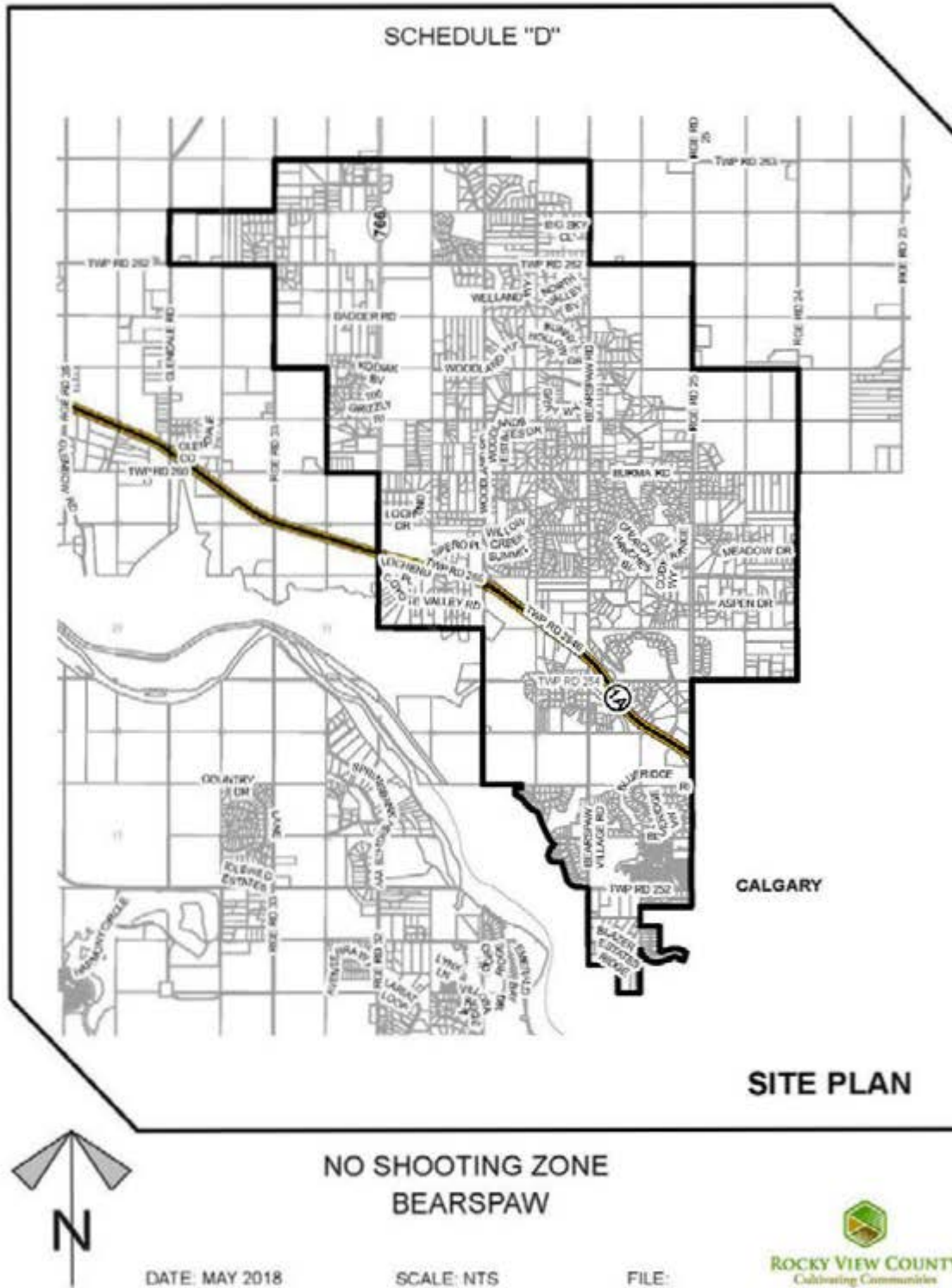
  
\_\_\_\_\_  
Date Signed

**SCHEDULE "A"****SPECIFIED AND MINIMUM PENALTIES**

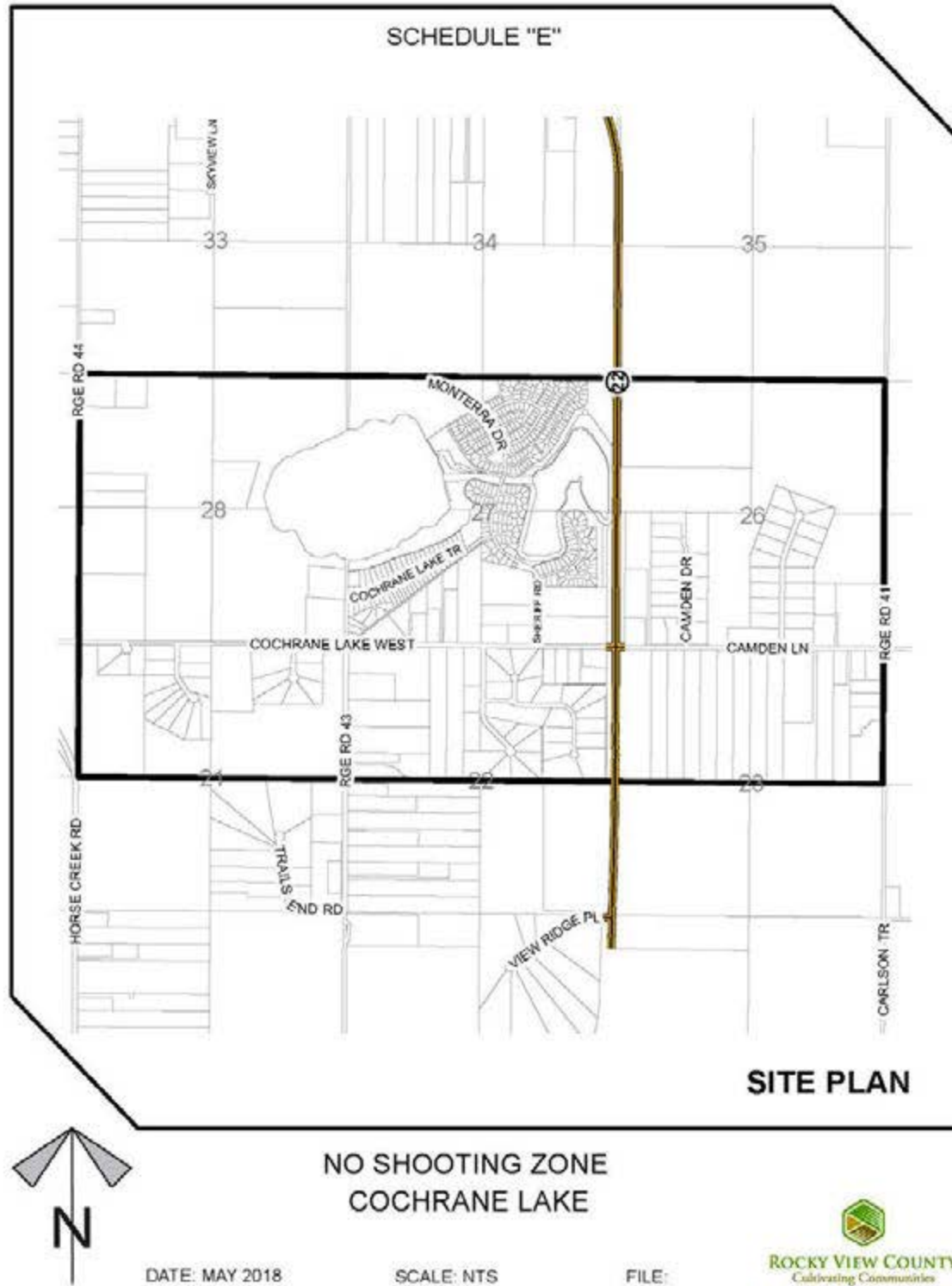
<b>Section Reference</b>	<b>Description</b>	<b>Specified Penalty</b>	<b>Minimum Penalty</b>
3	Use Weapon where prohibited	\$1,000	\$250
4	Permit use of Weapon on Property contrary to Bylaw	\$1,000	\$250
5	Cause projectile to pass within 183 meters of an occupied building	\$1,000	\$500
7	Use Weapon in an unlawful manner	\$2,000	\$1,000
12	Second offence within 12 months of committing first offence	Double Specified Penalty	Double Minimum Penalty
13	Third and subsequent offence within 12 months of committing first offence	Triple Specified Penalty	Triple Minimum Penalty
17	Obstruction	\$500	\$250





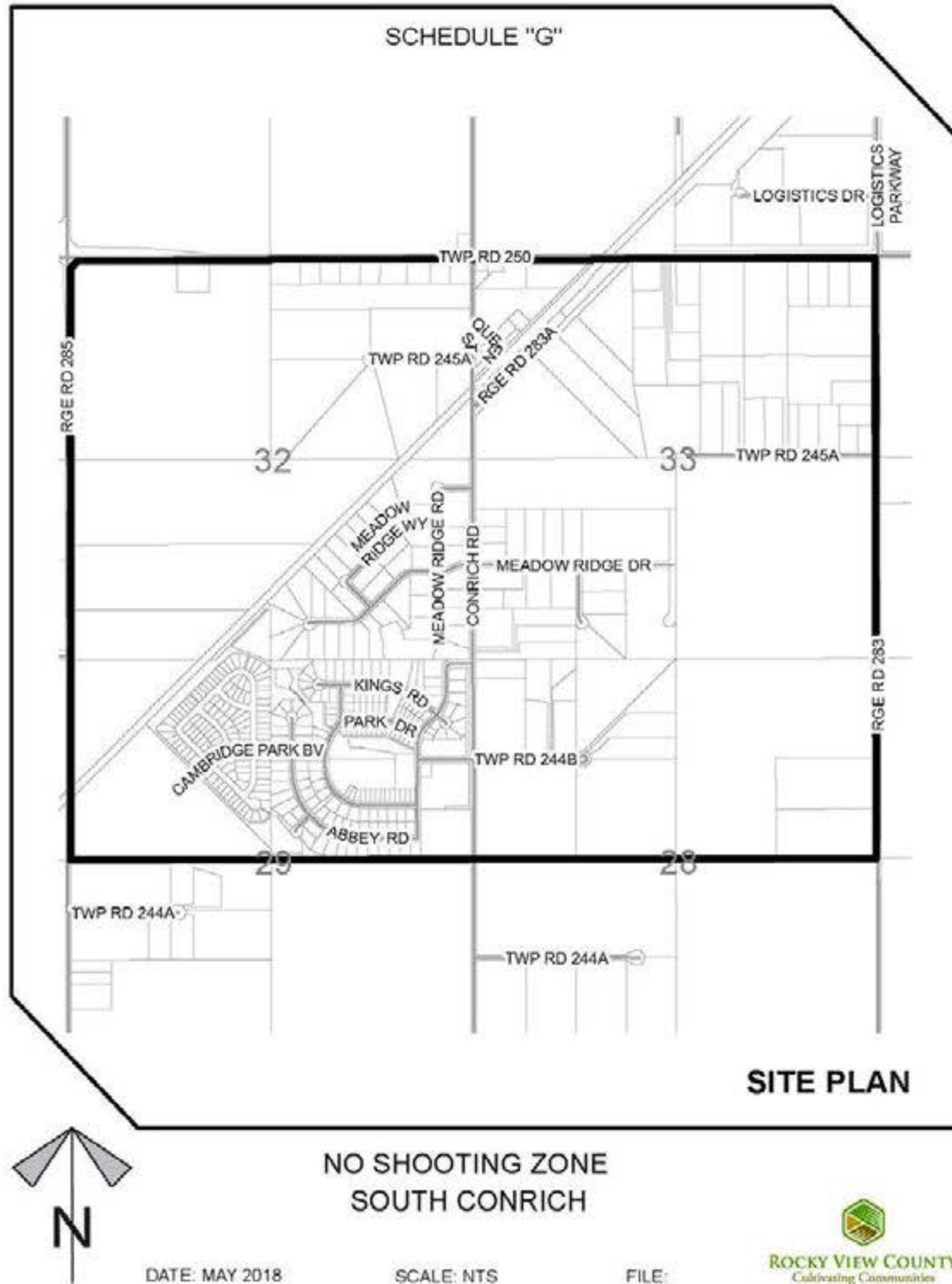




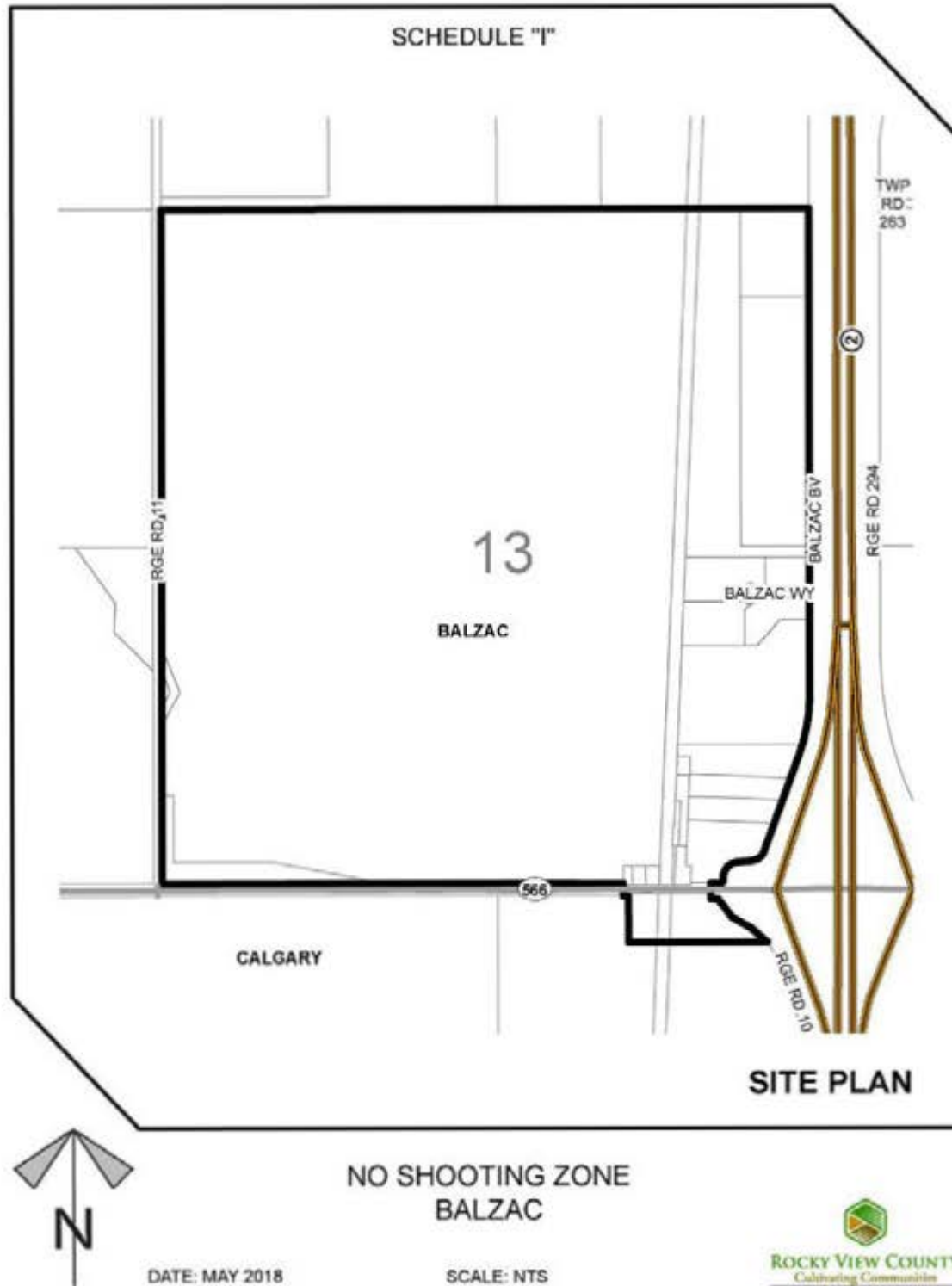


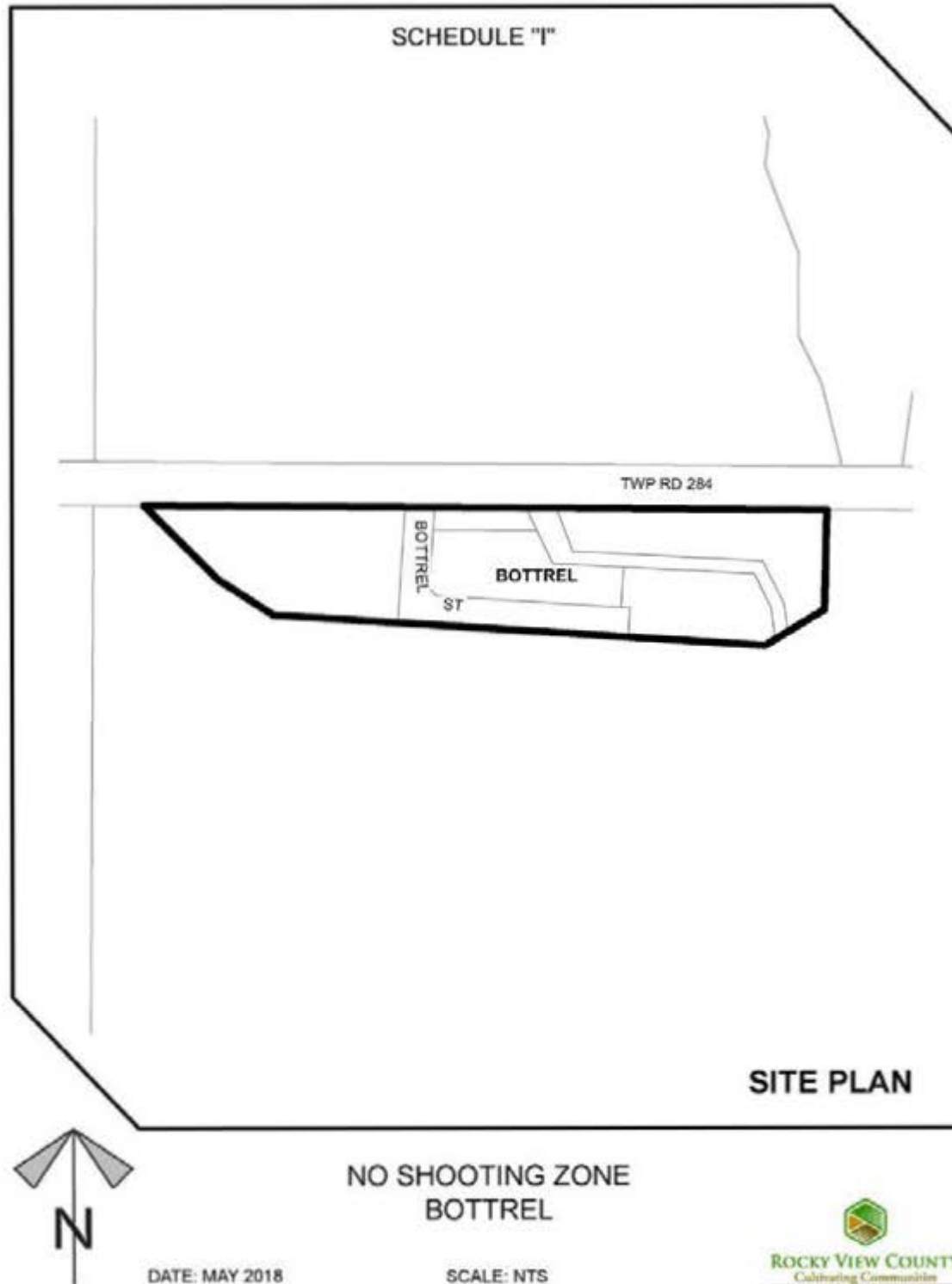




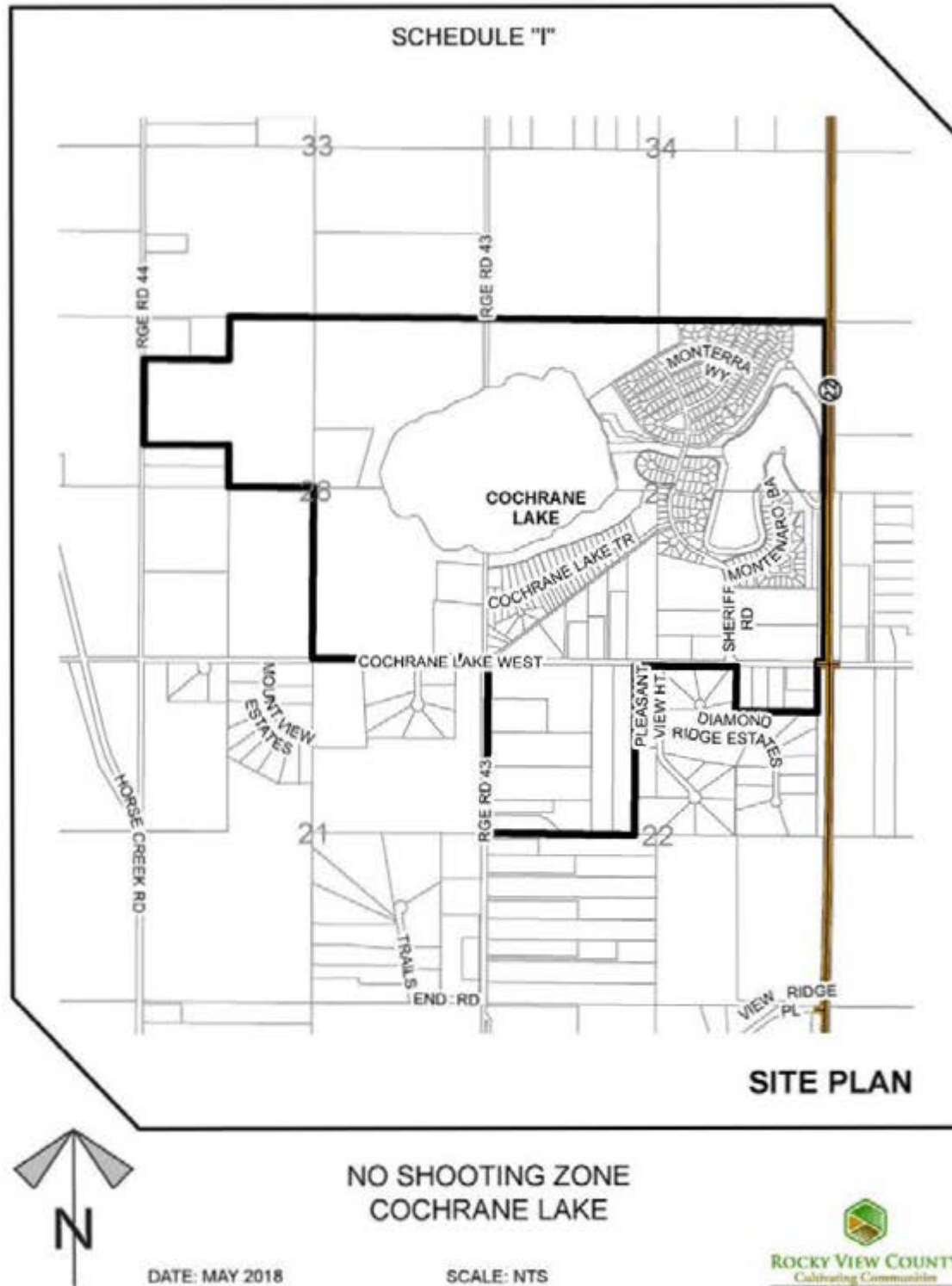


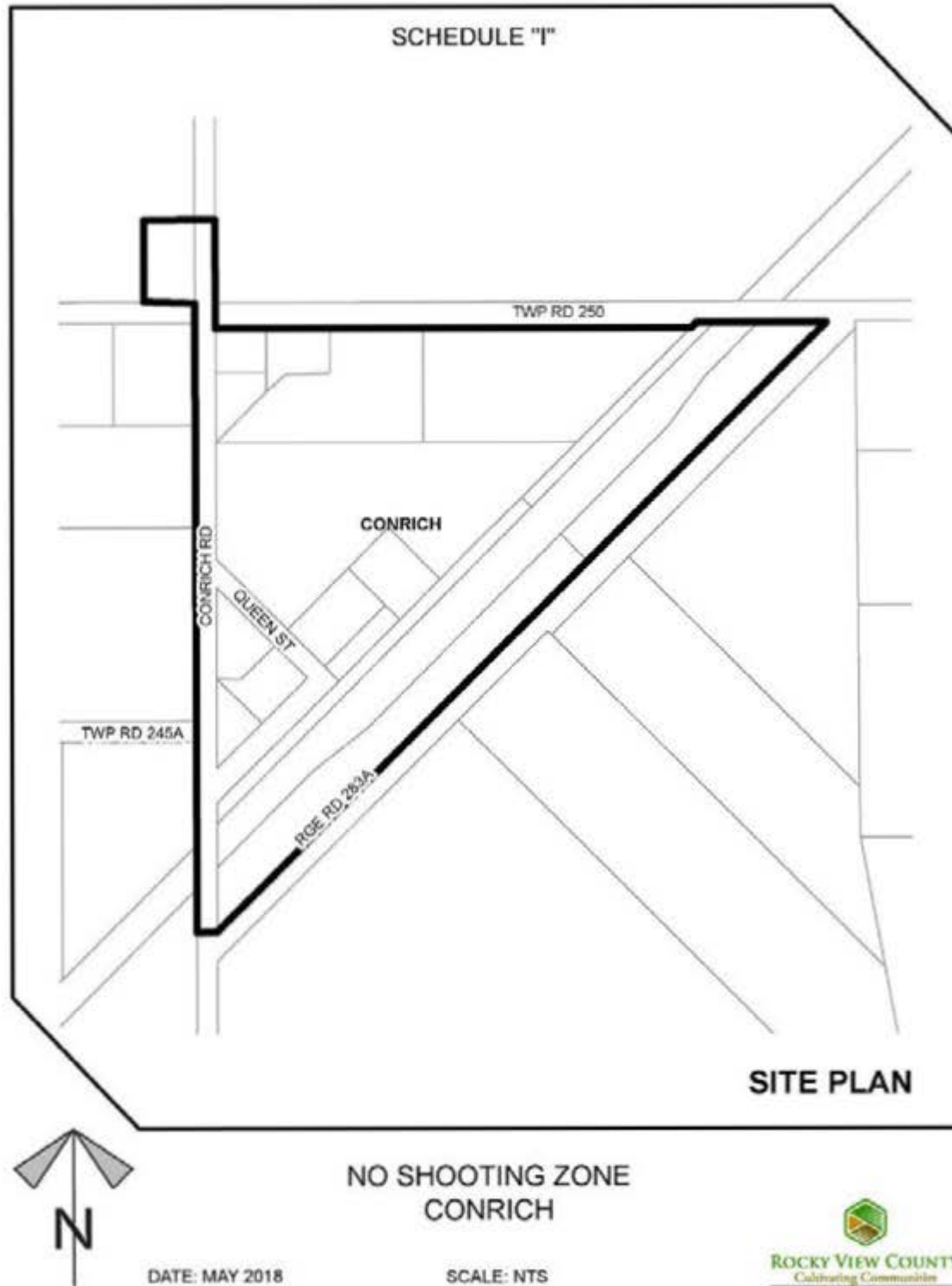


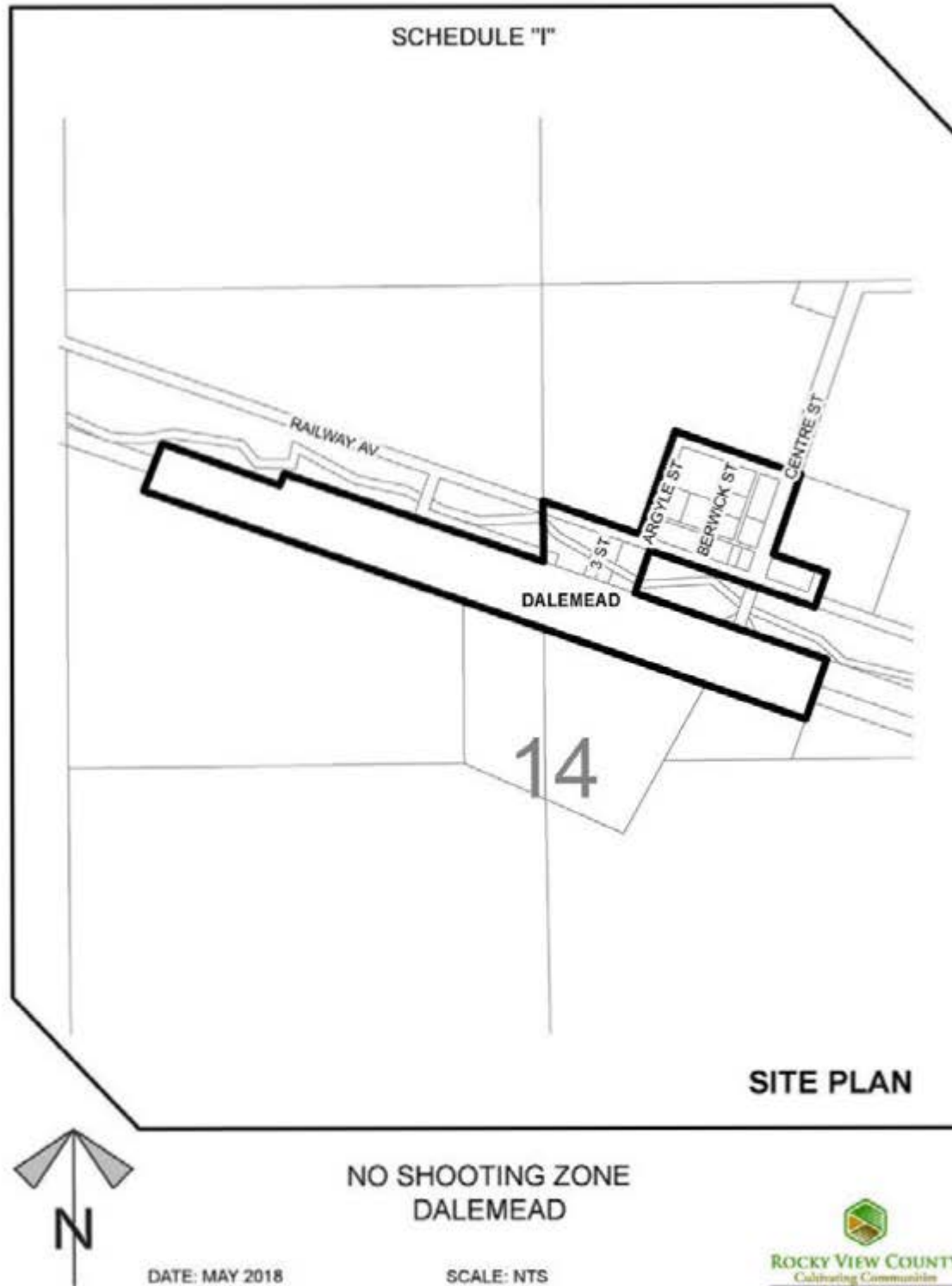




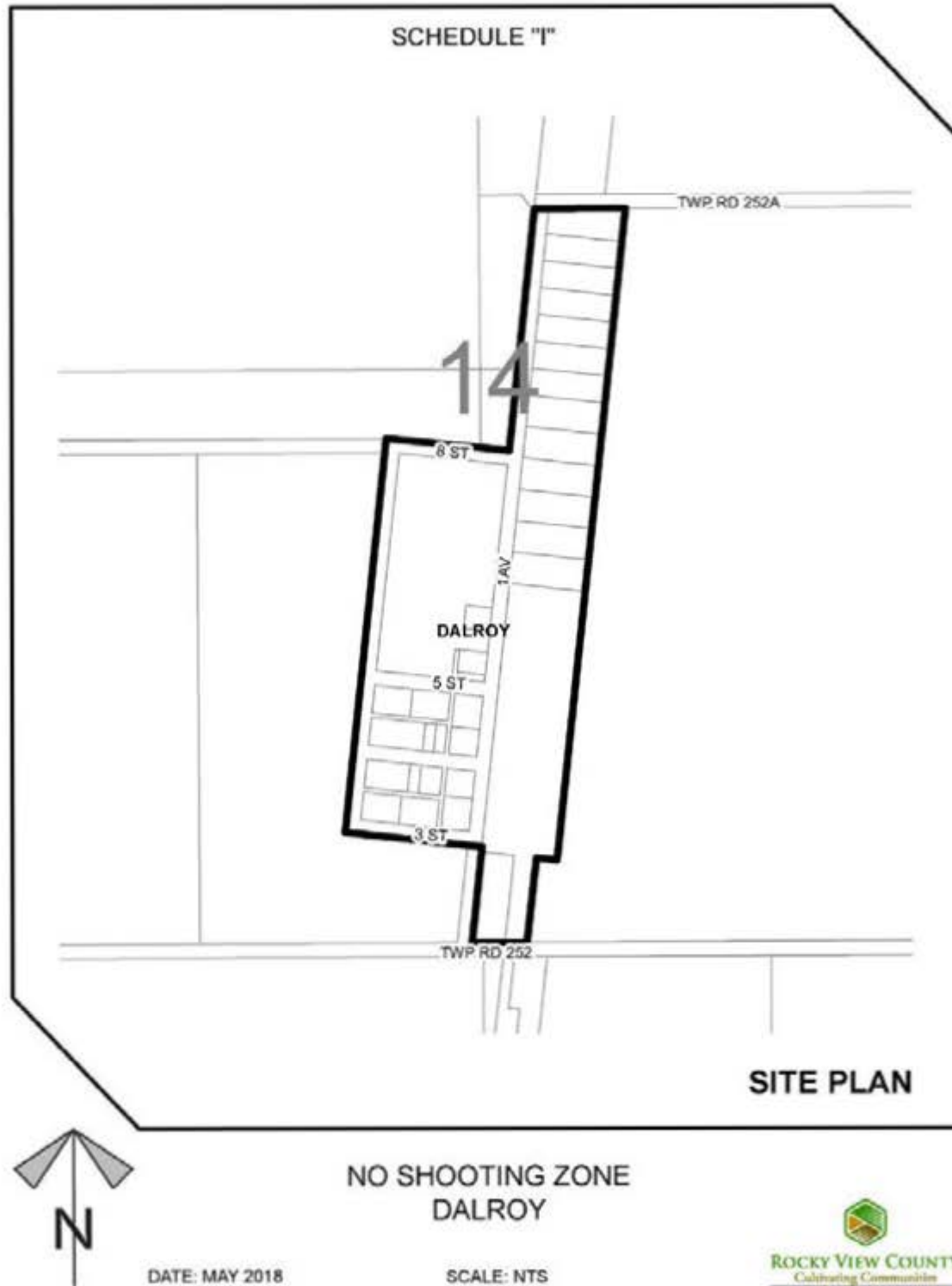


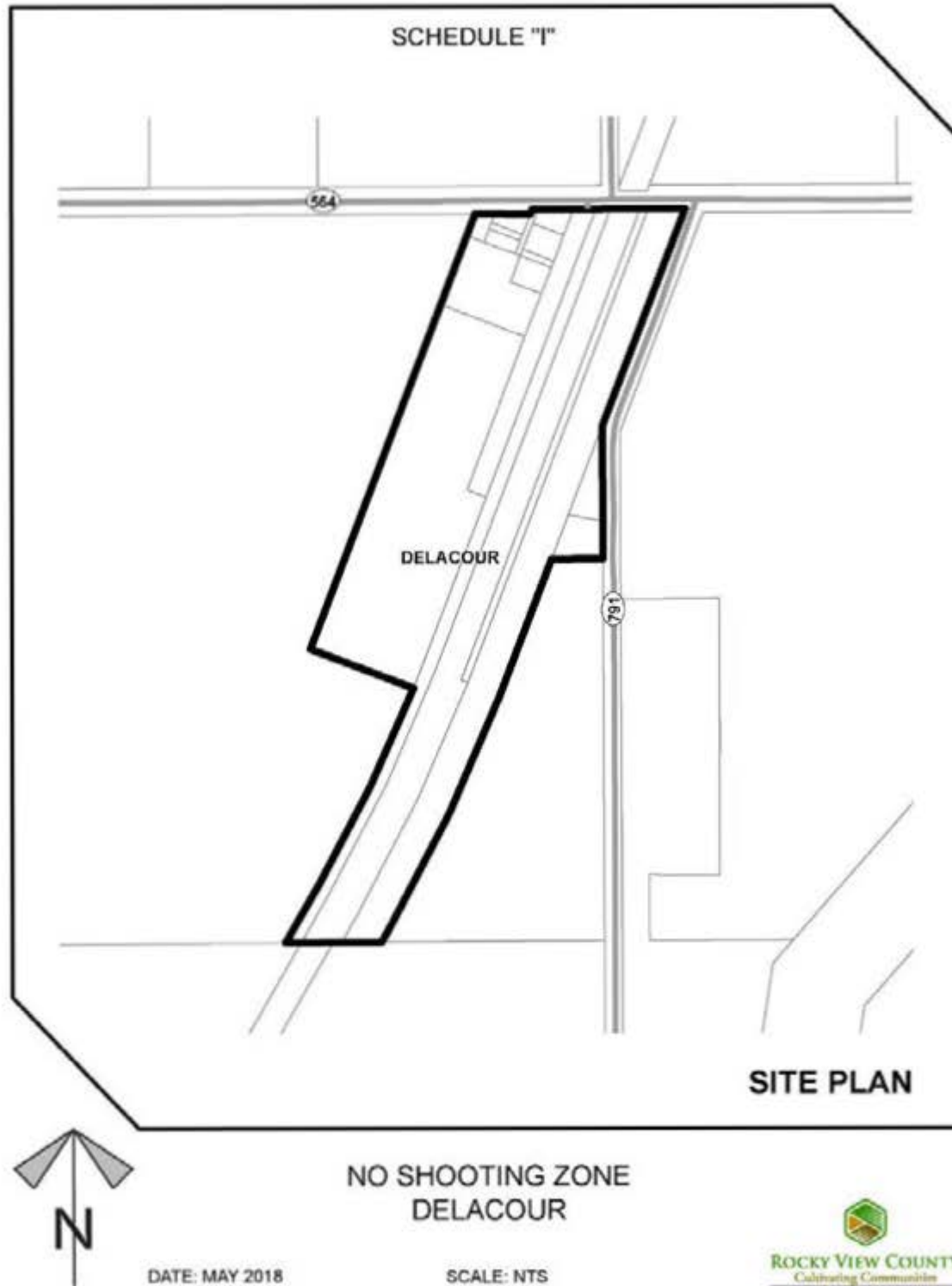


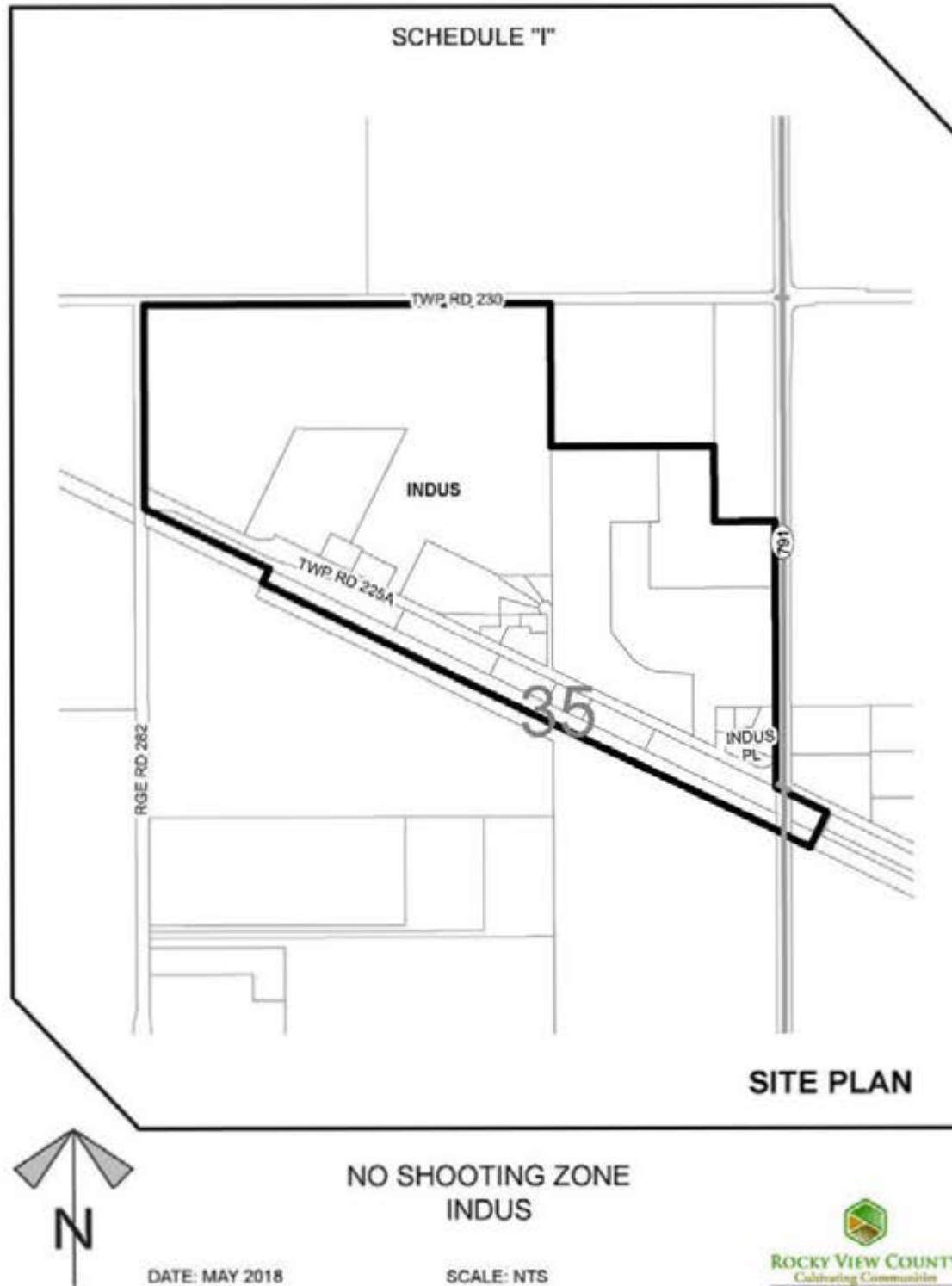


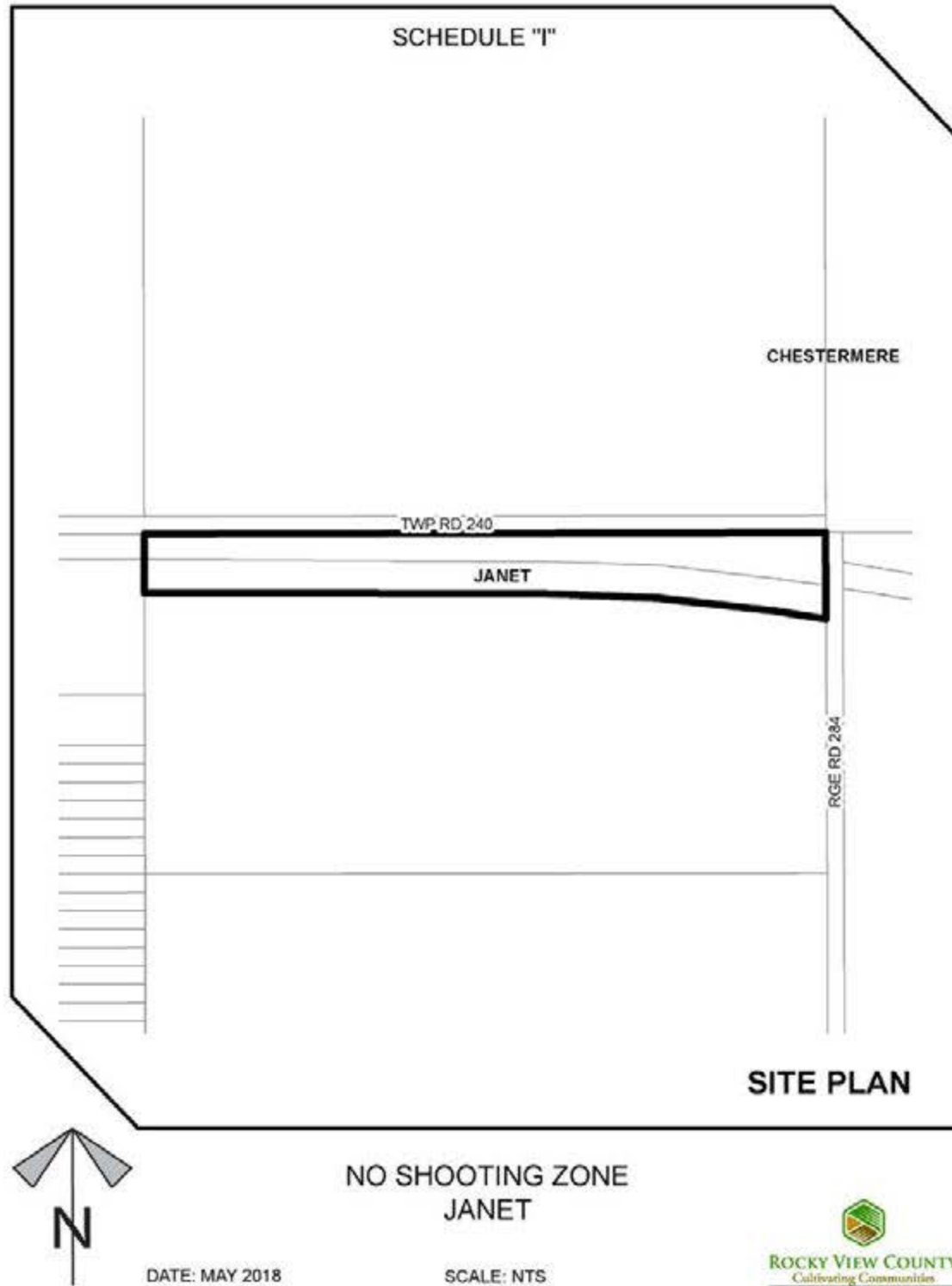






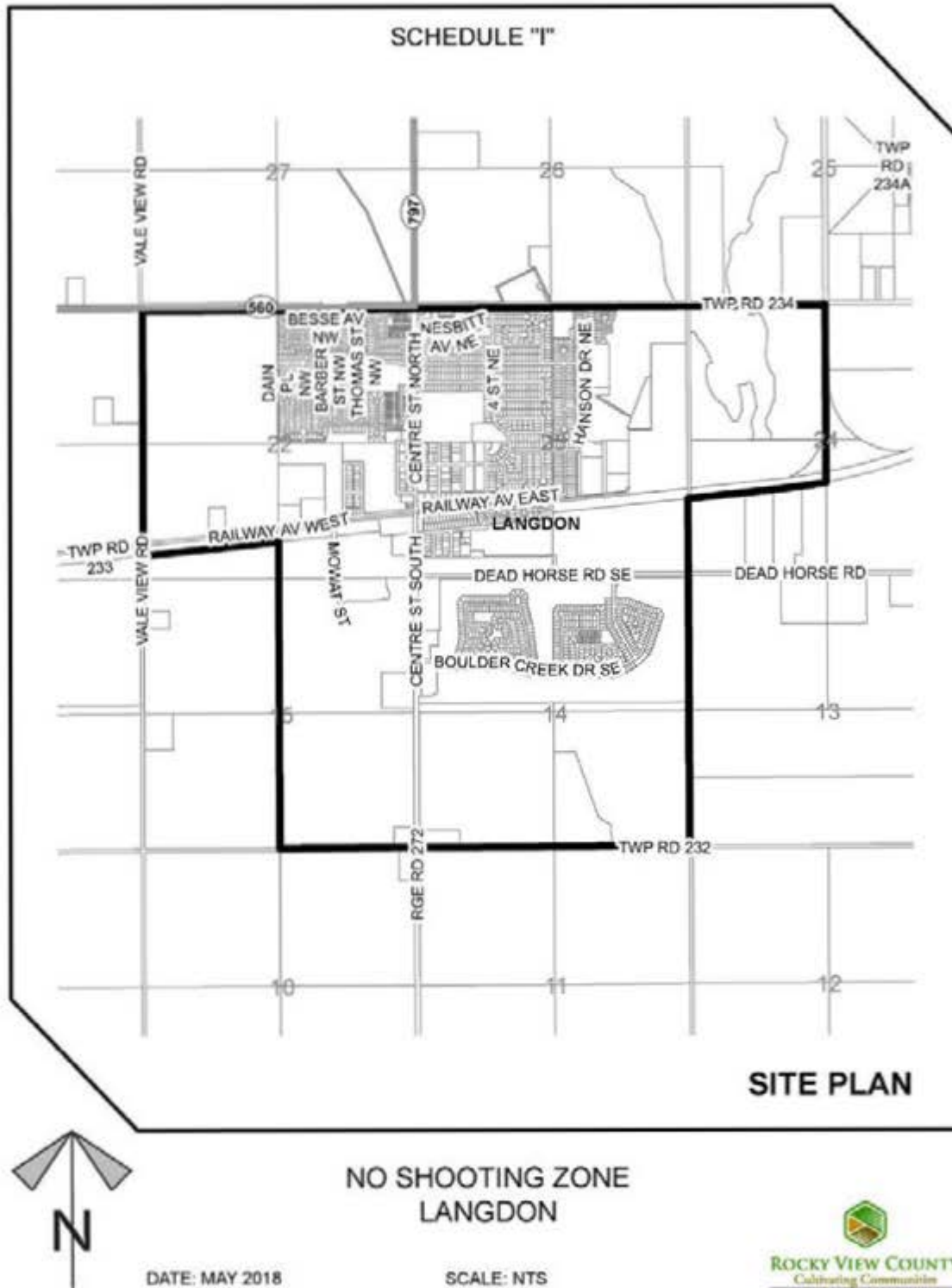


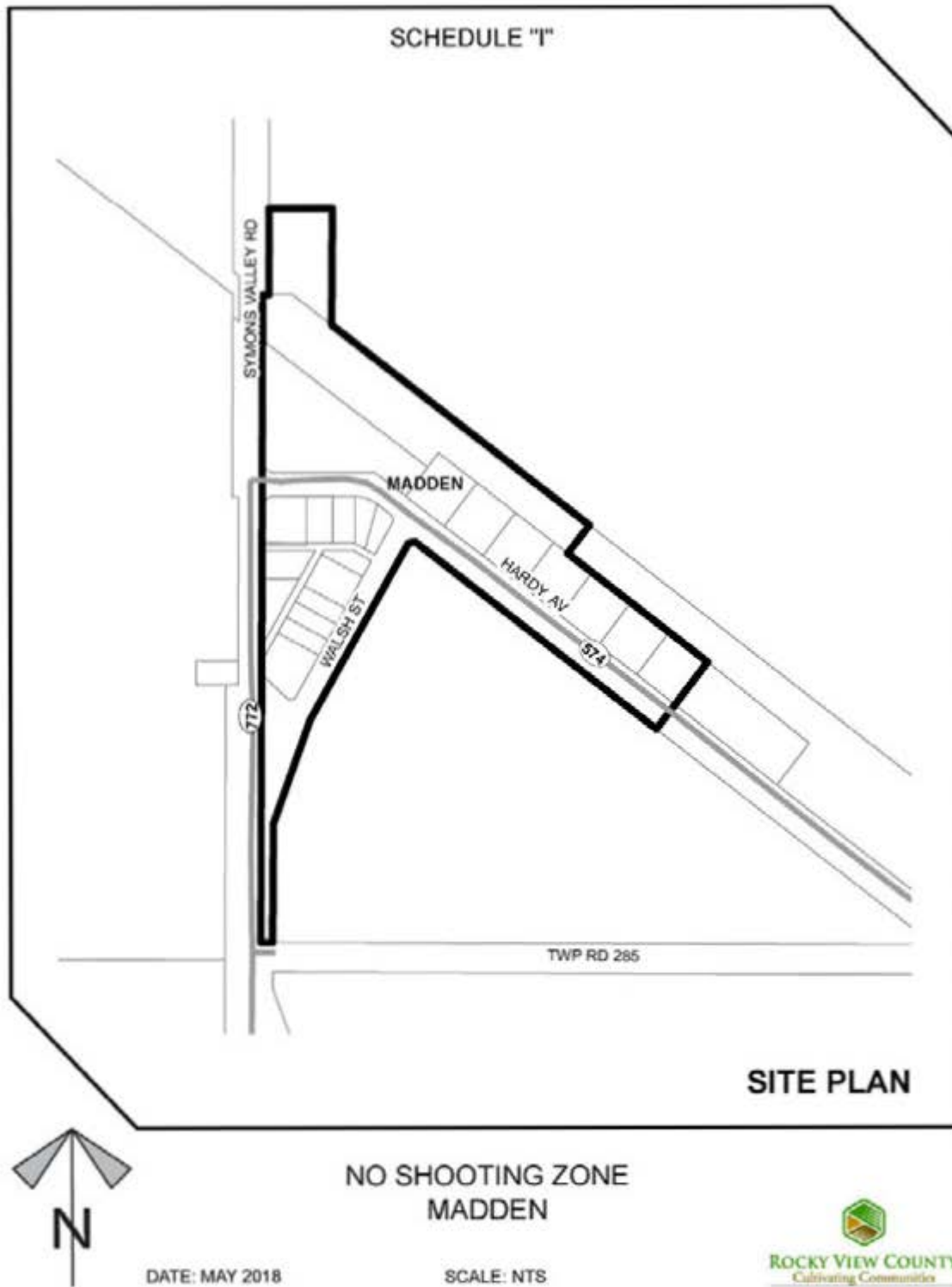
















## MUNICIPAL CLERK'S OFFICE

---

**TO:** Council

**DATE:** May 28, 2019 **DIVISION:** All

**FILE:** N/A

**SUBJECT:** Amendments to the *Appeal and Review Panel Bylaw* and *Boards and Committees Bylaw*

---

### **<sup>1</sup>POLICY DIRECTION:**

The *Agricultural Pests Act* and *Weed Control Act* require each municipality to establish or appoint an appeal panel to hear and decide on appeals under that legislation. Historically, Rocky View County's Subdivision and Development Appeal Board was authorized to hear and decide on these types of appeals.

### **EXECUTIVE SUMMARY:**

Administration is proposing an amendment to the *Appeal and Review Panel Bylaw C-7717-2017* to designate the Enforcement Appeal Committee as the appeal body to hear and decide on appeals under the *Agricultural Pests Act* and *Weed Control Act*.

Administration is also proposing an amendment to the *Boards and Committees Bylaw C-7840-2018* to allow Council to vary the term of office for members at large to allow for staggered appointments.

### **BACKGROUND:**

#### *Amendments to the Appeal and Review Panel Bylaw*

Section 14 of the *Agricultural Pests Act* and section 19 of the *Weed Control Act* require each municipality to establish an appeal panel to hear and decide on appeals under that legislation. Historically, the Subdivision and Development Appeal Board was authorized to hear and decide on these types of appeals.

When the *Appeal and Review Panel Bylaw C-7717-2017* was drafted and ultimately passed in 2017, neither the Subdivision and Development Appeal Board nor the Enforcement Appeal Committee were specifically designated in the bylaw as the appeal body for these types of appeals. The previous bylaw, *Subdivision and Development Appeal Board Bylaw C-6262-2006*, was amended in 2015 to specifically include this designation. Removing the appeal body for the *Agriculture Pest Act* and the *Weed Control Act* in the new *Appeal and Review Panel Bylaw* was an oversight on the part of Administration.

Currently, the Subdivision and Development Appeal Board is still designated as the appeal body for these types of appeals as per the *Agricultural Pest and Nuisance Awareness, Enforcement and Control Policy 507* and the *Weed/Invasive Plant Awareness, Enforcement and Control Policy 507*. Neither the *Agricultural Pests Act* nor the *Weed Control Act* require the authorization to be through bylaw, but the jurisdiction of the Subdivision and Development Appeal Board and Enforcement Appeal Committee is outlined by bylaw. Best practice would be to include in the bylaw the jurisdiction to hear and decide on *Agricultural Pests Act* and *Weed Control Act* appeals as well.

---

#### **<sup>1</sup>Administrative Resources**

Tyler Andreasen, Municipal Clerk's Office



Administration is currently in the process of reviewing Policy 502 and Policy 507 and would incorporate these amendments into those policies if passed by Council.

Therefore, Administration is proposing that *Appeal and Review Panel Bylaw C-7717-2017* be amended to authorize the Enforcement Appeal Committee to hear and decide on appeals under the *Agricultural Pests Act* and *Weed Control Act*. These types of appeals have more in common with enforcement appeals than development or subdivision appeals. The Enforcement Appeal Committee did not exist prior to 2017.

#### Amendments to the Boards and Committees Bylaw

Administration is also proposing an amendment to *Boards and Committees Bylaw C-7840-2018* to allow for staggered appointments to boards and committees. Staggered appointments are used to provide long-term continuity in the decision-making of a board or committee.

Without staggered appointments, it is possible for the membership of an entire board or committee to turn over with one round of appointments. Currently, the entire membership of the Subdivision and Development Appeal Board and Enforcement Appeal Committee, for example, is set to expire in October 2019.

Staggered appointments are not prohibited in *Boards and Committees Bylaw C-7840-2018* but neither are they specifically authorized in the bylaw. Administration is proposing an amendment to the bylaw to allow Council to make staggered appointments when considered appropriate.

### **LEGISLATIVE BACKGROUND:**

#### Agricultural Pests Act

Agricultural pests and nuisances are defined under the *Agricultural Pest Act*, and Rocky View County is responsible for protecting the agricultural productivity of the municipality by controlling native and introduced pests and nuisances. Private landowners and residents are also responsible for controlling pests and nuisances on their properties.

The *Agricultural Pests Act* provides a notification process, enforcement procedure, and appeal mechanism. Section 14(5) of the Act states the following:

*“A local authority shall at the beginning of each calendar year appoint a committee to hear and determine appeals under this section and on receipt of a notice of appeal a local authority shall refer the appeal to that committee.”*

#### Weed Control Act

Noxious and prohibited noxious weeds are defined under the *Weed Control Act*, and Rocky View County and private landowners are responsible for keeping weeds under control. Under the *Weed Control Act*, the County is responsible for controlling weeds on municipal properties and directing private landowners and residents to do so on their properties as well.

The *Weed Control Act* provides a notification process, enforcement procedure, and appeal mechanism. Section 19(1) of the Act states the following:

*“A local authority shall establish, at least annually, an independent appeal panel to determine appeals of inspector’s notices, local authority’s notices and debt recovery notices.”*

#### Soil Conservation Act

Similar to the above-mentioned Acts, the *Soil Conservation Act* also provides a notification process, enforcement procedure, and appeal mechanism. Section 7(1) of the Act states the following:



*“Where a notice is served on a person under section 4, that person may appeal the notice to the appeal committee appointed for the municipality in which the land is located by serving on the local authority for the municipality a notice of appeal.”*

Currently, *Stubble Burning Bylaw C-5692-2003* designates the Agricultural Service Board as the appeal body to hear and decide on appeals under the *Soil Conservation Act*. Administration plans to review the bylaw with the Agricultural Service Board later this year and will return after the review is complete with recommendations on *Stubble Burning Bylaw C-5692-2003* and appeals under the *Soil Conservation Act*.

#### **BUDGET IMPLICATIONS:**

There are no budget implications at this time.

#### **OPTIONS:**

Option #1: Amendment to *Appeal and Review Panel Bylaw* (Attachment ‘A’)

- Motion 1: THAT Bylaw C-7892-2019 be given first reading.
- Motion 2: THAT Bylaw C-7892-2019 be given second reading.
- Motion 3: THAT Bylaw C-7892-2019 be considered for third reading.
- Motion 4: THAT Bylaw C-7892-2019 be given third and final reading.

Amendment to *Boards and Committees Bylaw* (Attachment ‘B’)

- Motion 5: THAT Bylaw C-7895-2019 be given first reading.
- Motion 6: THAT Bylaw C-7895-2019 be given second reading.
- Motion 7: THAT Bylaw C-7895-2019 be considered for third reading.
- Motion 8: THAT Bylaw C-7895-2019 be given third and final reading.

Option #2: THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

---

Executive Director  
Corporate Services

---

Chief Administrative Officer

#### **ATTACHMENTS:**

Attachment ‘A’ – Proposed Bylaw C-7892-2019

Attachment ‘B’ – Proposed Bylaw C-7895-2019



# BYLAW C-7892-2019

**A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*.**

**WHEREAS** section 191 of the *Municipal Government Act* allows Council to amend bylaws;

**AND WHEREAS** the *Agricultural Pests Act* and *Weed Control Act* require a local authority to establish or appoint an appeal body to hear and decide on appeals made under those Acts;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This Bylaw may be cited as *Bylaw C-7892-2019*.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act*, *Agricultural Pests Act*, and *Weed Control Act* except as follows:
  - (1) “***Agricultural Pests Act***” means the *Agricultural Pests Act*, RSA 2000, c A-8, as amended or replaced from time to time;
  - (2) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (3) “***Weed Control Act***” means the *Weed Control Act*, SA 2008, c W-5.1, as amended or replaced from time to time.

## Effect

- 3 Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*, is amended by adding a new whereas clause with the following wording:
 

“WHEREAS Rocky View County Council has chosen to authorize a Committee of Council with the authority to hear and decide on appeals made pursuant to the *Agricultural Pests Act* and *Weed Control Act*.”
- 4 Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*, is amended by adding the following definitions:
 

“*Agricultural Pests Act* means the *Agricultural Pests Act*, RSA 2000, c A-8, as amended or replaced from time to time”

“*Weed Control Act* means the *Weed Control Act*, SA 2008, c W-5.1, as amended or replaced from time to time”

- 5 Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*, is amended by adding a new section 10.1 with the following wording:

“When sitting as the Enforcement Appeal Committee, the Committee is authorized to hear and make decisions on appeals under its jurisdiction made pursuant to the *Agricultural Pests Act* and *Weed Control Act*.”

### Transitional

- 6 Bylaw C-7892-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A SECOND TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed



# BYLAW C-7895-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7840-2018, being the *Boards and Committees Bylaw*.

**WHEREAS** section 191 of the *Municipal Government Act* allows Council to amend bylaws;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This Bylaw may be cited as *Bylaw C-7895-2019*.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act*, *Agricultural Pests Act*, and *Weed Control Act* except as follows:
  - (1) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

## Effect

- 3 Rocky View County Bylaw C-7840-2018, being the *Boards and Committees Bylaw*, is amended by adding a new subsection 23(1) with the following wording:

“When appointing Members to a Board or Committee, Council may vary the term of office specified in a Terms of Reference in such a way that the expiry of those appointments is staggered.”

## Transitional

- 4 Bylaw C-7895-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A SECOND TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

*UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2019*

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed



## OFFICE OF THE CAO

---

**TO:** Council

**DATE:** May 28, 2019 **DIVISION:** All

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

**SUBJECT:** CAO Hiring Process

---

### **<sup>1</sup>POLICY DIRECTION:**

Under the *Municipal Government Act* (MGA), a municipality must appoint one or more persons to the position of Chief Administrative Officer (CAO) to head the municipal administration. A CAO position must be established by bylaw, and an individual must be appointed to the position by resolution or motion of council. These specific MGA sections are:

- Chief Administrative Officer; (see Section 205)
- Appointment, Suspension and Revocation; (see Section 206)
- Designated Officers; (see Section 210)

Neither the MGA nor the CAO Bylaw provide direction as to the process/procedure that is to be followed for the recruitment of a CAO.

### **EXECUTIVE SUMMARY:**

The purpose of this report is to provide Council with a draft CAO Hiring Process that Administration has drafted for consideration. Much of the information included in the draft was derived from Alberta Municipal Affairs. An amending bylaw has been included for Council's consideration.

The hiring of a CAO is a key responsibility of Council. In order to ensure consistency and legislative compliance, Council should follow a defined process when hiring a CAO. Administration is respectfully recommending that this CAO Hiring Process be appended to the CAO bylaw as a schedule.

### **BUDGET IMPLICATIONS:**

There are no budget implications.

### **OPTIONS:**

Option #1	Motion 1:	THAT Bylaw C-7899-2019 be given first reading.
	Motion 2:	THAT Bylaw C-7899-2019 be given second reading.
	Motion 3:	THAT Bylaw C-7899-2019 be considered for third reading.
	Motion 4:	THAT Bylaw C-7899-2019 be given third and final reading.
Option #3		THAT alternative direction be provided.

---

<sup>1</sup> **Administration Resources**  
Kent Robinson, Corporate Services





Respectfully submitted,

“Kent Robinson”

---

Executive Director  
Corporate Services

Concurrence,

“Al Hoggan”

---

Chief Administrative Officer

**ATTACHMENTS:**

Attachment ‘A’ – Bylaw C-7899-2019 and Schedule A



# BYLAW C-7899-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7350-2014, being the *Chief Administrative Officer Bylaw*.

**WHEREAS** section 191 of the *Municipal Government Act* allows Council to amend bylaws;

**NOW THEREFORE** the Council of Rocky View County enacts as follows:

## Title

- 1 This Bylaw may be cited as *Bylaw C-7899-2019*.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except as follows:
  - (1) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

## Effect

- 3 Rocky View County Bylaw C-7350-2014, being the *Chief Administrative Officer Bylaw*, is amended as follows:
  - (1) Replace the wording of the existing Section 3.2 to read as follows:

“Council shall hire and appoint an individual to the position of CAO and may use the recommended process provided in Schedule ‘A’ of this Bylaw.”
  - (2) Add a new Schedule ‘A’, titled *Chief Administrative Officer Recruitment and Hiring Process*, as presented in Schedule ‘A’ of this Bylaw.

## Transitional

- 4 Bylaw C-7899-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A SECOND TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

*UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2019*

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed

## Bylaw C-7899-2019

## Schedule 'A' – Chief Administrative Officer Recruitment and Hiring Process

## Definitions

- 1 Words in this Schedule have the same meaning as those set out in the *Municipal Government Act* except as follows:
  - (1) “**CAO**” means Chief Administrative Officer;
  - (2) “**Chief Administrative Officer**” means the Chief Administrative Officer of Rocky View County as defined in the *MGA*;
  - (3) “**Council**” means the duly elected Council of Rocky View County;
  - (4) “**Councillor**” means a duly elected member of Rocky View County Council;
  - (5) “**County**” means Rocky View County;
  - (6) “**MGA**” means the *Municipal Government Act*, RSA 2000, c M-26, as may be amended or replaced from time to time;
  - (7) “**Reeve**” means the Chief Elected Official of Rocky View County pursuant to the *MGA*; and
  - (8) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## CAO Recruitment and Hiring Process

- 2 This Schedule establishes a standard recruitment process for Council to select and hire a Chief Administrative Officer (CAO) for Rocky View County (the County).
- 3 Hiring the CAO is a key responsibility of Council. As the County's administrative lead, the CAO's prime responsibility is to implement the resolutions, bylaws, and policies of Council efficiently and effectively. The CAO is responsible for directing a team of department heads, supervisors, technicians, and support staff in order to manage the affairs of the County and to deliver public services.
- 4 When a CAO vacancy occurs, Council shall fill the position on a temporary basis until the new CAO is hired. Council may choose to fill this interim position by:
  - (1) rotating executive directors on a pre-arranged schedule;
  - (2) appointing a current County employee; or
  - (3) hiring a person from outside the County for a short period of time.
- 5 Before advertising for a CAO, Council reviews, updates, and approves:

- (1) the job description. The job description must clearly define the CAO's duties, responsibilities, and degree of authority within the *MGA*, including sections 207 and 208, and as assigned by Council, with measurable results for each; and
  - (2) the salary inclusive of benefits. Council considers the audited financial statements of municipalities in similar size and scope to determine the median market salary for the CAO.
- 6 The County may engage an employment recruitment consultant, enlist human resources, set up a Council committee, or use Council itself for the recruitment process. The preference is for the County to enlist the aid of a recruitment consultant who has access to suitable candidates and is intimately familiar with the recruitment and hiring process.
- 7 The job advertisement must contain critical information about the position, the community, the necessary candidate qualifications, the closing date, and contact information to submit applications.
- 8 The County may advertise the position in print or online at the following places:
  - (1) a local, regional, city or national newspaper;
  - (2) an industry trade journal;
  - (3) municipal and administrator associations; and
  - (4) the County's internal and public website.
- 9 Council chooses candidates to interview based on the criteria set out in the job description and the advertisement.
- 10 Council screens all applications in a consistent and fair manner. Strengths and weaknesses of each short-listed candidate are discussed in light of what Council feels is needed by the community and the organization.
- 11 After the screening process is complete, an interview panel is set from within Council and interview times set. Candidates selected through the screening process are then contacted and invited for a minimum of one interview.
- 12 Council asks open-ended questions during the interview to clarify the strengths and weaknesses of candidates, and to identify their sensitivity, maturity, judgment, character and personal suitability for the position. A series of potential interview questions are included in section 22 of this Schedule.
- 13 Council asks technical questions during the interview to determine a candidate's understanding of municipal finances, strategic planning, and the CAO's role in a Council or committee meeting.
- 14 After all the interviews have concluded, the interview panel determines whether further interviews of candidates are necessary. If no further interviews are needed, the interview panel selects the best candidate or creates a short-list of candidates. A series of

questions the interview panel may ask to determine the best candidate(s) are included in section 23 of this Schedule.

- 15 Council ensures that at least two employment references are contacted on behalf of the short-listed candidates or best candidate. References must include people whom the candidate has worked for, or with, in the candidate's present position and most recent position(s). Academic reference checks are also conducted. References are checked in accordance with the *Freedom of Information and Protection of Privacy Act*, RSA 2000, c F-25, as may be amended or replaced from time to time.
- 16 An offer of employment or an employment contract is prepared once the recruitment and reference checks are completed and Council selects the best candidate.
- 17 Prior to an offer being communicated to the selected candidate,
  - (1) the offer of employment or employment contract is prepared or reviewed by the County's legal counsel to ensure proper conditions and employment clauses are included;
  - (2) the terms and conditions of employment are agreed to by Council; and
  - (3) a designated Councillor is authorized by a resolution of Council to enter into contract negotiations with the candidate.
- 18 The designated Councillor verbally makes the offer and forwards the written offer to the selected candidate on behalf of Council as soon as possible.
- 19 The written offer shall incorporate the start date, the salary (for what time period and date of review), probationary period, severance, benefits, vacation, expense policy, moving expenses, and any special terms or conditions of employment, such as professional development.
- 20 The selected candidate must sign the written offer and return a copy to Council within three days or receipt, or another amount of time deemed reasonable by Council. The candidate directs questions about the offer to the designated Councillor. A lengthy response and negotiation time is not permitted, as Council may have to proceed with their second choice.
- 21 After the successful candidate accepts the written offer, Council by resolution passed by a simple majority,
  - (1) officially appoints the CAO; and
  - (2) confirms Council's acceptance of the employment contract.

#### **Candidate Interview and Interview Panel Guidelines**

- 22 Interview Questions for CAO Candidates:
  - (1) How do you view the role of CAO compared to that of Council?

- (2) How would you describe your management style? Utilize examples from your most recent experiences to illustrate this style.
- (3) How would you describe your strengths and weaknesses?
- (4) What one attribute would you be best known for in your experiences to date?
- (5) What one area of weakness do you feel you should work on most urgently?
- (6) How would you propose to learn more about the community should you be hired?
- (7) What purpose(s) would management meetings serve?
- (8) When hiring senior staff members, what attributes do you feel are most critical to the success of any candidate?
- (9) What administrative tools or processes or management techniques do you feel are most critical to your success? Please describe these techniques.
- (10) In what ways would you propose to become involved in the community?

23 Candidate Considerations for the Interview Panel:

- (1) Did the candidate understand all the questions? If not, did the candidate seek clarification?
- (2) Did the candidate respond quickly and appropriately to the questions?
- (3) Did the candidate come across as truthful and forthcoming?
- (4) Did the candidate come across as sincere and trustworthy?
- (5) Did the experience and academic qualifications of the candidate meet or exceed the requirements of the advertisement?
- (6) Did the leadership style described by the candidate seem to fit the style exercised by Council?
- (7) Did the candidate recognize his/her own role in relationship to that of Council and the Mayor/Reeve?
- (8) Did the candidate demonstrate a relatively clear understanding of the management process or will the senior staff be spending much of their first year training the manager?
- (9) What was your overall assessment for whether or not this candidate will "fit" into the organization and the community?

**Notice of Motion:**        **To be read in at the May 28, 2019 Council Meeting**  
  
                                 **To be debated at the June 11, 2019 Council Meeting**

**Title:**                      Advocating Rocky View County's Position on the Springbank  
Off-Stream Reservoir Project

**Presented By:**        Councillor Kim McKylor, Division 2

**WHEREAS**                Rocky View County Council passed a unanimous resolution at  
its December 11, 2018 meeting stating that it cannot support  
the Springbank Off-Stream Reservoir (SR1) Project;

**AND WHEREAS**        the same resolution also called for the provincial government to  
halt the SR1 Project so that all other flood mitigation options  
can be equally considered;

**AND WHEREAS**        Rocky View County submitted a letter, dated January 11, 2019,  
to the previous Ministers of Alberta Transportation and Alberta  
Environment and Parks outlining the County's position and its  
concerns with the SR1 Project;

**AND WHEREAS**        Rocky View County received a letter of response, dated  
February 1, 2019, indicating that the provincial government is  
committed to proceeding with the SR1 Project despite the  
concerns raised by the County;

**AND WHEREAS**        a provincial election was held on April 16, 2019 and a new  
provincial government took office on April 30, 2019 led by  
Premier Jason Kenney and his cabinet;

**AND WHEREAS**        a new provincial government provides a new opportunity for  
Rocky View County to advocate its position on SR1;

**AND WHEREAS**        Rocky View County Council passed a unanimous resolution at  
its March 14, 2019 meeting to resend its letter to the new  
Premier, Ministers, and MLAs representing County residents;

**THEREFORE BE IT RESOLVED THAT** Administration be directed to engage a lobbyist  
or lobby firm to advocate for Rocky View County's position on the SR1 project to the  
new provincial government;

**AND THAT** a budget of \$40,000 be assigned from the Tax Stabilization Reserve for this  
purpose.



**Notice of Motion:**        **To be read in at the May 28, 2019 Council Meeting**  
**To be debated at the June 11, 2019 Council Meeting**

**Title:**                      Road Name Change and Fee Waiver Request

**Presented By:**          Councillor Dan Henn, Division 7

**WHEREAS**                On February 5, 2019, Council passed the Road Naming Policy C-701 that provides guidance for considering road name or road renaming requests for new and existing streets and roads in Rocky View County;

**AND WHEREAS**        In its policy, the County is committed to choosing road names that acknowledge and honour the history of the County, as well as are consistent with the geographic areas;

**AND WHEREAS**        It is important to recognize the County's legacy families in the Balzac community and also to maintain the existing character of the community;

**AND WHEREAS**        A formal request has been made by the Balzac Business Community to change the name of Range Road 291 to John Church Lane which recognizes a strong historical family reference in the Balzac Community;

**AND WHEREAS**        The Master Rates Bylaw C-7857-2019 provides that the fee applicable for road renaming applications is \$500.00; and

**AND WHEREAS**        Only Council can waive fees outlined in the Master Rates Bylaw.

**THEREFORE, BE IT RESOLVED THAT** Range Road 291 be renamed to John Church Lane;

**AND THAT** the \$500.00 application fee be waived.

## PLANNING & DEVELOPMENT

---

**TO:** Subdivision Authority  
**DATE:** May 28, 2019 **DIVISION:** 03  
**FILE:** 04724177 / 04724003 / 04724101 **APPLICATION:** PL20190004  
**SUBJECT:** Subdivision Item – Creation of Nine Residential Condominium Units  
 (Alandale Estates Final Phase) and Boundary Adjustment

---

### **<sup>1</sup>POLICY 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 Interim Growth Plan, Central Springbank Area Structure Plan, Lazy H Estates Conceptual Scheme, and the County Servicing Standards and is compliant for the following reasons:

- The proposed subdivision is consistent with the above policies; and
- The proposed transportation, water, waste water, and storm water servicing meet the County Servicing Standards.
- The technical aspects can be addressed through the subdivision conditions.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to create a bareland condominium with nine  $\pm$  0.81 hectare ( $\pm$  2.00 acre) residential lots (Units 1-9), one  $\pm$  2.97 hectare ( $\pm$  7.34 acre) common property unit containing Hogdson Pond (Unit 10), one  $\pm$  0.99 hectare ( $\pm$  2.45 acre) common property unit containing open space (Unit 11), and one  $\pm$  0.93 hectare ( $\pm$  2.30 acre) common property unit containing open space (Unit 12). A strip of land within Unit 10 will be consolidated to adjacent land (04724101).

The proposed nine new residential lots would be accessed via the extension of the existing county road 100 Alandale Place, and would be serviced by piped water from Westridge Utilities and private sewage treatment systems. Storm water would be directed through swales to dry ponds on Units 4 & 5 with controlled discharge to Cullen Creek. A Condominium Board would be legally established to provide maintenance for all common property units (Unit 10, 11 and 12) and stormwater infrastructure.

At the Council meeting on May 14, 2019, Council approved the Lazy H Estates Conceptual Scheme (PL20180007) with administration recommended amendments: the proposed Lots 11 & 12 would be renamed to Units 11 & 12, and would be owned and maintained by the same Condominium Board as common properties, and Municipal Reserves owing of 2.30 hectares (5.69 acres) would be provided by cash-in-lieu payment at the subdivision stage (through this subdivision application).

Administration determined that the application meets applicable policies.

<b>PROPOSAL:</b> To create a bareland condominium with nine $\pm$ 0.81 hectare ( $\pm$ 2.00 acre) residential lots (Units 1-9), one $\pm$ 2.97 hectare ( $\pm$ 7.34 acre) common property unit containing Hogdson Pond (Unit 10), one $\pm$ 0.99 hectare ( $\pm$ 2.45 acre) common property unit containing open space	<b>GENERAL LOCATION:</b> Located in the central Springbank area, south of Springbank Road and east of Range Road 31.
--	--

---

<sup>1</sup> **Administration Resources**

Xin Deng and Angela Yurkowski, Planning & Development



(Unit 11), and one $\pm$ 0.93 hectare ( $\pm$ 2.30 acre) common property unit containing open space (Unit 12). A strip of land within the Unit 10 will be consolidated to adjacent land (04724101).	
<b>LEGAL DESCRIPTION:</b> <ul style="list-style-type: none"> <li>NW 24-24-03-W05M (04724177)</li> <li>Lot 1, Block 3, Plan 1412805, NW-24-24-03-W05M (04724003)</li> <li>Lot 30, Plan 9010945, NW-24-24-03-W05M (04724101)</li> </ul>	<b>GROSS AREA:</b> $\pm$ 14.65 hectares ( $\pm$ 36.2 acres)
<b>APPLICANT:</b> B&A Planning Group <b>OWNER:</b> The Estate of Thom Alan Hodgson	<b>RESERVE STATUS:</b> Municipal Reserves outstanding comprise of $\pm$ 2.30 hectares ( $\pm$ 5.69 acres) of land
<b>LAND USE DESIGNATION:</b> Residential One District	<b>LEVIES INFORMATION:</b> Transportation Off-Site Levy is applicable on the subject lands.
<b>DATE SUBDIVISION APPLICATION RECEIVED:</b> January 3, 2019 <b>DATE DEEMED COMPLETE:</b> February 5, 2019 (pending the approval of Lazy H Estates Conceptual Scheme on May 14, 2019)	<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Confirmation letter from Westridge Utilities (June 28, 2018)</li> <li>Level 4 PSTS Assessment (Sedulous Engineering Inc., Sept 18, 2018)</li> <li>Appraisal Report (Bradford Real Estate Services, December 19, 2018)</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (Bylaw C-7280-2013);</li> <li>Central Springbank Area Structure Plan (Bylaw C-5354-2001);</li> <li>Land Use Bylaw (Bylaw C-4841-97).</li> </ul>

#### PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 756 area property owners in the area; 11 responses were received (1 letter with comment, 2 letters with concerns, 2 letters with questions and county responses, 2 letters in opposition, and 4 letters in support. (Appendix 'E')). The application was also circulated to a number of internal and external agencies (Appendix 'B').

#### HISTORY:

May 14, 2019

The Lazy H Estates Conceptual Scheme application PL20180007 was adopted with the amendments: the proposed Lots 11 & 12 would be renamed to Units 11 & 12, and would be owned and maintained by the same Condominium Board as common properties, and Municipal Reserves owing of 2.30 hectares (5.69 acres) would be provided by cash-in-lieu payment at the subdivision stage.

The Central Springbank Area Structure Plan was amended to include the Lazy H Estates Conceptual Scheme.



## TECHNICAL CONSIDERATIONS:

This application was evaluated in accordance with Section 7 of the Subdivision and Development Regulation:

a) Topography

The site gently slopes from northwest to southeast. The Applicant submitted a Geotechnical Investigation that assessed subsurface soil conditions 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. As a condition of subdivision approval, the Owner is required to provide an updated Geotechnical Report to include recommendations for road construction and one acre developable area within Units 4 & 5.

Conditions: 2

b) Soil characteristics

The lands contain Class 3 soil with moderate limitation for crop production due to adverse topography.

Conditions: None

c) Storm water collection and disposal

The Applicant submitted a general Stormwater Management Report, that proposes to collect surface drainage in grass roadway swales, which is then directed to the dry ponds on Units 4 & 5 for controlled discharge into Cullen Creek in accordance with the Springbank Master Drainage Plan.

As conditions of subdivision approval, the Owner is required to provide a Site-Specific Stormwater Implementation Plan, enter into a Development Agreement to construct required storm water infrastructures, register any required easements, utility rights of way and/or public utility lots, obtain AEP approval and licensing for the storm water management infrastructure including registration of the facilities and discharge, and provide an Erosion and Sedimentation Control Plan.

As a condition of subdivision approval, the owner of each new lot is required to enter into a Deferred Servicing Agreement for the future connection to municipal stormwater system when the service becomes available.

Conditions: 3, 4, 5, 9

d) Any potential for flooding, subsidence, or erosion of the land

An adjacent landowner expressed his concern for potential flooding on his land. This concern could be addressed through the implementations of Site-Specific Stormwater Implementation Plan and registration of drainage easement agreement.

Conditions: None

e) Access

The proposed nine residential lots would be accessed via the extension of the existing county road -100 Alandale Place. The Applicant submitted a Transportation Impact Assessment (TIA) letter indicating that the impact of the proposed development on adjacent road network is negligible, therefore, no off-site upgrades are expected. As a condition of subdivision approval, the Owner is required to enter into a Development Agreement to construct a road extension with associated infrastructure.



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. As a condition of subdivision approval, the Owner is required to enter into a Development Agreement to construct an Emergency Access as indicated on Figure 12 of the Lazy H Estates Conceptual Scheme.

The estimated TOL payment owed at time of subdivision endorsement is \$499,059:

- Base = \$4,595/ac x 31.24 ac = \$143,547.8
- Special Area 4 = \$11,380/ac x 31.24 ac = \$355,511.2

Conditions: 6, 14

f) Water supply, sewage and solid waste disposal

Westridge Utilities has provided water supply to Alandale Estates for many years and will continue to serve the last phase of the development. There was a dwelling on Unit 1 that was serviced by Westridge Utilities. The new house on Unit 1 will continue to be serviced by Westridge Utilities. Unit 2 contains a dwelling which was built in 2015 and is serviced by Westridge Utilities.

The Applicant submitted a letter from Westridge Utilities confirming that capacity is available for the proposed new lots (Units 3-9). As a condition of subdivision approval, the Owner is required to enter into a Development Agreement to extend the water distribution network to the development.

Unit 2 is currently serviced by the septic tanks and field system. Waste water from each new lot would be treated by individual packaged sewage treatment system. The Applicant submitted Level 4 PSTS Assessment in support of their conceptual scheme application. The assessment recommends that the sites are suitable for private sewage treatment. As a condition of subdivision approval, the Owner is required to enter into a Development Agreement (Site Improvements/Services Agreement) to install a packaged sewage treatment system in accordance with Policy 449 and the Level 4 PSTS Assessment.

As a condition of subdivision approval, the owner of each new lot is required to enter into a Deferred Servicing Agreement for the future connection to municipal wastewater system when the service becomes available.

The Lazy H Estates Conceptual Scheme indicates solid wastes shall be stored in an approve container and collected by a contract operator under the supervision of the Condominium Board. As a condition of subdivision approval, the Owner would be required to provide a Solid Waste Management Plan, and the Condominium Board would implement the approved Solid Waste Management Plan.

Conditions: 7, 8, 9, 12

g) Use of the land in the vicinity of the site

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.

Conditions: None



h) Other matters

*Municipal Reserves:*

A Deferred Reserve Caveat is registered on the land title indicating that  $\pm 2.30$  hectares ( $\pm 5.69$  acres) of Municipal Reserves were deferred from the previous development. Since this is the final phase of the development, any Municipal Reserves owing should be collected at this time.

At the Council meeting on May 14, 2019, Council determined that the Municipal Reserve owing of  $\pm 2.30$  hectares ( $\pm 5.69$  acres) would be provided by cash-in-lieu payment at the subdivision stage. An appraisal report prepared by Bradford Real Estate Services, dated December 19, 2018, concluded that the market value of the property is \$2,350,000. The estimated cash in lieu payment for Municipal Reserve owing is \$428,025:

Cash-in-lieu payment = \$2,350,000 / 31.24 acres x 5.69 acres = \$428,025

As conditions of subdivision approval, the Owner is required to pay cash in lieu payment of \$428,025 for  $\pm 2.30$  hectares ( $\pm 5.69$  acres) of Municipal Reserve owing; A Condominium Board is required to provide maintenance for all of common property units (Unit 10, 11 and 12) and stormwater infrastructures.

Conditions: 10, 13

*Architectural Design Guidelines:*

The Lazy H Estates Conceptual Scheme indicates Architectural Controls would be provided at the subdivision stage that would regulate specific residential building criteria such as material finishes, colours, landscaping, and exterior illumination. The Architectural Controls would be overseen by the Condominium Corporation.

Conditions: 11

*Boundary Adjustment:*

The Owner proposes to consolidate a strip of land from the subject land to the adjacent parcel to the south (Lot 30, Plan 9010945, NW-24-24-03-W05M Roll: 04724101). The proposed land consolidation/boundary adjustment does not affect the proposed stormwater management plan for the subdivision. To facilitate this, the owner of the existing Lot 30 has agreed to grant the County an overland drainage easement/drainage right of way across the subject lands for the existing drainage course that services the Alandale subdivision.

Conditions: 1, 4, 16

**POLICY CONSIDERATIONS:**

Central Springbank Area Structure Plan

The subject lands are located within the Central Springbank Area Structure Plan area. Policy 2.9.3 requires that a Conceptual Scheme be prepared prior to proceeding with further redesignation and subdivision applications. The Lazy H Estates Conceptual Scheme was approved by Council on May 14, 2019. The proposed subdivision meets the Infill Residential Area policies outlined in Policy 2.9.3 and is consistent with the Central Springbank Area Structure Plan and the Lazy H Estates Conceptual Scheme.

Land Use Bylaw

The subject land holds the appropriate land use. The proposed new residential lots meet the maximum and minimum requirements of Residential One District within the Land Use Bylaw.



### CONCLUSION:

The proposed subdivision is consistent with the Central Springbank Area Structure Plan and the Lazy H Estates Conceptual Scheme. The proposed transportation and servicing meet the County Servicing Standards. Technical requirements can be addressed through the conditions of subdivision approval.

### OPTIONS:

- Option #1: THAT Subdivision Application PL20190004 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20190004 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

---

Acting Executive Director  
Community Development Services

---

Chief Administrative Officer

XD/lt

### 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 bareland condominium with nine  $\pm$  0.81 hectare ( $\pm$  2.00 acre) residential lots (Units 1-9), one  $\pm$  2.97 hectare ( $\pm$  7.34 acre) common property unit containing Hogdson Pond (Unit 10), one  $\pm$  0.99 hectare ( $\pm$  2.45 acre) common property unit containing open space (Unit 11), one  $\pm$  0.93 hectare ( $\pm$  2.30 acre) common property unit containing open space (Unit 12), and boundary adjustment within NW-24-24-03-W05M (04724177); Lot 1, Block 3, Plan 1412805, NW-24-24-03-W05M (04724003); Lot 30, Plan 9010945, NW-24-24-03-W05M (04724101), 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:
- The application is consistent with the statutory policy;
  - The subject lands hold the appropriate land use designation; and
  - 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*

- 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.

### *Geotechnical*

- The Owner shall provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - Confirmation of the California Bearing Ratio (CBR) value for the site and provide recommendation for asphalt pavement design.
  - Provide the results and relevant recommendations associated with the laboratory testing for boreholes on the subject lands.
  - Confirmation of one (1) contiguous acre of land for development on the proposed Units 4 and 5.





### *Stormwater*

3. The Owner is to provide and implement a Site-Specific Storm Water Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan. Implementation of the Storm Water Management Plan shall include:
  - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
  - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
  - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
  - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
4. Registration of a Drainage Easement and Right of Way Plan for the existing drainage course on Lot 30, Plan 9010945, NW-24-24-03-W05M (Roll: 04724101).
5. The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

### *Development Agreement*

6. The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
  - a) Construction of extension of 100 Alandale Place (Country Residential Standard), complete with cul-de-sacs, and any necessary easement agreements, including complete approaches to each lot, at the Owner's expense, in accordance with the County Servicing Standards;
  - b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
  - c) Water is to be supplied through a water distribution system in accordance with the County Servicing Standards;
  - d) Installation of hydrants;
  - e) Construction of storm water facilities in accordance with the recommendations of an approved Storm Water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan;
  - f) Installation of power, natural gas, and telephone lines;
  - g) Implementation of the recommendations of the Construction Management Plan;
  - h) Implementation of the recommendations of the Erosion and Sedimentation Management Plan.
  - i) Construction of a gated Secondary Emergency Access road (gravel standard) that would connect the proposed internal road and 200 Alandale Place, crossing the Municipal Reserve land (Lot 31 MR, Plan 9010945, NW-24-24-03-W05M)



### *Site Servicing*

7. The Owner is to provide confirmation of the tie-in for connection to Westridge Utilities, an Alberta Environment licensed piped water supplier, for the proposed new residential lots (Units 3-9), 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 residential lots;
  - b) Documentation proving that water supply has been purchased for proposed new residential lots;
  - 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.
8. The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed new residential lots (Units 1, 3-9):
  - a) The Development Agreement (Site Improvements/Services Agreement) shall be in accordance with the Level 4 PSTS Assessment, prepared by Sedulous Engineering Inc., September 18, 2018, for the installation of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment on Units 1, 3-9.
9. The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Units 1-9, indicating the following:
  - a) Each future lot Owner is required to connect to County piped waste water and storm water systems at their cost when such services become available; and
  - b) Requirements for decommissioning and reclamation once County servicing becomes available.

### *Condominium Association*

10. The Owner shall legally establish a Condominium Board for the subdivision, pursuant to the Condominium Property Act:
  - a) The Condominium Board will be responsible for maintaining all common property units owned by the Condominium Board (Unit 10, 11, 12, stormwater system, and associated infrastructure, etc.);
  - b) Upon registration of the Condominium Plan, the Owner shall cause the Condominium Board to register Bylaws, satisfactory to the County, similar to the Bylaws of other Condominium Boards within the Springbank Area Structure Plan area.
11. The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to development's Architectural Design Guidelines. The Architectural Design Guidelines shall respect the intent of Lazy H Estates Conceptual Scheme and Springbank Area Structure Plan.
12. The Owner is to prepare a Solid Waste Management Plan that outlines the responsibility of the Developer and/or Condominium Board for solid waste management.

### *Municipal Reserves*

13. The provision of Municipal Reserve, in the amount of  $\pm 2.30$  hectares ( $\pm 5.69$  acres), is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land



appraisal prepared by Bradford Real Estate Services, dated December 19, 2018, pursuant to Section 666(3) of the *Municipal Government Act*.

#### *Payments and Levies*

14. The Owner is to pay the Transportation Off-Site Levy in accordance with the Bylaw C-7356-2014 prior to endorsement of the subdivision. The County shall calculate the total amount owing on the subject lands (31.24 acres) as shown on the Plan of Survey.
15. The Owner is to pay the County subdivision endorsement fee for creating eight new bareland condominium units, in accordance with the Master Rates Bylaw.
16. The Owner is to pay the County subdivision endorsement fee for boundary adjustment, in accordance with the Master Rates Bylaw.

#### *Others:*

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

#### *Taxes*

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

#### D. SUBDIVISION AUTHORITY DIRECTION:

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

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i><b>School Authority</b></i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i><b>Province of Alberta</b></i>	
Alberta Environment and Parks	No response.
Alberta Transportation	No response.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	No response.
<i><b>Public Utility</b></i>	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink Management	No response.
Enmax	No response.
Telus Communications	No response.
TransAlta Utilities Ltd.	No response.
<i><b>Rocky View County Boards and Committees</b></i>	
ASB Farm Members and Agricultural Fieldmen	No response.
Rocky View West Recreation District Board	Municipal Reserves be taken as Cash-In-Lieu.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks & Community Support	<p data-bbox="618 342 873 373"><u>General Comments</u></p> <p data-bbox="618 394 1446 527">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.</p> <p data-bbox="618 541 922 573"><u>Parks and Open Space</u></p> <p data-bbox="618 594 1370 657">With regard to proposed dedication of two linear Municipal Reserves identified as Lot 11 and Lot 12:</p> <p data-bbox="618 678 1458 741">Dedication of these lands as MR is not preferred for the following reasons:</p> <ul data-bbox="618 762 1463 1136" style="list-style-type: none"><li>• The subject lands are located within a 29 year old established subdivision and have subsequently been subjected to encroachment by adjacent private land owners.</li><li>• The land owner has appeared to take an informal approach to land ownership and have not enforced/educated/prevented adjacent encroachment.</li><li>• Lands have been subjected to habitual encroachment and/or private maintenance activities originating from individual land owners</li><li>• Assumption of these lands would prove to be an enforcement and operational challenge for the County.</li></ul> <p data-bbox="618 1150 1463 1381">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.</p> <p data-bbox="618 1402 1382 1465">It is therefore recommended these lands be declared units, under the ownership and care of the condominium board.</p> <p data-bbox="618 1486 1463 1885">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.</p>

AGENCY	COMMENTS
<p>Development Authority</p> <p>GIS Services</p> <p>Building Services</p> <p>Municipal Enforcement</p> <p>Fire Services &amp; Emergency Management</p> <p>Planning &amp; Development - (Engineering)</p>	<p>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> <p>No response.</p> <p>No concerns.</p> <p>No response.</p> <p>No comments.</p> <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> <p>General:</p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures;</li> <li>• The applicant is proposing a Bareland Condominium concept and ownership structure. As a condition of subdivision, the applicant will be required to create a Condominium Corporation, in accordance with the requirements of the Condominium Property Act.</li> <li>• As a condition of subdivision, a Deferred Services Agreement shall be registered against each new certificate of title created, requiring the owner to tie into municipal services when they become available.</li> <li>• 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.</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• As a condition of 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.</li> <li>• As a condition of 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.</li> <li>• As a condition of subdivision, the applicant is required to submit a Construction Management Plan in accordance with the Servicing Standards.</li> <li>• As a condition of subdivision, the applicant is required to provide a Solid Waste Management Plan. <ul style="list-style-type: none"> <li>○ 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.</li> </ul> </li> <li>• As a condition of 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.</li> </ul>
	<p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• 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. 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.</li> <li>• As a condition of subdivision, the applicant is required to provide an updated Geotechnical report incorporating the following: <ul style="list-style-type: none"> <li>○ recommendations for road construction, including pavement design;</li> <li>○ provide and comment on the laboratory testing results including, but not limited to natural moisture content, soluble sulphate, and Atterberg limit testing, as per County standards (not included in original submission);</li> </ul> </li> </ul>



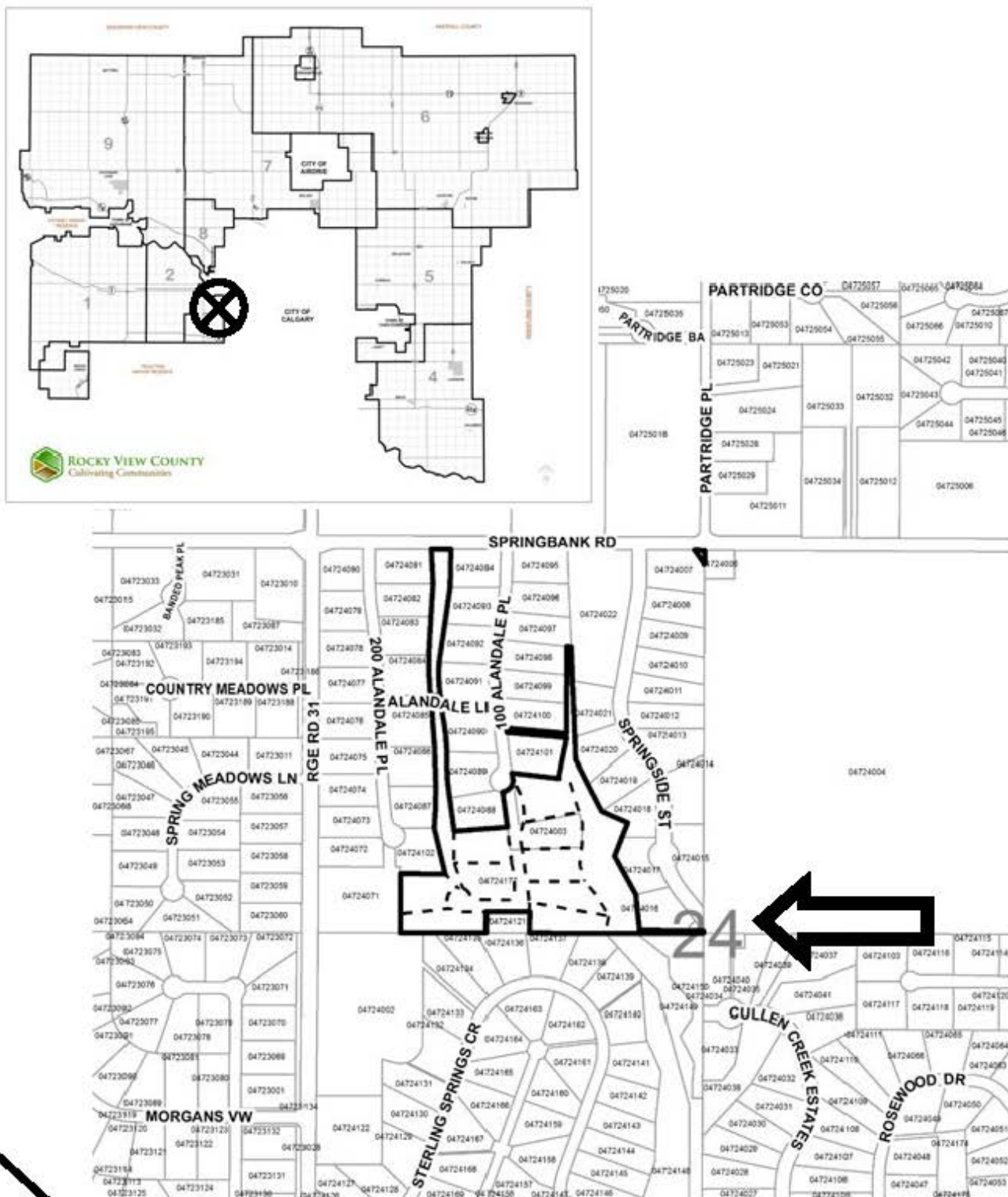
AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant is required to demonstrate that geotechnical developable area has been met for Lot 4 and 5.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The applicant has provided a TIA letter report prepared by WATT Consulting Group, dated May 11, 2018. The report concluded the impact of the proposed development on adjacent network is negligible and no offsite improvements are necessary to support the subdivision.</li> <li>As a condition of 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.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>As a condition of 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.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>Westridge Utilities, an Alberta Environment licensed piped water supplier has confirmed water supply to the Lazy H Estates 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.</li> <li>As a condition of subdivision, 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: <ul style="list-style-type: none"> <li>Documentation proving that water supply has been purchased for proposed 7 Lots;</li> <li>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.</li> </ul> </li> <li>As a condition of subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure.</li> <li>The applicant is proposing to construct hydrants as part of the development even though Westridge Utilities cannot</li> </ul>



AGENCY	COMMENTS
	<p>meet the service delivery as per the County Servicing Standards. ES has consulted with Fire Services on this issue and Fire Services recommendation is that hydrants be installed.</p> <p>It is recommended that the hydrants be clearly marked as non-standard in accordance with the Hydrant bylaw.</p> <p><b>Stormwater Management:</b></p> <ul style="list-style-type: none"> <li>• The Applicant has prepared a conceptual Stormwater Management Plan prepared by Jubilee Engineering, dated July 19, 2018. All the stormwater runoff from Lazy H Estates Subdivision will be managed by a new dry pond proposed to be constructed on the easterly portions of Lots 4 and 5.</li> <li>• As a condition of subdivision, the applicant is required to submit an updated Site Specific Stormwater Management Report for the proposed conceptual scheme area in accordance with the County Servicing Standards and the Springbank Master Drainage Plan.</li> <li>• As a condition of subdivision, the applicant will be required to enter into a Development Agreement for the stormwater infrastructure required as a result of the development as outlined in the final Site Specific Stormwater Management Plan. Registration of any required easements and utility right of ways is required as a condition of subdivision.</li> <li>• The stormwater management system is to be operated and maintained by the Condominium Corporation.</li> <li>• As a condition of subdivision, the applicant will be required to provide verification of registration from AEP for the proposed stormwater management system.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>○ No significant environmental sensitivities were identified in the Project Area. No wetlands, rare or sensitive vegetation species were observed during field investigations.</li> <li>○ 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.</li> </ul> </li> <li>• The report recommended that access to the margins of Hodgson Pond be restricted during critical periods of breeding and rearing of waterfowl and amphibians.</li> </ul>



AGENCY	COMMENTS
Transportation Services	No concern.
Capital Project Management	No concerns.
Utility Services	No concerns.
Circulation Period: February 5 – February 27, 2019	



LOCATION PLAN

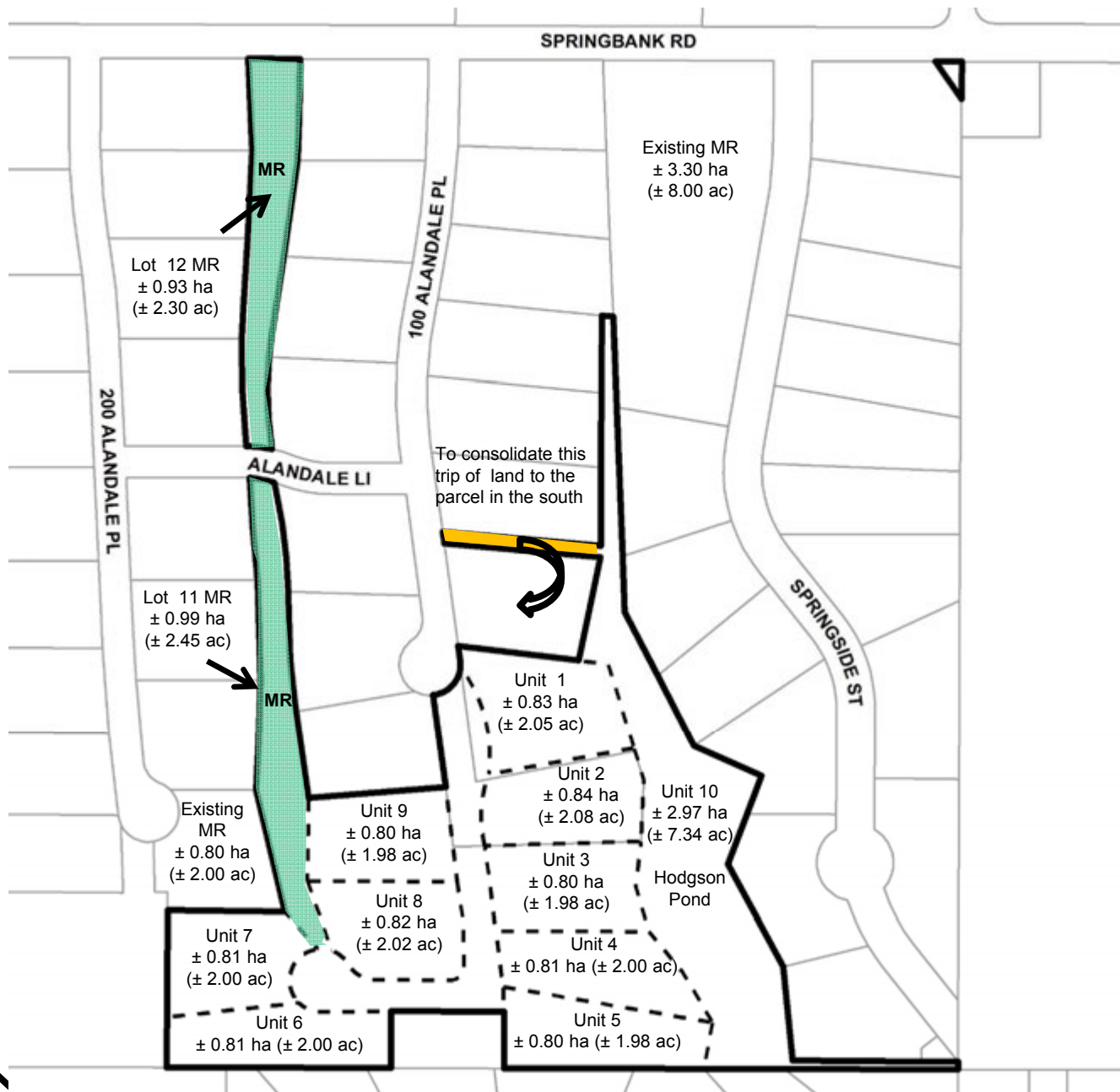
NW-24-24-03-W05M

Date: Jan 30, 2019

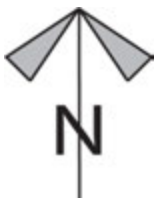
Division # 3

File: PL20190004 - 04724003/177/101

**Proposal:** To create a bareland condominium with nine  $\pm 0.81$  hectare (2.00 acre) residential lots (Units 1- 9), one  $\pm 2.97$  hectare ( $\pm 7.34$  acre) common property containing a pond (Unit 10), **one  $\pm 0.99$  hectare ( $\pm 2.45$  acre) MR (Lot 11), and one  $\pm 0.93$  hectare ( $\pm 2.30$  acre) MR (Lot 12).**



**TENTATIVE PLAN**



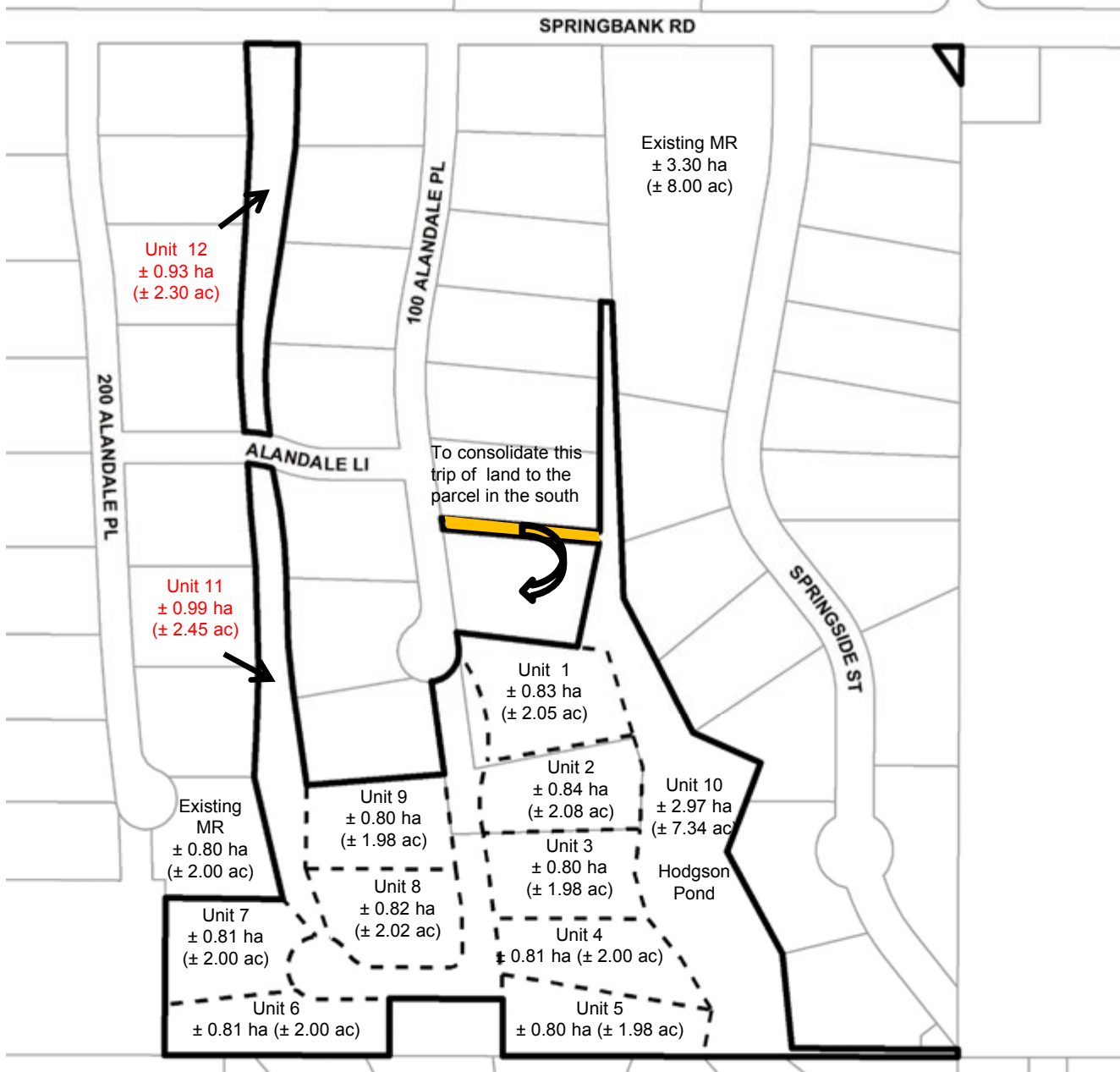
**NW-24-24-03-W05M**

Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101

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



**TENTATIVE PLAN**



**NW-24-24-03-W05M**

Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101



Adjacent Owners In Favor of HOA



NW-24-24-03-W05M

Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101

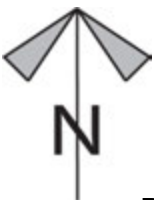




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2016*

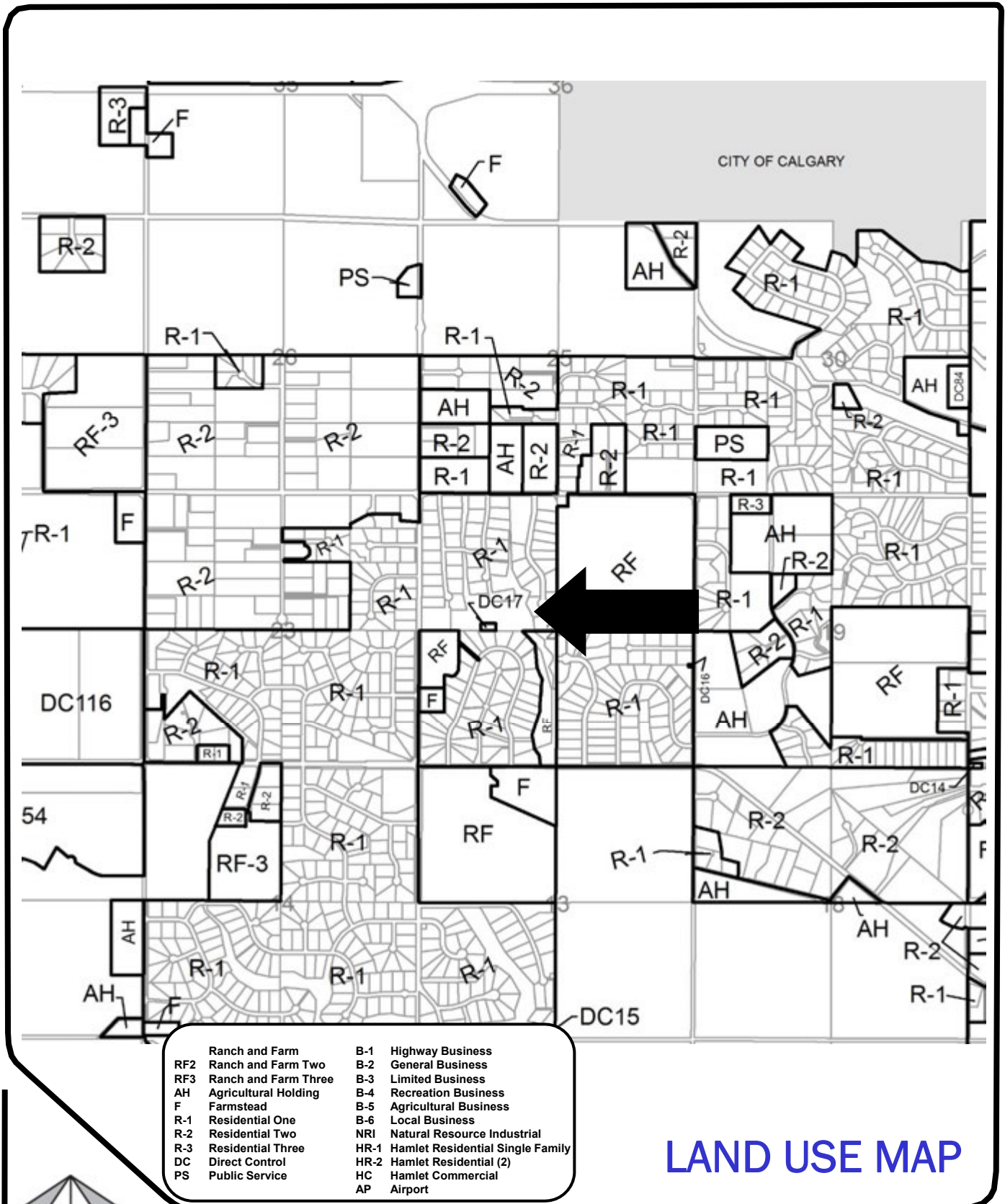


**NW-24-24-03-W05M**

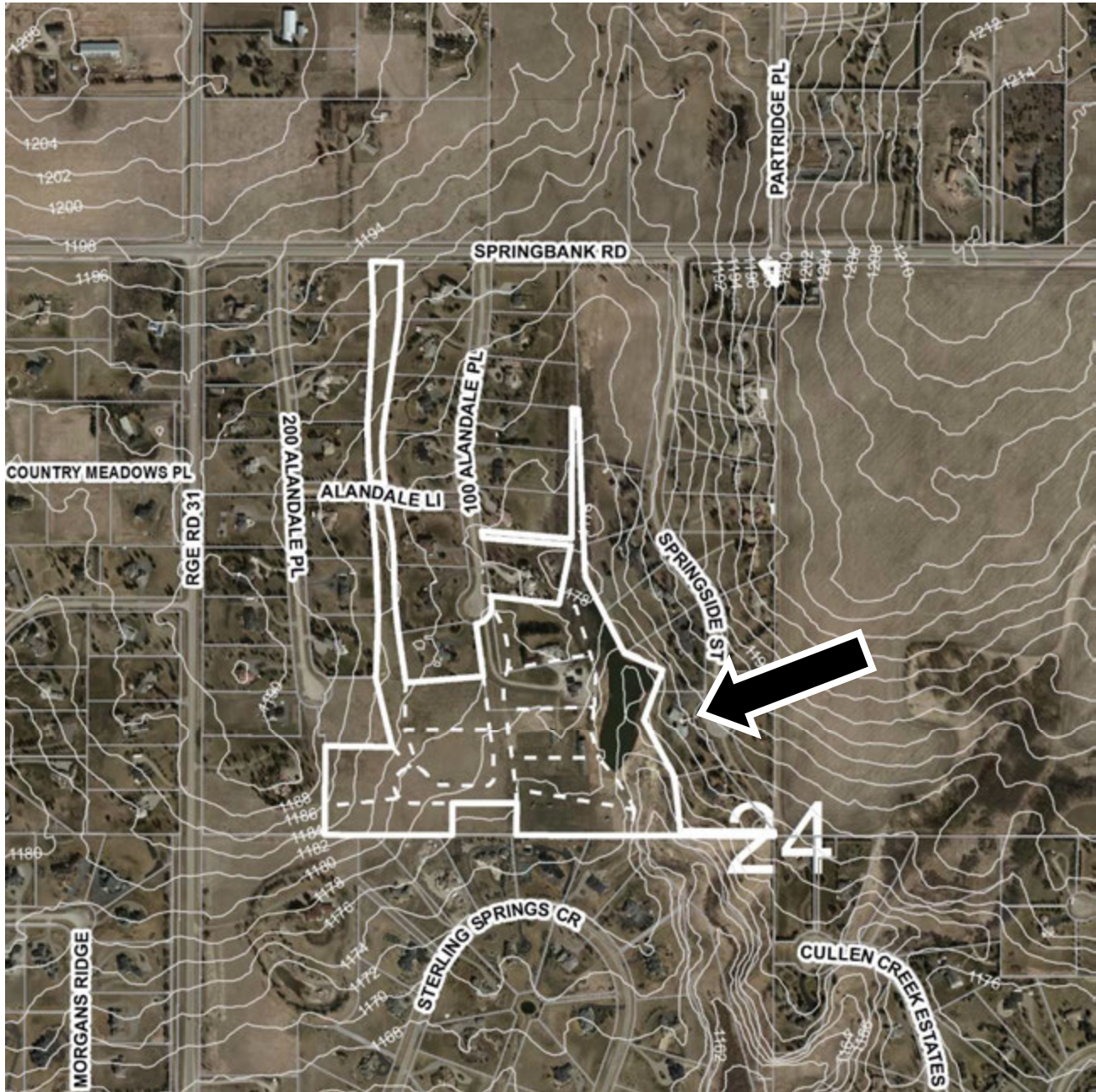
Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101







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*

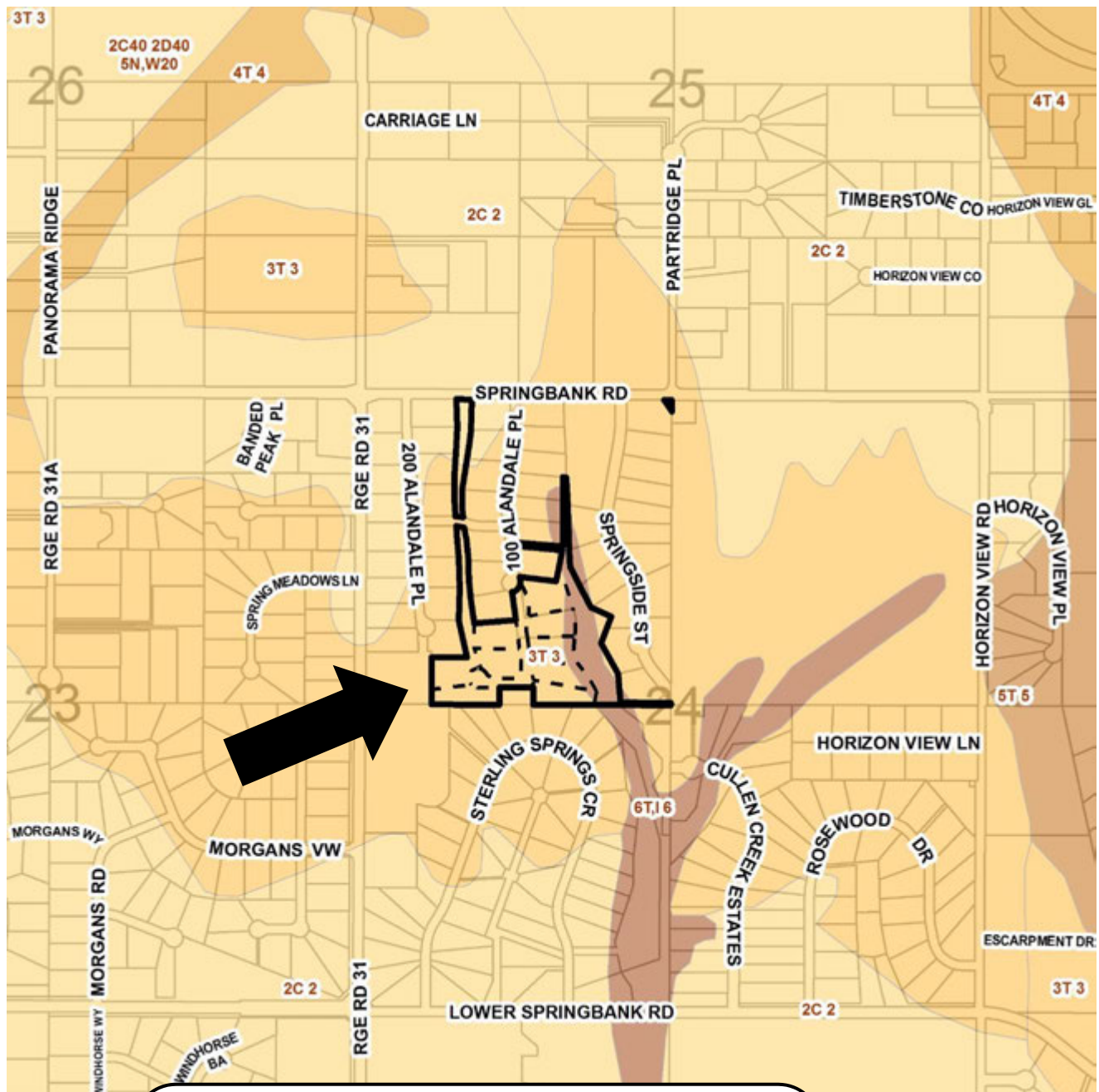


**NW-24-24-03-W05M**

Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101



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

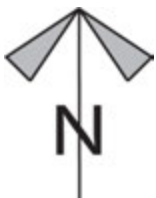
**CLI Class**

- 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**

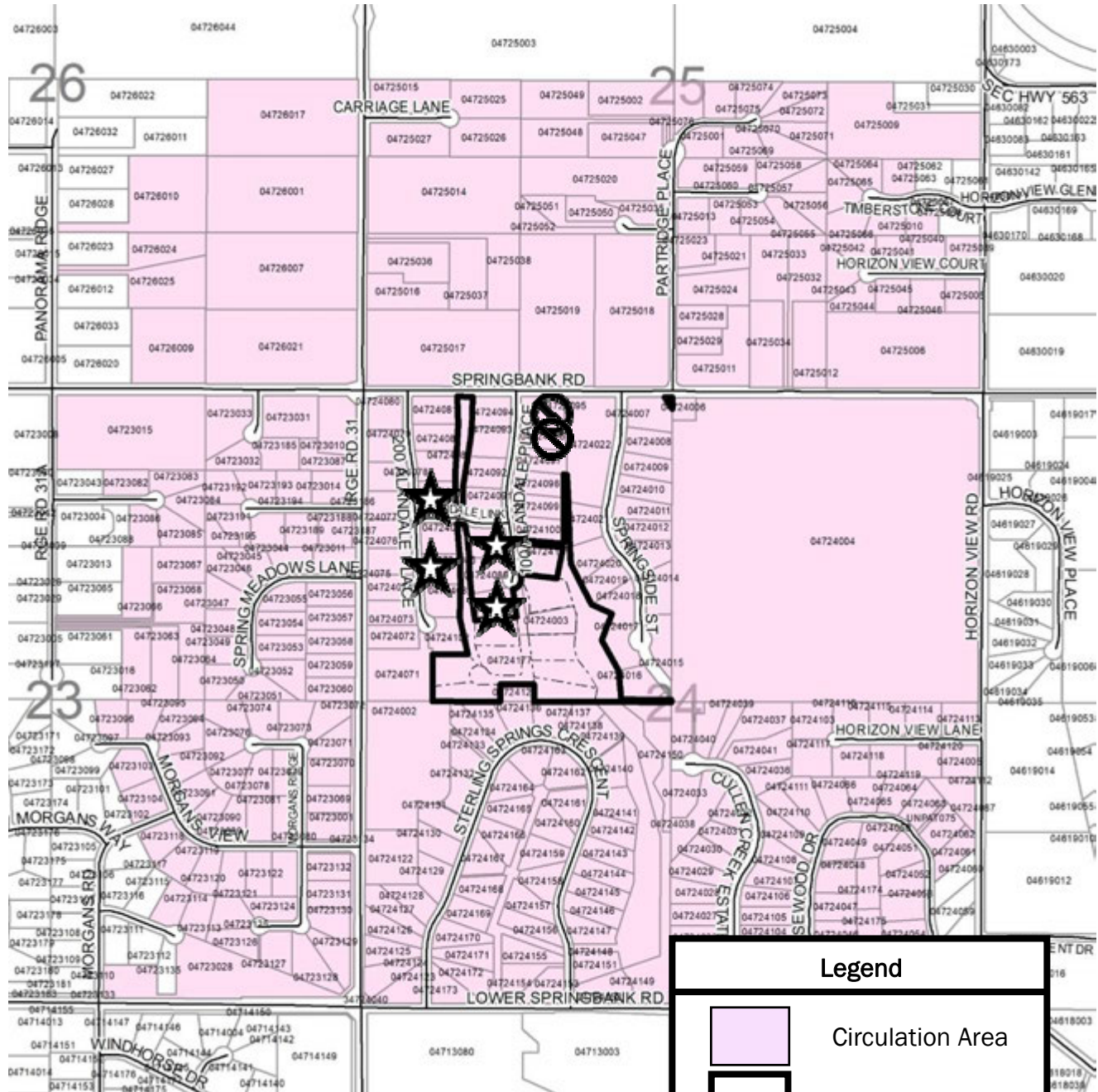
Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101



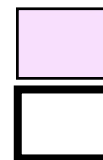
**AGENDA**  
**Page 131 of 229**



Letters in Opposition

Letters in Support

## Legend



Circulation Area

Subject Lands

## LANDOWNER CIRCULATION AREA

NW-24-24-03-W05M

Date: Jan 30, 2019

Division # 3

File: PL20190004 - 04724003/177/101

[REDACTED]

---

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

Dear Mr. Deng,

I received your name from Bo Wasileski. 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]



Ingrid Knight  
[REDACTED]

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.

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 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  
cc. [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca)  
[e.neilsen@rockyview.ca](mailto:e.neilsen@rockyview.ca)



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] [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, 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.

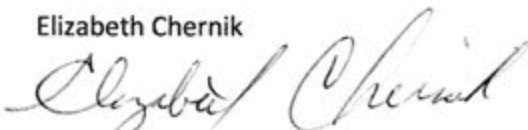
The Lazy H development is proposing a Municipal Reserve designation for Lots 11 and 12. We have concerns that this approach in isolation will not protect the green space as an unfenced, undeveloped area for the future. We have been told that Rockyview County can grant a long term licence of occupation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

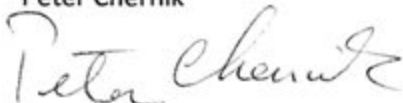
If this is possible, then we ask that this approach be approved by the Rockyview County Council. We suggest that Lot 11 be one agreement and Lot 12 be a separate agreement. Then we would be supportive of the Lazy H development proposal. If this cannot happen, then we believe that it is imperative that 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 at [REDACTED] [REDACTED] [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.

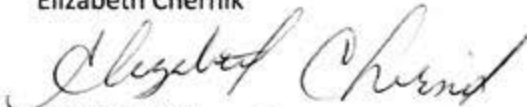
For example, if there is a need to tear up the ditches all the way from Springbank road to the Lazy H development to increase the size of the natural gas lines, then we would have a concern. Even if the systems are robust enough to handle 9 more residences, there is still the issue of how/where the Lazy 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 Rocky view 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.

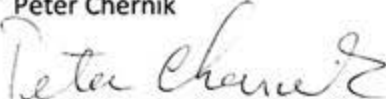
In summary, cooperation of Rockyview County, the Lazy H developer and Alandale residents would be to everyone's advantage.

Respectfully:

Elizabeth Chernik



Peter Chernik



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

Dear Sir

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

On Feb 7, 2018, at 10:32 AM, [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca) wrote:

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](mailto:xdeng@rockyview.ca) | [www.rockyview.ca](http://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:** Linda Lucey [REDACTED]  
**Sent:** Wednesday, February 07, 2018 10:18 AM  
**To:** Xin Deng  
**Cc:** Linda Lucey; Home Lucey([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

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

**Lori-Lee Turcotte**

---

**From:** Sharon Parker [REDACTED]  
**Sent:** Sunday, February 17, 2019 1:20 PM  
**To:** Xin Deng  
**Cc:** Highlander Parker  
**Subject:** OPPOSED to File number 04724177/003, Application number PL20190004

Attention Planning Services:

I am OPPOSED to the proposed development File number:04724177/003, and applicationPL20190004. I currently reside at [REDACTED] and see the number of houses serviced by our small road increased by 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]

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] in Alandale Estates. 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.

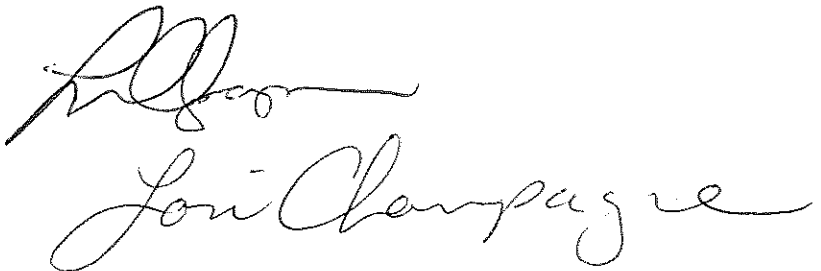
Without any formal agreement our neighbours and ourselves have maintained that portion of the greenspace which is adjacent to our individual houses. We have mowed the lawn, planted shrubs and trees and sprayed for noxious weeds. There has never been an instance where the greenspace was not maintained 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]  
[REDACTED]

Handwritten signature of Lori Champagne in cursive script.

February 26, 2019

To: Rocky View Council

File Number – 04724177/003

Application Number – PL2019-0004

Lazy H Development

Re: Safety Concerns around Construction

This is in response to the application received from Lazy H Developments. We own and reside at [REDACTED] which is at the end of the residential culdesac of 100 Alandale Place, bordering on the north side of the proposed development. The access to the development is down 100 Alandale Place to 131 Alandale place which 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.

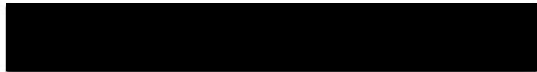
For the development we would like to confirm what the timeline for installation of the infrastructure within the project area, timeline for the construction of the units is, and is there work outside the project area that will may impact and inconvenience the existing residents such as installation of 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  $\pm 0.81$  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 and reside at [REDACTED] which is at the end of the residential culdesac of 100 Alandale Place, 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


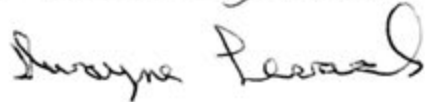
To: Rocky View Council

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)  
Address: [REDACTED]  
Phone Number: [REDACTED]  
Email: [REDACTED]

## PLANNING & DEVELOPMENT

---

**TO:** Subdivision Authority  
**DATE:** May 28, 2019 **DIVISION:** 1  
**FILE:** 05818002 **APPLICATION:** PL20180157  
**SUBJECT:** Subdivision Item – Agriculture

---

### **<sup>1</sup>POLICY DIRECTION:**

The proposal was evaluated in accordance with Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and the County's Municipal Development Plan. Administration determined that the application is compliant for the following reasons:

- The proposal is consistent with the requirements for a new or distinct agricultural application;
- The subject lands hold the appropriate land use designation; and
- All technical considerations are addressed through the conditions of subdivision approval.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to create a ± 16.19 hectare (± 40 acre) parcel with a ± 16.19 hectare (± 40 acre) remainder. The subject lands are located in an agricultural area of the County, surrounded by predominately unsubdivided quarter sections.

Lots 1 and 2 are proposed to be serviced by means of water well and private septic systems. The subject lands are without access, and rely on an existing private driveway that is approximately 1.5 km in length for access. The lands are party to an access easement agreement, but the agreement does not cover the entire access area. Therefore, in order to ensure access is maintained, a new access easement agreement and right-of-way plan is required.

Administration determined that the application complies with policy.

<b>PROPOSAL:</b> To create a ± 16.19 hectare (± 40.00 acre) parcel with a ± 16.19 hectare (± 40.00 acre) remainder.	<b>GENERAL LOCATION:</b> Located approximately 1.0 km (2/3 mile) north of Township Road 252, and approximately 0.5 km (1/3 mile) east of Range Road 50
<b>LEGAL DESCRIPTION:</b> NW-18-25-04-W05M	<b>GROSS AREA:</b> ± 32.37 hectares (± 80.00 acres)
<b>APPLICANT:</b> Korschuk Consulting <b>OWNER:</b> Lindsey and Joy West Eklund	<b>RESERVE STATUS:</b> Municipal Reserves are not applicable as per Section 663 of the <i>Municipal Government Act</i> .
<b>LAND USE DESIGNATION:</b> Ranch and Farm Three District (RF-3)	<b>LEVIES INFORMATION:</b> The Transportation Off-Site Levy is deferred in accordance with the TOL Bylaw.

---

### **<sup>1</sup>Administration Resources**

Paul Simon & Gurbir Nijjar, Planning & Development

<b>DATE APPLICATION RECEIVED:</b> December 14, 2018  <b>DATE DEEMED COMPLETE:</b> December 14, 2018	<b>APPEAL BOARD:</b> Subdivision and Development Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level 1 Private Sewage Treatment System Assessment Variation (May, 2018)</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (Bylaw C-7280-2013)</li> <li>Land Use Bylaw (Bylaw C-4841-97)</li> </ul>

### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 12 adjacent landowners. No letters were received in response. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

### **HISTORY:**

**December 11, 2018** Redesignation application PL20180099, to redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District was approved by Council.

### **TECHNICAL CONSIDERATIONS:**

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

a) Site's topography:

The topography of the site is rolling and slopes from west to east.

Conditions: None.

b) Site's soil characteristics:

The land contains Class 4 and 5 soil with severe and very severe limitations to crop production due to adverse topography and temperature factors.

Conditions: None.

c) Storm water collection and disposal:

Given the topography of the subject lands and the absence of any significant water features, there are no concerns with respect to storm water management.

Conditions: None.

d) Any potential for flooding, subsidence, or erosion of the land:

No concerns.

Conditions: None.

e) Accessibility to a road:

The subject lands are without direct access to a public road and classified as a parcel without access as per the Land Use Bylaw. The owner gains access using a private driveway that extends south to Township Road 252. There is an existing access easement agreement; however, this agreement does not cover the entire driveway area. Therefore, in accordance with the requirements



of the Subdivision and Development Regulation, the existing access easement agreement needs to be updated, or a new agreement needs to be registered.

Conditions: 2.

f) Water supply, sewage, and solid waste disposal:

The Owner submitted a Level 1 PSTS Assessment Variation, which indicates that the existing servicing systems meets setback requirements and operates correctly. Given the size of the parcels to be created, no further servicing information is required.

Conditions: None.

g) The use of the land in the vicinity of the site:

The subject land is surrounded by agricultural parcels in the area. The proposed parcel size is compatible with adjacent lands.

Conditions: None

h) Other matters:

*Municipal Reserves*

In accordance with Section 663 of the *Municipal Government Act*, reserves are not required for lands greater than 16.0 hectares and are used for agricultural purposes. Because of this, there is no need to register a Deferred Reserve Caveat.

*Transportation Off-Site Levy*

The Transportation Off-Site Levy is deferred in accordance with County policy.

Conditions: None.

*Land Use Bylaw C-4841-97*

The subject land holds the appropriate land use, and the proposed subdivision would result in lots that comply with the minimum parcel size for the Ranch and Farm Three district. The proposal complies with the purpose and intent of this district to provide for agricultural development.

**CONCLUSION:**

The proposal was evaluated in accordance with Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and the County's Municipal Development Plan. Administration determined that the application was non-compliant for the following reasons:

- The proposal is consistent with the requirements for a new or distinct agricultural application;
- The subject lands hold the appropriate land use designation; and
- All technical considerations are addressed through the conditions of subdivision approval.

**OPTIONS:**

Option #1: THAT Subdivision Application PL20180157 be approved with the conditions noted in Appendix A.





Option #2: THAT Subdivision Application PL20180157 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

---

Acting Executive Director  
Community Development Services  
PS/llt

---

Chief Administrative Officer

**APPENDICES:**

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

## APPENDIX A: APPROVAL CONDITIONS

- A. Should the Subdivision Authority with to approve the application to create a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) parcel with a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) remainder within NW-18-25-04-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

### *Plan of Subdivision*

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

### *Transportation and Access*

- 2) In order to provide access to Lots 1 & 2, the Owner shall:
  - a) Provide a new access easement agreement and right-of-way plan; or
  - b) Amend the existing access easement agreement (instrument # 141 214 626) and provide a right-of-way plan.

### *Utility Easements*

- 3) Utility easements, agreements, and right-of-way plans are to be registered separately or concurrently with the Plan of Survey, to the satisfaction of FortisAlberta.

### *Payments and Levies*

- 4) The Applicant/Owner shall pay the County subdivision endorsement fee in accordance with the Master Rates Bylaw for the creation of one (1) new Lot.

### *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 Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i><b>School Authority</b></i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i><b>Province of Alberta</b></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	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information provided.
<i><b>Public Utility</b></i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	Easements are required for this development. FortisAlberta will contact the developer to initiate the process of securing an easement for the proposed subdivision. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify once these steps have been completed and confirm to you that FortisAlberta no longer has any concerns with approval of this subdivision.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i><b>Other External Agencies</b></i>	
EnCana Corporation	No comments received.

AGENCY	COMMENTS
TransCanada Pipelines	<p>TransCanada Pipelines Limited has received notice of application on January 9, 2019 for the proposed subdivision of the East half of NW-18-25-04-W05M in Rocky View County, into two ± 40 acre parcels.</p> <p>TransCanada Corporation has reviewed the application and comments specific to this application re provided on the following page. General guidelines for development on or near TransCanada Corporations pipelines are also identified on the following page.</p> <p>Please refer to the attached Work Safety booklet for guidance on development near TCPLs pipelines and facilities. A map of the conceptual alignment is also attached showing the approximate alignment in relation to the application.</p> <p>As per requirements of the National Energy Board, additional developments within 200 m of TCPL infrastructure with potential new residents, employees, structures, and crossing could potentially warrant pipeline remediation. Consultation between TransCanada Corporation and the applicant prior to development will assist both parties in determining the best course of action to proceed with potential remediation and development.</p> <p>The application is within 200 m of TransCanada corporation pipeline infrastructure and partially within the 750 m buffer. However, there are no significant concerns with the proposed development. Should a crossing and/or road upgrade be required, please refer to the General Crossing Requirements below.</p> <p><i>*Note: The full circulation with supporting guidelines was sent to the Applicant.</i></p>
<b><i>Rocky View County</i></b> <b><i>Boards and Committees</i></b>	
ASB Farm Members and Agricultural Fieldman	No comments received.
Rocky View Recreation Board (All)	As Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act, the Ranch lands Recreation Board has no comments.
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	Pursuant to Section 663 of the Municipal Government Act; the Parks office of the Recreation, Parks and Community Support department has no concerns with this subdivision (new or distinct agricultural use) application.

AGENCY	COMMENTS
Development Authority	No comments received.
Agriculture & Environmental Services	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No comments at this time.
Enforcement Services	Enforcement has no recommendations at this time.
Planning & Development – (Engineering)	<p data-bbox="618 732 727 764"><b>General</b></p> <ul data-bbox="618 785 1446 932" style="list-style-type: none"> <li data-bbox="618 785 1446 890">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li data-bbox="618 911 971 932">• Parcel size is 80 acres.</li> </ul> <p data-bbox="618 953 1195 984"><b>Geotechnical</b> - Section 300.0 requirements:</p> <ul data-bbox="618 1005 1446 1457" style="list-style-type: none"> <li data-bbox="618 1005 1446 1205">• County GIS contour data indicates that there are slopes of approximately 19% on the west of the subject lands. Given the proposed parcels are each 40 acres in size, there is sufficient area that can developed without disturbing the steep slopes. Therefore, a Slope Stability Assessment is not required at this time.</li> <li data-bbox="618 1226 1446 1457">• If a future building permit application identifies a dwelling located within the steep slopes (within the slope setbacks prescribed by Land Use Bylaw section 34), this would trigger the requirement for a development permit to be issued before building permits can be issued. This would allow the County to require further geotechnical investigation as required.</li> </ul> <p data-bbox="618 1478 1216 1509"><b>Transportation</b> - Section 400.0 requirements:</p> <ul data-bbox="618 1530 1446 1890" style="list-style-type: none"> <li data-bbox="618 1530 1446 1667">• The subject lands do not have access to the County standard road, nor do they front any undeveloped road allowances. The nearest roads to the subject lands are Township Road 252 (paved) and Range Road 50 (gravel).</li> <li data-bbox="618 1688 1446 1890">• Currently access to the subject lands is through neighboring properties via an Access Easement Agreement registered on title (Instrument 141 214 626).           <ul data-bbox="760 1793 1446 1890" style="list-style-type: none"> <li data-bbox="760 1793 1446 1890">○ Rather than referencing a registered plan, this easement agreement is descriptive, and the easement area is defined as: “the most southerly</li> </ul> </li> </ul>

AGENCY	COMMENTS
	<p>20 metres of the westerly 20 metres of the NE-18-25-04-W05M; and the most westerly 20 metres of the SE-18-25-04-W05M.”</p> <ul style="list-style-type: none"> <li>○ It is noted that this descriptive easement area does not cover the entire area that is currently being used for access to the subject lands. Therefore, this agreement should be amended if the current driveway access is continued to be used.</li> <li>• The subject lands are landlocked and direct road access cannot be provided without lands from the south or west being dedicated to the County as road allowance, or being consolidated into the subject lands to provide panhandle access. It is noted that the owner of the subject lands also owns the parcel to the south (SW-18-25-04-W05M, Roll 05818005) which has direct access to Township Road 252.</li> <li>• As a condition of future subdivision, the applicant shall provide a new Access Easement Agreement and Access Right-of-Way Plan to be registered on title of all affected parcels.             <ul style="list-style-type: none"> <li>▪ This would allow for creation of an additional parcel which is landlocked.</li> </ul> </li> <li>• As the applicant is proposing to subdivide an RF3 parcel which will create parcels greater than 9.88 acres in size, Transportation Offsite Levy shall be deferred at this time.</li> </ul> <p><b>Sanitary/Waste Water</b> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li>• In accordance with County Policy 411, as both proposed parcels are greater than 30 acres in size, proof of servicing is not required.</li> <li>• The application included a Level 1 PSTS Assessment Variation, which indicates that the existing system meets setback requirements and operates correctly.</li> <li>• ES has no requirements at this time.</li> </ul> <p><b>Water Supply And Waterworks</b> - Section 600.0 &amp; 800.0 requirements:</p> <ul style="list-style-type: none"> <li>• In accordance with County Policy 411, as both proposed parcels are greater than 30 acres in size, proof of servicing is not required.</li> <li>• ES has no requirements at this time.</li> </ul> <p><b>Storm Water Management</b> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> <li>• ES has no requirements at this time.</li> </ul>

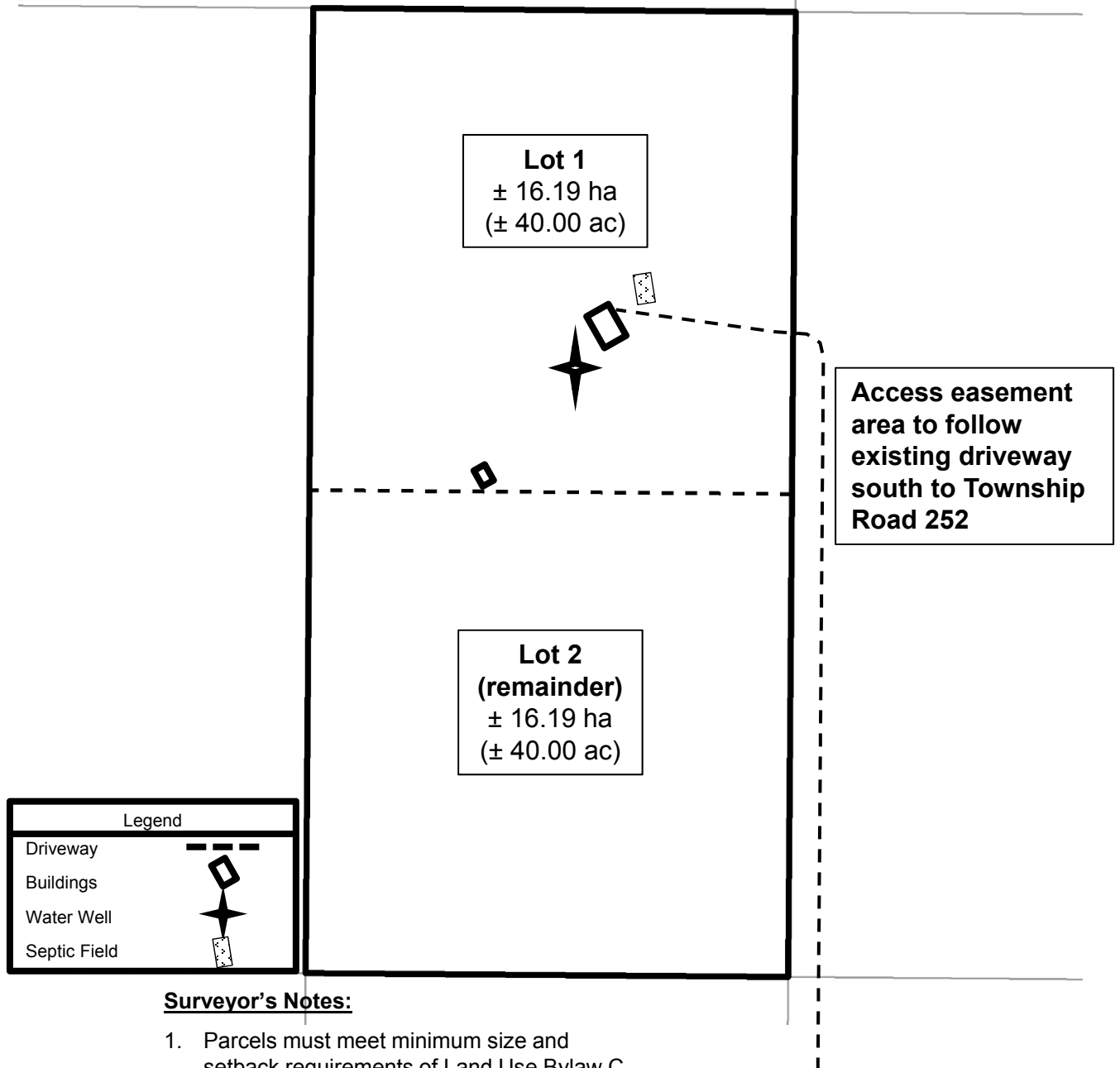
AGENCY	COMMENTS
	<b>Environmental</b> – Section 900.0 requirements: <ul style="list-style-type: none"> <li>County GIS does not identify any wetlands or riparian areas on the subject lands.</li> <li>Engineering has no requirements at this time.</li> <li>Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.</li> </ul>
Utility Services	No concerns.
Capital Project Management	No concerns.
Transportation Services	Applicant to confirm how he intends to access the two parcels. <i>Note: Access is to be obtained via amendment to access easement agreement</i>
Solid Waste & Recycling	No comments received.
Circulation date: January 9, 2019 – January 30, 2019	





**Date:** 13-May-19      **Division #** 1      **File:** 05818002

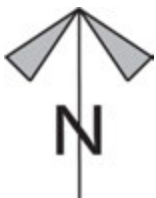
**Subdivision Proposal:** To create a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) parcel with a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) remainder.



**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 this subdivision may result in one non-conforming building.

**TENTATIVE PLAN**

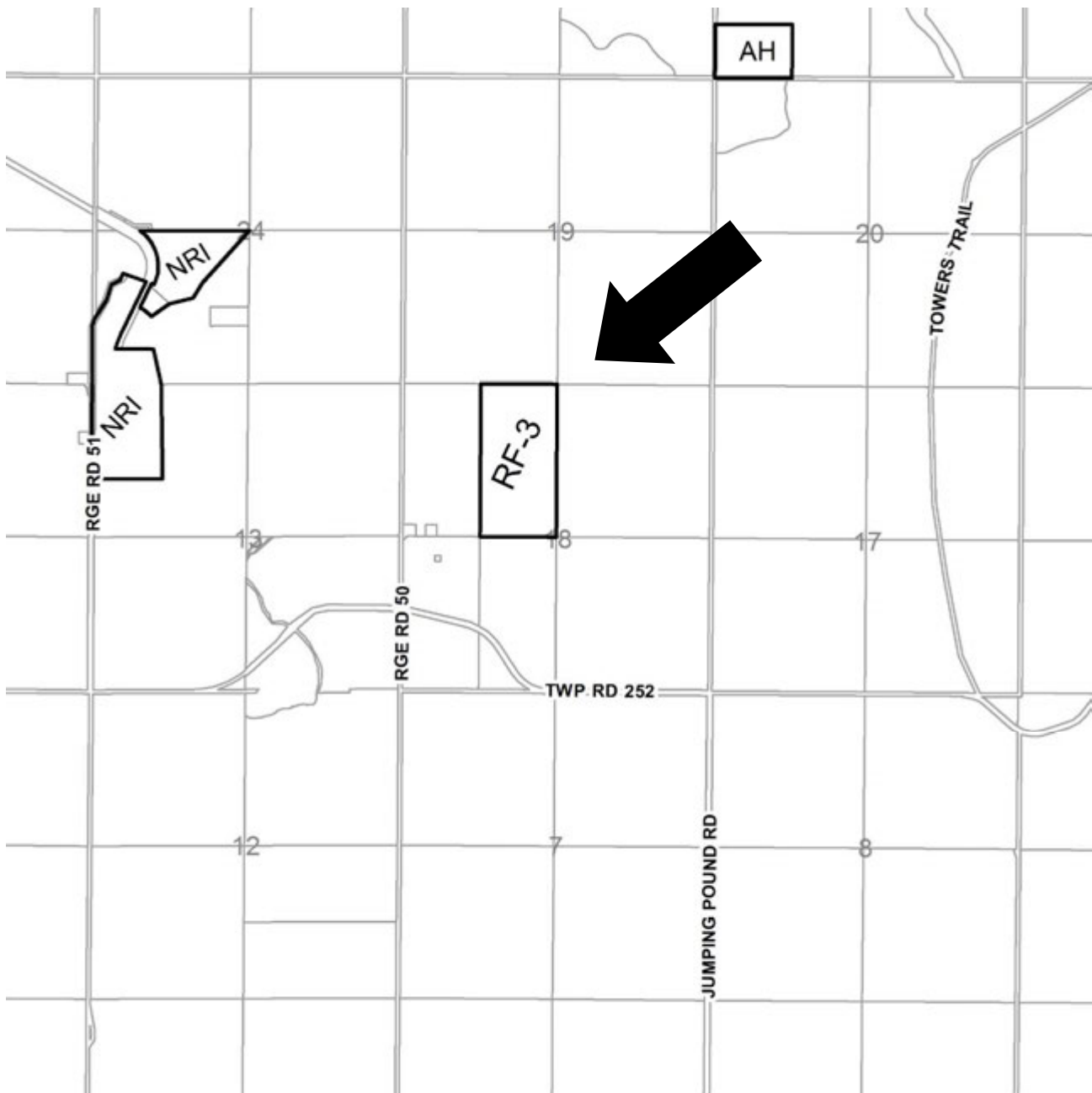


**NW-18-25-04-W05M**

Date: 13-May-19

Division # 1

File: 05818002



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

## LAND USE MAP

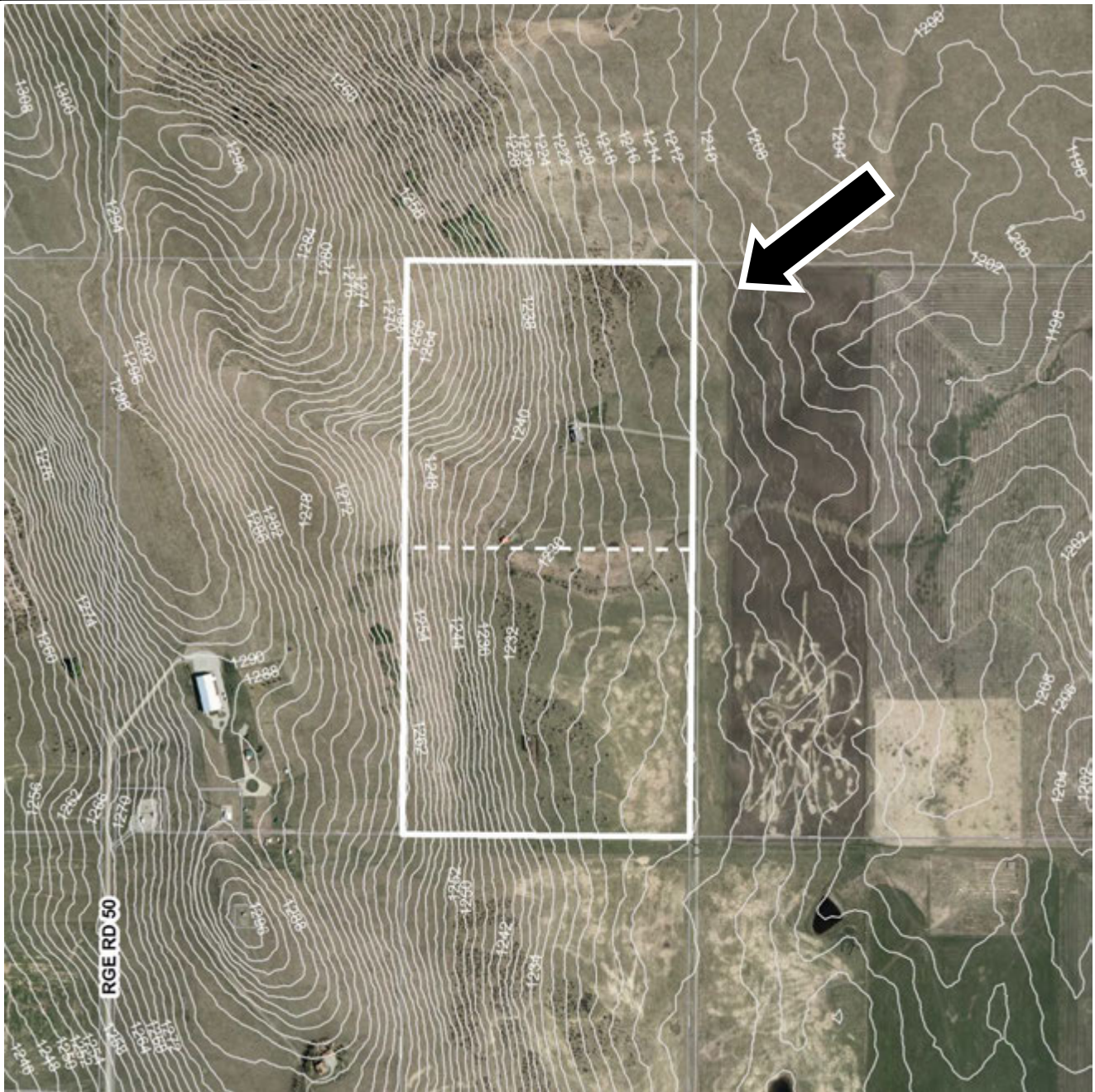


**NW-18-25-04-W05M**

Date: 13-May-19

Division # 1

File: 05818002



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-18-25-04-W05M**

Date: 13-May-19

Division # 1

File: 05818002





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

**AIR PHOTO**

*Spring 2018*

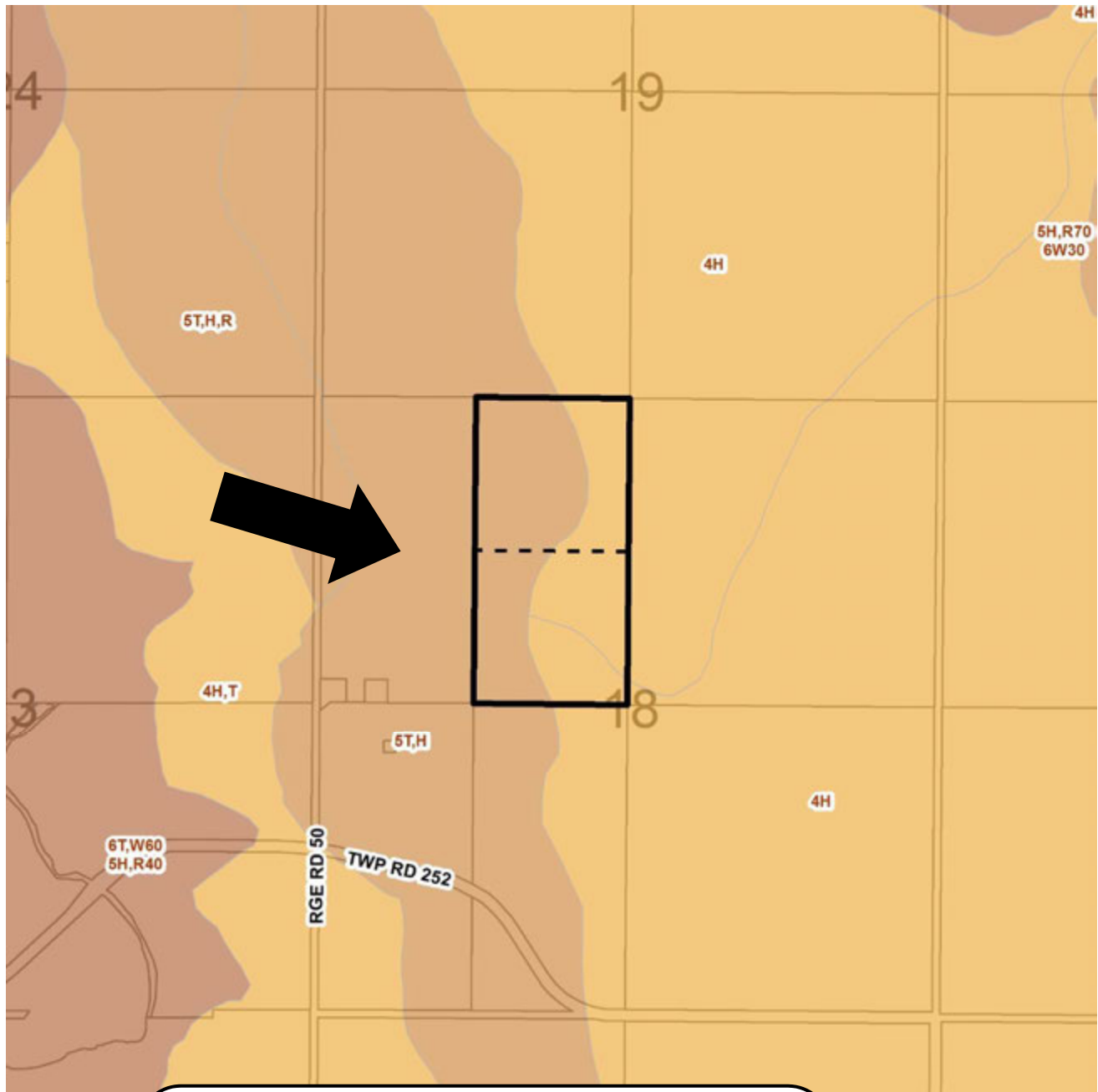


**NW-18-25-04-W05M**

Date: 13-May-19

Division # 1

File: 05818002



**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**



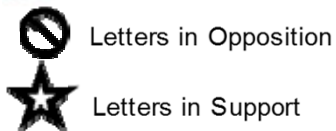
**NW-18-25-04-W05M**

Date: 13-May-19

Division # 1

File: 05818002

**AGENDA**  
**Page 167 of 229**



**Date:** 13-May-19      **Division #** 1      **File:** 05818002



## PLANNING & DEVELOPMENT

<b>TO:</b>	Subdivision Authority		
<b>DATE:</b>	May 28, 2019	<b>DIVISION:</b>	4
<b>FILE:</b>	03214001 / 03214009	<b>APPLICATION:</b>	PL20180132
<b>SUBJECT:</b>	Subdivision Item - Settlers Green Conceptual Scheme - Hamlet Residential Three District (HR-3)		

### POLICY DIRECTION:

The application was evaluated against Section 12 of the Subdivision and Development Regulations, the Langdon Area Structure Plan (LASP), and the Settlers Green Conceptual Scheme (SGCS), and is compliant for the following reasons:

- The proposal is consistent with the redesignation application and the Settlers Green Conceptual Scheme;
- The proposed infrastructure and servicing meet the County Servicing Standards and Langdon Area Structure Plan; and
- All technical considerations can be addressed through the conditions of subdivision.

### EXECUTIVE SUMMARY:

The purpose of this application is to implement Phase 1A, 1B, 2A, and 2B of the Settlers Green Conceptual Scheme to create 226 lots (single -family) ranging from  $\pm 0.06$  ha (0.15 ac) to  $\pm 0.11$  ha (0.28 ac), five municipal reserve lots (MR), one environmental reserve lot (ER), two public utility lots (PUL) and two remainder lots.

The Development is guided by the Settlers Green Conceptual Scheme, which affects the northern portion of SE-14-23-27-W4M. The lands are designated Hamlet Residential Three District (HR-3) which provides for a comprehensively planned single-family residential community. The development would include a centrally located water feature (public utility lot), interconnected pathways, and a large open space adjacent to the Boulder Creek Golf Course. The southern portion of the plan area including the Hamlet Residential Four District (South West corner) and future Commercial / Industrial area (South East corner) is expected to develop under a separate application.

The proposed subdivision would be serviced by piped water (Langdon Waterworks Ltd.) and waste water services (Langdon Wastewater Treatment Facility). Storm water would be collected in a centrally located pond (public utility lot) and directed northwards to Weed Lake. The development would be accessed by Township Road 232 and an undeveloped road allowance of Range Road 271. These roads would be required to be upgraded as conditions of subdivision.

Administration has reviewed the application and has determined the application meets policy.

**PROPOSAL:** To implement Phase 1A, 1B, 2A, 2B of the Settlers Green Conceptual Scheme to create 227 lots (single family) ranging from  $\pm 0.06$  ha (0.15 ac) to  $\pm 0.11$  ha (0.28 ac), five municipal reserve lots (MR), one environmental reserve lot (ER), two public utility lots (PUL) and two remainder lots.

**GENERAL LOCATION:** Located within the Langdon Area Structure Plan,  $\frac{1}{2}$  mile east of Centre Street and on the north side of Township Road 232

### <sup>1</sup> Administration Resources

Jamie Kirychuk and Gurbir Nijjar, Planning & Development

<b>LEGAL DESCRIPTION:</b> SE-14-23-27-W04M & Lot 1 Plan 9210066	<b>GROSS AREA:</b> ± 64.70 hectares (± 160.00 acres)
<b>APPLICANT:</b> Greencor Developments Inc. <b>OWNER:</b> Metro Allied Land Development Ltd. & Concord Coastal Financial Group Inc.	<b>RESERVE STATUS:</b> Municipal Reserves outstanding comprise 10% of the parent parcel.
<b>LAND USE DESIGNATION:</b> Ranch and Farm District, Hamlet Residential Three District and Hamlet Residential Four District	<b>LEVIES INFORMATION:</b> The Waste Water, Storm Water Off-Site, and Transportation Off-Site Levy are applicable in this case.
<b>DATE SUBDIVISION APPLICATION RECEIVED:</b> November 7, 2018 <b>DATE DEEMED COMPLETE:</b> April 8, 2019	<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Geotechnical Investigation (September, 2010)</li> <li>• Historical Resource Overview (February, 2017)</li> <li>• Wetland Assessment and Impact Report (April 2017)</li> <li>• Traffic Impact Assessment (April, 2017)</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>• Langdon Area Structure Plan</li> <li>• Settlers Green Conceptual Scheme</li> </ul>

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 564 adjacent landowners, from whom no letters in response were received. The application was also circulated to a number of internal and external agencies, the responses from which are available in Appendix 'B'.

#### **HISTORY:**

**February 27, 2018** Council adopted the Settlers Green Conceptual Scheme and redesignated a portion of the subject lands from Agricultural Holdings District and Ranch Farm District to Hamlet Residential Three District and Hamlet Residential Four District.

#### **TECHNICAL CONSIDERATIONS:**

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography:

The development area is characterized by relatively flat to gently rolling topography. The lands are mostly undeveloped and are used for crop cultivation, with the exception of a small farmstead with associated accessory buildings located in the southwest corner.

Conditions: None.

b) The site's soil characteristics:

The land contains Class 2 and 3 soils with light and moderate limitations for crop operation due to temperature, low moisture holding, low permeability, adverse texture, excessive wetness/poor drainage, and high salinity.

Conditions: None

c) Stormwater collection and disposal:

The proposed storm water management strategy consists of a storm water pond through the central portion of the Plan Area with an outlet at the eastern boundary of the pond. Storm water would then be conveyed northwards to Weed Lake via an underground pipe within the undeveloped road allowance of Range Road 271 to new drainage ditches (BC2 and BC3) into Weed Lake. The proposed drainage ditches have been identified in the Langdon Comprehensive Stormwater Review and the updated Storm Water Offsite Levy Bylaw (yet to be adopted).

As conditions of subdivision, the Applicant would be required to provide an updated Stormwater Management Plan, enter into a Development Agreement for the construction of storm water infrastructure, provide an Erosion and Sediment Control Plan, and provide payment of the Stormwater Off-Site Levy for the gross area of each phase. The estimated levy payment owed at the time of subdivision is:

Phase 1A: 50.6 acres x \$5,488/acre = \$277,600

Phase 1B: 13 acres x \$5,488/acre = \$71,344

Phase 2A: 13.6 acres x \$5,488/acre = \$74,640

Phase 2B: 12.4 acres x \$5,488/acre = \$68,050

Conditions:

Phase 1A – 2, 3, 11, 14

Phase 1B – 3, 4, 11, 14

Phase 2A – 3, 4, 11, 14

Phase 2B – 3, 4, 11, 14

d) Any potential for flooding, subsidence, or erosion of the land:

At the Conceptual Scheme stage, The Applicant provided a Geotechnical Investigation for the proposed development. The investigation concluded that the subject lands have generally favorable soil and groundwater conditions to support the proposed development given that the recommendations of the report are followed and incorporated into the future designs. As well as provide an updated Geotechnical Investigation Report, including implementation and review of a groundwater measurement program.

As a condition of subdivision, The Applicant would be required to submit Water Act approvals from Alberta Environment and Parks for the disturbance and loss to the onsite wetland areas prior to entering into any Development Agreement with the County.

Conditions:

Phase 1A – 21, 22

Phase 1B – 19, 20

Phase 2A – 18, 19

Phase 2B – 18, 19

e) Accessibility to a road:

The subject lands would be accessed by Township Road 232 (gravel) and an undeveloped road allowance (Range Road 271). Township Road 232 would provide access from Centre Street into the Plan Area, while the undeveloped road allowance (Range Road 271) would provide secondary access to Dead Horse Road. Both roads are required to be upgraded as conditions of subdivisions throughout each phase.

The internal road layout would include three avenues, which are expected to provide east-west traffic flow, and north-south streets are proposed to connect the avenues. Internal roads within the Plan Area would be paved to County standards and designed with rolled curbs and gutters, and a sidewalk on one side. Collector roads within the proposed development would have sidewalks on both sides.

At the Conceptual Scheme stage, the Applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated February 22, 2012. The TIA considered off-site impacts to the road network and key intersections, based on the growth of background traffic as well as with the addition of the proposed development. The TIA also made various recommendations for upgrades to offsite roads and key intersections at various horizon years based on the build out of the development.

As a condition of subdivision, the Applicant would be required to submit an updated TIA, assessing the impacts of each proposed phase on the municipal and provincial road network. If the TIA recommends offsite improvements, the Applicant would be required to implement the identified improvements under a Development Agreement with the County. The TIA would be circulated to Alberta Transportation for their review and comment as there could be impacts to the intersection of Highway 560 & Highway 79. The Applicant may also be required to pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development as a condition of subdivision.

#### *Transportation Off-site Levy*

As a condition of subdivision, the Applicant would be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 for the total gross area of each phase. The estimated levy payment owed at time of subdivision endorsement is:

Phase 1A – Base (\$4,595/ac x 50.6 ac) + Special Area 7 (\$884/ac x 50.6 ac) = \$277,292

Phase 1B – Base (\$4,595/ac x 13.0 ac) + Special Area 7 (\$884/ac x 13.0 ac) = \$71,595

Phase 2A – Base (\$4,595/ac x 13.6 ac) + Special Area 7 (\$884/ac x 13.6 ac) = \$74,460

Phase 2B – Base (\$4,595/ac x 12.4 ac) + Special Area 7 (\$884/ac x 12.4 ac) = \$68,104

Conditions:

Phase 1A – 2, 4, 13, 18

Phase 1B – 3, 5, 13, 17

Phase 2A – 3, 5, 13, 16

Phase 2B – 3, 5, 13, 16

#### f) Water supply, sewage, and solid waste disposal:

##### *Water*

Potable water for the development would be provided from Langdon Waterworks Ltd., a private water supplier providing water services to the Hamlet of Langdon. The Applicant has provided a letter from Landon Waterworks dated April 18, 2019 indicating their ability to service Phase I of the development with the current infrastructure in place. As a condition of subdivision, the Applicant would be required to provide confirmation of tie-in to Langdon Water Works Ltd.

Additionally, the Applicant would be required to provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.

### *Wastewater*

Wastewater servicing for the development would require the construction of a new sanitary lift station that would convey waste water to the existing East Rocky View Wastewater Transmission Line. As a condition of subdivision, the Applicant would be required to provide a Wastewater Lift Station Design Report including technical and design considerations, pump sizing rationale, metering information and data transmission, infrastructure improvement plan based on the future building of the development, lifecycle costs, and operating and maintenance costs.

The Applicant would be required to provide payment of the Wastewater Off-Site Levy in accordance with the County Bylaw C-7273-2013, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Main. The estimated levy owed at time of subdivision endorsement is:

Phase 1A – 77 lots @ 0.855m<sup>3</sup> per lot = 65.8m<sup>3</sup> = (\$13,685.67 + \$472.80) x 65.8m<sup>3</sup> = \$932,123

Phase 1B – 51 lots @ 0.855m<sup>3</sup> per lot = 43.6m<sup>3</sup> = (\$13,685.67 + \$472.80) x 43.6m<sup>3</sup> = \$617,380

Phase 2A – 53 lots @ 0.855m<sup>3</sup> per lot = 45.3m<sup>3</sup> = (\$13,685.67 + \$472.80) x 45.3m<sup>3</sup> = \$641,591

Phase 2B – 53 lots @ 0.855m<sup>3</sup> per lot = 45.3m<sup>3</sup> = (\$13,685.67 + \$472.80) x 45.3m<sup>3</sup> = \$641,591

The County will assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

Conditions:

Phase 1A – 2, 6, 7, 9, 15

Phase 1B – 3, 7, 9, 15

Phase 2A – 3, 7, 9, 15

Phase 2B – 3, 7, 9, 15

g) The use of the land in the vicinity of the site:

The surrounding area is primarily undeveloped agricultural lands, with the exception of the Boulder Creek Golf Course and residential area to the north. Lands to the south and east are primarily agricultural with significant wetlands. To the west is a future development intended to support connections to roads, pathways, storm water, utilities, and land use compatibility (another mixed use quarter).

Conditions: None

h) Other matters:

#### *Municipal & Environmental Reserve*

Table 2 of The Settlers Green Conceptual Scheme indicates approximately 5.83 ha (14.40 ac) of land would be dedicated as municipal reserve and 1.05 ha (2.59 ac) as environmental reserve. This equates to a total of 6.88 ha (16.99) accounting for 10.6% of the total gross area. The majority of the lands dedicated would be used for open space and pathway connectivity throughout the development. The proposed subdivision is consistent with the approved conceptual scheme.

### *Phasing*

The Phasing Plan provided with the proposed development contemplates four phases across the northern portion of the plan area accounting for 234 lots over 36.309 ha.

#### Phasing Plan Table:

Phase	1A	1B	2A	2B
Number of Lots	77	51	53	53
Area (ha)	20.484	5.289	5.502	5.034

The Phasing Plan provided with the subdivision application differs from what was approved within the conceptual scheme in relation to the number of overall phases. The conceptual scheme indicates the lands would develop in three phases as opposed to four (as shown). As the total numbers of lots remain the same, the intent of subdivision is upheld and Administration has no further concerns.

Prior to the endorsement and registration of a phase (except Phase 1A), the survey plan for the precluding phase must be registered and titles issued.

### *Open Space and Pathways*

The Settler's Green Conceptual Scheme provides for linear pathways providing interconnectivity throughout the development and open space adjacent to the Boulder Creek Golf Course. A looped pathway would be constructed around the main water feature (Public Utility Lot) in the central portion of the plan area. Future connections are also identified for the existing pathway on Dead Horse Road, and an east / west pathway along Township Road 232. As a condition of subdivision, the Applicant would be required to submit an Open Space Plan, including landscaping and pedestrian bridges in accordance with the approved conceptual scheme.

### *Architectural Controls*

As a condition of subdivision, the Applicant would be required to submit Architectural and Design Guidelines in accordance with Section 8.6 a), b) of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.

### *Solid Waste*

The proposed development would tie into the existing curb side program provided in the Hamlet.

Conditions:

Phase 1A – 2, 16, 17, 23, 24

Phase 1B – 1, 3, 16, 21, 22

Phase 2A – 1, 3, 20, 21

Phase 2B – 1, 3, 16, 20, 21

## **POLICY CONSIDERATIONS:**

The application was assessed based on the Langdon Area Structure Plan, the Settlers Green Conceptual Scheme, and Land Use Bylaw.

### Langdon Area Structure Plan

The subject lands are located within the boundaries of the Langdon Area Structure Plan. The detailed policy analysis was provided to Council at the conceptual scheme and redesignation stage in 2018.



The proposed subdivision is consistent with the objectives identified for residential development found in Section 8 of the area structure plan.

#### Settlers Green Conceptual Scheme

The Settlers Green Conceptual Scheme provides policies and objectives which guide future redesignation, subdivision, and development within the area. The proposed subdivision application is consistent with the aforementioned plan.

#### Land Use Bylaw

Application PL20170097 was approved by Council on February 27<sup>th</sup>, 2018; redesignating the lands from Ranch and Farm District and Agricultural Holdings to Hamlet Residential Three District, and Hamlet Residential Four District. This subdivision application contemplates development included in the Hamlet Residential Three District portion of the plan area. The purpose and intent of the Hamlet Residential Three District is to accommodate single family dwellings within a comprehensively planned neighbourhood. The proposed parcel sizes and widths meet the minimum requirements of the district.

#### **CONCLUSION:**

Administration evaluated the application against the policy found within the County Plan, Langdon Area Structure Plan, and Settlers Green Conceptual Scheme, and determined that:

- The proposal is consistent with the redesignation application and the Settlers Green Conceptual Scheme
- The lands hold the appropriate land use designation (Hamlet Residential Three District) for the intended subdivision and parcel sizes;
- The proposed infrastructure and servicing meet the County Servicing Standards and Langdon Area Structure Plan; and
- All technical considerations can be addressed through the conditions of subdivision.

#### **OPTIONS:**

Option #1: THAT Subdivision Application PL20180132 be approved with the conditions noted in Appendix 'A'.

Option #2: THAT Subdivision Application PL20180132 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

---

Executive Director  
Community Development Services

---

Chief Administrative Officer

JK/ltt

#### **APPENDICES**

APPENDIX 'A': Conditions of Subdivision Approval

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set

**APPENDIX A: CONDITIONS OF SUBDIVISION APPROVAL**

- A. **PHASE 1A:** That the application to create 77 residential lots, 3 municipal reserves lots, 1 environmental reserve lot, two public utility lots, and internal subdivision roads within SE-14-23-27-W4M, having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the statutory policy;
  2. The subject lands hold the appropriate land use designation; and
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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.

*Development Agreement*

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Upgrade of TWP Road 232 from Centre Street east to the site access to a Regional Transitional Paved Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan.
  - b) Construction of Range Road 271 from the northeast corner of the subject lands to Dead Horse Road to a Regional Transitional Standard (400.10) with the exception of asphalt paving in accordance with the County Servicing Standards as shown in the tentative plan which includes but is not limited to:
    - Complete with offset cul-de-sac bulb at the south end of Range Road 271 where the road enters private property; and
    - Appropriate signage
  - c) Design and construction of an emergency access road (400.20) from the east boundary of phase I through the undeveloped portion of the lands to the road allowance of Range Road 271 in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:





- Gated access at the east end of the emergency road where it meets Range Road 271; and
  - Appropriate signage
- d) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- Access onto Township Road 232, complete with appropriate curb returns and culvert;
  - temporary graveled cul-de-sacs as needed;
  - sidewalks on both sides of the collector roads;
  - landscaped boulevards;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- e) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- f) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- g) Design and construction of a new Sanitary Lift Station and force main tying into the East Rocky View Wastewater Transmission Main, sized to service Phase I and future phases of the development, all in accordance with requirements of the County Servicing Standards, which includes but is not limited to:
- a wet well to accommodate the interim and ultimate pumps and flows to be received by the lift station;
  - a pump system, including a single standby pump, to convey flows to the East Rocky View Wastewater Transmission Main;
  - pump controls, including the external generation set;
  - a single connection point to the East Rocky View Wastewater Transmission Main;
  - a blower/heater unit to prevent icing of the wet well; and
  - inlet and outlet piping.
- h) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- i) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- j) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland



drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.

- k) Implementation of the recommendations of the updated Traffic Impact Assessment;
- l) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- m) Dedication of necessary easements and rights-of-way for utility line assignments;
- n) Mailboxes to be located in consultation with Canada Post Corporation;
- o) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- p) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
- q) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

#### *Stormwater*

- 3) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
  - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

#### *Transportation*

- 4) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 5) The Applicant/Owner shall receive approval for a road naming application from the County.

#### *Site Servicing*

- 6) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 7) The Owner shall provide a Wastewater Lift Station Design Report including:
  - a) All technical requirements and design considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) for connection into the County's East Rocky View Wastewater Transmission Main;
  - b) Pump sizing rationale;
  - c) Metering information and data transmission;
  - d) Infrastructure Improvement Plan based on the future buildout of the development;
  - e) Lifecycle costs;



- f) Operating and maintenance costs; and
- g) Maintenance and operation requirements for the Lift Station.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for Lots 1-77 (inclusive) as shown on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Provision of any temporary access easements in favor of the County and Langdon Waterworks Ltd. From the phase boundary through the undevelopable lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated.
  - c) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for Lots 1-77 (inclusive).
  - d) Documentation proving that water supply has been purchased for proposed Lots 1-77 (inclusive).
  - e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

#### *Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

#### *Payments and Levies*

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 77 lots.
- 13) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - a) From the total gross acreage of Phase 1A as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 1A as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for Phase 1A,



prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

#### *Municipal Reserves*

- 16) The provision of Municipal Reserve is to be provided by the dedication of  $\pm 5.56$  hectares ( $\pm 13.74$  acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

#### *Environmental Reserves*

- 17) The provision of Environmental Reserve is to be provided by the dedication of  $\pm 1.04$  hectares ( $\pm 2.59$  acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

#### *Cost Recovery*

- 18) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
  - a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, water, wastewater, and transportation).

#### *Utility Right of Way*

- 19) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement in favor of the County:
  - a) from the eastern boundary of Phase 1A to the eastern boundary of the site over the emergency access road until such time that the future phases of the development are subdivided and lands appropriately dedicated.
- 20) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 21) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 22) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - a) Implementation of 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; and
  - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.



- 23) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 24) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 25) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

*Taxes*

- 26) 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.

SUBDIVISION AUTHORITY DIRECTION

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

**APPENDIX A: CONDITIONS OF SUBDIVISION APPROVAL**

- A. **PHASE 1B:** That the application to create 51 residential lots, 2 municipal reserves lots, and internal subdivision roads within SE-14-23-27-W4M, having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the statutory policy;
  2. The subject lands hold the appropriate land use designation; and
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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:

*Phasing*

- 1) Prior to the endorsement and registration of a survey plan associated with Phase 1B, the survey plan for Phase 1A must be registered and titles issued.

*Plan of Subdivision*

- 2) 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.

*Development Agreement*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Completion of Range Road 271 (paving) from the northeast corner of the subject lands to Dead Horse Road to a Regional Transitional Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan.
  - b) Upgrade of Dead Horse Road to a 10.0m wide modified collector paved standard from the existing edge of pavement (east of Boulder Creek Drive) to Range Road 271 in accordance with the County Servicing Standards as shown in the tentative plan.
  - c) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - temporary graveled cul-de-sacs as needed;





- sidewalks on both sides of the collector roads;
  - landscaped boulevards;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- d) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- e) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- f) Design and construction of any necessary improvements to the Sanitary Lift Station, all in accordance with requirements of the County Servicing Standards.
- g) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- h) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- i) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- j) Implementation of the recommendations of the updated Traffic Impact Assessment;
- k) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- l) Dedication of necessary easements and rights-of-way for utility line assignments;
- m) Mailboxes to be located in consultation with Canada Post Corporation;
- n) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- o) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
- p) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

#### *Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:



- a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
- b) Registration of any required easements and / or utility rights-of-way;
- c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

#### *Transportation*

- 5) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 6) The Applicant/Owner shall receive approval for a road naming application from the County.

#### *Site Servicing*

- 7) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for lots 1-51 (inclusive) as shows on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1-51 (inclusive).
  - c) Documentation proving that water supply has been purchased for proposed Lots 1-51 (inclusive).
  - d) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

#### *Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.



***Payments and Levies***

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 51 lots.
- 13) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - a) From the total gross acreage of Phase 1B as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 1B as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for Lots 1-51 (inclusive), prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

***Municipal Reserves***

- 16) The provision of Municipal Reserve is to be provided by the dedication of  $\pm 1.27$  hectares ( $\pm 3.16$  acres) of land, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

***Cost Recovery***

- 17) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
- 18) This Agreement shall apply to the construction of off-site infrastructure (stormwater, wastewater, water, and transportation).

***Utility Right of Way***

- 19) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 20) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 21) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - a) Implementation of 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; and

- b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.

22) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

#### *Architectural Controls*

- 23) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 24) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

#### *Taxes*

- 25) 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.

#### SUBDIVISION AUTHORITY DIRECTION

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

**APPENDIX A: CONDITIONS OF SUBDIVISION APPROVAL**

- A. **PHASE 2A:** That the application to create 53 residential lots, and internal subdivision roads within SE-14-23-27-W4M, having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the statutory policy;
  2. The subject lands hold the appropriate land use designation; and
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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:

*Phasing*

- 1) Prior to the endorsement and registration of a survey plan associated with Phase 2A, the survey plan for Phase 1B must be registered and titles issued.

*Plan of Subdivision*

- 2) 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.

*Development Agreement*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - temporary graveled cul-de-sacs as needed;
    - sidewalks on both sides of the collector roads;
    - landscaped boulevards;
    - curb and gutters;
    - trapped lows and catch basins tied to the stormwater collection system;
    - signage and pavement markings; and
    - dark sky street lighting.



- b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
  - temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- c) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- d) Design and construction of any necessary improvements to the Sanitary Lift Station, all in accordance with requirements of the County Servicing Standards.
- e) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- f) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- g) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- h) Implementation of the recommendations of the updated Traffic Impact Assessment;
- i) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- j) Dedication of necessary easements and rights-of-way for utility line assignments;
- k) Mailboxes to be located in consultation with Canada Post Corporation;
- l) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- m) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
- n) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

#### *Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and



- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

#### *Transportation*

- 5) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 6) The Applicant/Owner shall receive approval for a road naming application from the County.

#### *Site Servicing*

- 7) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for proposed Lots 1-53 as shows on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Provision of any temporary access easements in favor of the County and Langdon Waterworks Ltd. From the phase boundary through the undevelopable lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated.
  - c) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1-53 (inclusive).
  - d) Documentation proving that water supply has been purchased for proposed Lots 1-53 (inclusive).
  - e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

#### *Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

***Payments and Levies***

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 53 lots.
- 13) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - a) From the total gross acreage of Phase 2A as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 2A as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for proposed Lots 1-53 prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

***Cost Recovery***

- 16) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
  - a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, water, wastewater, and transportation).

***Utility Right of Way***

- 17) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - a) Implementation of 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; and
  - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.

- 20) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 21) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 22) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

*Taxes*

- 23) 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.

SUBDIVISION AUTHORITY DIRECTION

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



**APPENDIX A: CONDITIONS OF SUBDIVISION APPROVAL**

- A. **PHASE 2B:** That the application to create 53 residential lots and internal subdivision roads within SE-14-23-27-W4M, having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the statutory policy;
  2. The subject lands hold the appropriate land use designation; and
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- 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 that 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 report 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:

*Phasing*

- 1) Prior to the endorsement and registration of a survey plan associated with Phase 2B, the survey plan for Phase 2A must be registered and titles issued.

*Plan of Subdivision*

- 2) 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.

*Development Agreement*

- 3) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
  - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
    - temporary graveled cul-de-sacs as needed;
    - sidewalks on both sides of the collector roads;
    - landscaped boulevards;
    - curb and gutters;
    - trapped lows and catch basins tied to the stormwater collection system;
    - signage and pavement markings; and
    - dark sky street lighting.





- b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
  - temporary cul-de-sacs as needed;
  - sidewalks abutting one side of the internal roads;
  - curb and gutters;
  - trapped lows and catch basins tied to the stormwater collection system;
  - signage and pavement markings; and
  - dark sky street lighting.
- c) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- d) Design and construction of any necessary improvements to the Sanitary Lift Station, all in accordance with requirements of the County Servicing Standards.
- e) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- f) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- g) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
- h) Implementation of the recommendations of the updated Traffic Impact Assessment;
- i) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- j) Dedication of necessary easements and rights-of-way for utility line assignments;
- k) Mailboxes to be located in consultation with Canada Post Corporation;
- l) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;
- m) Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and
- n) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

#### *Stormwater*

- 4) The Owner shall provide an updated Stormwater Management Plan, in accordance with Staged Master Drainage Plan Report for the Settlers Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and



- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

*Transportation*

- 5) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.
- 6) The Applicant/Owner shall receive approval for a road naming application from the County.

*Site Servicing*

- 7) The Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.
- 8) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 9) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for proposed Lots 1-53 (inclusive) as shows on the Approved Tentative Plan. This includes providing the following information:
  - a) Watermain alignments and the looping strategy shall conform to the Settlers Green Conceptual Scheme.
  - b) Provision of any temporary access easements in favor of the County and Langdon Waterworks Ltd. From the phase boundary through the undevelopable lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated.
  - c) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1-53 (inclusive).
  - d) Documentation proving that water supply has been purchased for proposed Lots 1-53 (inclusive).
  - e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).

*Site Construction*

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction, and management details.
- 11) The Owner is to provide an erosion and sediment control plan (ESC), prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.

***Payments and Levies***

- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 53 lots.
- 13) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
  - a) From the total gross acreage of Phase 2B as shown on the Plan of Survey.
- 14) The Owner shall provide payment of the Stormwater Off-Site Levy, in accordance with Bylaw C-7535-2015 prior to subdivision endorsement:
  - a) The Stormwater Off-Site Levy shall be applicable on total gross acreage of Phase 2B as shown on the Plan of Survey.
- 15) The Owner shall pay the Wastewater Off-Site Levy, in accordance with Bylaw C-7273-2013, for the total wastewater capacity required to support the proposed subdivision for proposed Lots 1-53 (inclusive), prior to subdivision endorsement. The County shall assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid by the Applicant. In the event that the Langdon facility does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County to pay for the actual costs for the required upgrades to the plants described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Applicant would be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.

***Cost Recovery***

- 16) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:
  - a) This Agreement shall apply to the construction of off-site infrastructure (stormwater, and transportation).

***Utility Right of Way***

- 17) Utility easements, agreements, rights-of-way, and plans are to be provided and registered to the satisfaction of the utility provider.
- 18) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 19) The Applicant/Owner is to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
  - a) Implementation of 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; and
  - b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.



- 20) The Owner shall provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.

*Architectural Controls*

- 21) The Owner shall provide Architecture and Design Guidelines in accordance with Section 8.6 of the Langdon Area Structure Plan and Policy 5.3.11 of the Settlers Green Conceptual Scheme.
- 22) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's approved Architectural and Design Guidelines.

*Taxes*

- 23) 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.

SUBDIVISION AUTHORITY DIRECTION

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

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i><b>School Authority</b></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><b>Province of Alberta</b></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	<p>Settler's Green will be located on one quarter section in the Hamlet of Langdon. To the north is the Boulder Creek development. To the east is agricultural development and wetlands. To the south is Township Road 232 and agricultural development. To the west is another future development area. At present, the site is undeveloped agricultural land.</p> <p>Development of the area will occur within the context of the Rocky View County Plan Bylaw and the Langdon Area Structure Plan.</p> <p>The review of this application by our office was completed using a public health lens that includes considerations for the design of healthy communities (including healthy neighbourhood design, housing, natural environments, transportation networks and food systems) in addition to conventional areas of public health concern.</p> <p>AHS provides the following comments for your consideration:</p>

AGENCY	COMMENTS
	<p data-bbox="747 231 1490 273"><b>Healthy Neighbourhood Design</b></p> <p data-bbox="747 273 1490 630">It is the intent of the Plan to provide more opportunities for commercial/industrial employment and affordable housing to help move Langdon towards becoming a more complete community. Half of the total developable area in Settlers' Green is intended for mixed residential use, and will be primarily located on the north side of the Plan Area. Improved employment opportunities could then develop in Langdon where businesses and individuals may find more affordable land prices and a local labour force.</p> <p data-bbox="747 630 1490 861">Neighbourhoods where people can easily connect with each other and a variety of day to day services are important when considering the health and well-being of the community. A complete, compact and connected neighbourhood can foster better mental and physical health of individuals within that community.</p> <p data-bbox="747 861 1490 903"><b>Healthy Housing</b></p> <p data-bbox="747 903 1490 1218">One of the objectives of the Settler's Green Conceptual Plan is to provide an assortment of housing formats in order to offer a variety of choice for residents in different stages of life. Affordable housing is also encouraged in the County Plan and the Langdon Area Structure Plan with the goal of providing a range of affordability and lifestyle opportunities for county residents.</p> <p data-bbox="747 1218 1490 1386">Incorporating healthy and varied housing into land use planning assists in fostering good mental and physical health while also improving the quality of life for residents.</p> <p data-bbox="747 1386 1490 1428"><b>Healthy Natural Environments</b></p> <p data-bbox="747 1428 1490 1617">Research supports a strong relationship between exposure to natural areas and the reduction of stress, chronic disease, depression, anxiety, improved concentration and cognitive function.</p> <p data-bbox="747 1617 1490 1925">The Plan projects that there will be extensive open spaces that will provide a linear pathway to make connections between neighbourhoods and sub-neighbourhoods. A water feature as part of the open space will double as a storm water management tool while resembling a more natural water feature to be enjoyed by residents.</p>

AGENCY	COMMENTS
	<p data-bbox="747 220 1492 283"><b>Healthy Transportation Services</b></p> <p data-bbox="747 283 1492 514">The Settlers' Green Conceptual Scheme provides for an internal road network that will promote efficiency and alignment to the regional road system. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation.</p> <p data-bbox="747 514 1492 808">The Plan states that Settler's Green will include extensive linear open spaces and a pathway along the northern boundary of the site adjacent to the golf course in Boulder Creek. There may also be the option to negotiate with the Boulder Creek Golf Course for access to pathways north of the Plan Area and ultimately provide greater connectivity within the Hamlet of Langdon.</p> <p data-bbox="747 808 1492 1144">Within the Plan Area, pathway design will be connected and looped for use by both residents and those traveling through to the commercial/industrial area. Pathways will exist along the northern boundary and centrally in proximity to the storm water canal water feature. To connect sub-neighbourhoods, pathways and open space networks will be integral to internal subdivision design. Pathways will be landscaped and paved.</p> <p data-bbox="747 1144 1492 1375">Incorporating active transportation options (including public transit, bike lanes and other modes that provide alternatives to single vehicle use) into future development could help reduce emissions and provide healthy transportation for residents of all income levels in the area.</p> <p data-bbox="747 1375 1492 1438"><b>Healthy Food Systems</b></p> <p data-bbox="747 1438 1492 1585">Food systems determine how people choose food, and what kind of food they have access to. These choices can be a factor in their overall health status.</p> <p data-bbox="747 1585 1492 1894">Land use decisions may impact the accessibility, quality and variety of food available to residents. AHS supports the integration of healthy food systems into the planning process. This may include increasing access to healthy foods, consideration of the location of food services in relation to other community uses (ie: discouraging fast food establishments near schools) and improving community-scale food</p>



AGENCY	COMMENTS
	<p>infrastructure (ie: access to community gardens and other agricultural opportunities).</p> <p><b>General Land Use</b></p> <p><b><i>Land Use Compatability:</i></b></p> <p>Within Settlers' Green there is a mix of land use types proposed including residential, commercial and industrial. Past experience has shown that some industrial or commercial uses can negatively impact public health due to potentially incompatible land uses. AHS recommends that any development that has the potential to adversely impact neighbouring residential receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas (e.g. child care facilities, schools, adult care facilities, etc.). AHS would appreciate having the opportunity to participate in reviewing future land use and development applications in the area.</p> <p><b><i>AHS Regulated Establishments:</i></b></p> <p>AHS would also like an opportunity to review and comment on building permit applications to construct public facilities within the Settlers' Green area (e.g. food establishments, swimming facilities, daycares, adult care facilities, personal service establishments, etc.). Once at this phase of development, plans for these facilities should be forwarded to our department for review and approval before the building permit is granted.</p> <p><b><i>Utilities:</i></b></p> <p>AHS supports the regionalization of water and wastewater utilities, and in particular supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems whenever possible. As an adjoining development to the Hamlet, it is proposed that existing services provided by Langdon Waterworks Ltd and the East Rocky View Sewage Treatment facility be extended to service Settler's Green.</p> <p>Langdon provides residential pickup of solid waste to residents within the Hamlet. It is anticipated that this service will also be extended to the Plan Area. A local</p>



AGENCY	COMMENTS
	<p>transfer site managed by Rocky View County is also available within Langdon for recycling and garbage.</p> <p><b><i>Environmental Site Assessment:</i></b></p> <p>When available, AHS would appreciate the opportunity to review from a public health perspective any Phase 1 Environmental Site Assessments that have been completed for this area.</p> <p>Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
<b><i>Public Utility</i></b>	
ATCO Gas	No comments provided.
ATCO Pipelines	No comments provided.
AltaLink Management	No comments provided.
FortisAlberta	FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No comments provided.
City of Calgary	Not required for circulation.

AGENCY	COMMENTS
<i>Rocky View County</i> <i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Recreation Board	<p>The Bow North Recreation Board recommends that the county ensures that the pathways connect to 797 and Dead Horse Rd. The Board recommends that the pathway to 797 connects to the current Centre St Pathway. The Board also recommends that a land swap happen to expand the MR on either the south or North ends of the subdivision, thus allowing a larger MR lot for future recreation.</p>
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>GENERAL COMMENTS</p> <ul style="list-style-type: none"> <li>• Municipal Reserves shall be landscaped with turf and planting beds/tree wells; sufficient space for formal/informal sport field purposes; inclusion of park amenities such as pathways, play spaces, seating areas, waste receptacles; and peripheral education/notification/enforcement installations such as signage, fencing, gates and bollards.</li> <li>• All residential/MR interface require installation of fencing on private property to prevent unauthorized access/encroachment onto public lands.</li> <li>• Accommodation for seamless transition of active transportation facilities and streetscape is required.</li> <li>• All MR lands shall be designed and improved with recreational amenities which support active living and promotes social wellbeing.</li> </ul> <p>ACTIVE TRANSPORTATION</p> <p>PUL/MR interface</p> <ul style="list-style-type: none"> <li>• Regarding location of a pathway within the proposed Municipal Reserve (Lot: 38MR) <ul style="list-style-type: none"> <li>○ As per Section 706.5.3 of the County Servicing Standards, inclusion of a 4.0 metre wide maintenance vehicle access road is required.</li> </ul> </li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>○ Primary use of road is for utility/maintenance purposes; secondary use may be for recreational use.</li> <li>○ Recommend design of maintenance road to accommodate secondary recreational uses complete with adjacent landscaping and passive recreational improvements such as seating nodes.</li> <li>○ Provision for pathway is recommended to circumnavigate PUL pond and be constructed to seamlessly interface with the overall active transportation network (maintenance road/pathway/neighbourhood sidewalk system) whilst offering future connectivity opportunities to adjacent proposed uses.</li> <li>○ Location of the maintenance road shall be predominantly located within the PUL. Small deviations into the proposed adjacent MR are acceptable upon County approval.</li> </ul>
	<p>Active Transportation network connectivity</p> <ul style="list-style-type: none"> <li>● Provision for construction of a suitable active transportation facility is to be included in upgrade of the north eastern Range Road to Dead Horse Road offering seamless connectivity to established east/west regional pathway.</li> <li>● Provision for construction of a suitable active transportation facility is to be included in upgrade of TWP RD 232 offering seamless connectivity to planned active transportation network alignment along Centre Street/RR 272.</li> </ul>
	<p>PARKS AND OPEN SPACE</p> <p>MR dedication and location</p> <ul style="list-style-type: none"> <li>● Observed lack of central park space in the community layout as proposed.</li> <li>● Development area is isolated and not connected to Hamlet proper.</li> <li>● Distance from SW corner of development to adjacent Boulder Creek park amenities via</li> </ul>

AGENCY	COMMENTS
	<p>proposed western access (TWP RD 232/Centre St./Boulder Creek Dr.)</p> <ul style="list-style-type: none"> <li>○ Playspace: ±2900 metres</li> <li>○ Basketball court: ±3019 metres</li> <li>○ Playing field: ±3025 metres</li> </ul> <ul style="list-style-type: none"> <li>• Distance from NE corner of development to adjacent Boulder Creek park amenities via proposed eastern access (Eastern RR/Dead Horse Rd./Boulder Creek Dr.) <ul style="list-style-type: none"> <li>○ Playspace: ±1700 metres</li> <li>○ Playing field: ±1725 metres</li> </ul> </li> <li>• Due to proximity opportunities for recreational and park space, the following reassignment of lots is recommended: <ul style="list-style-type: none"> <li>○ One of either proposed Lots 9; 10; 26 or 27 to be dedicated as MR.</li> <li>○ Proposed Lot: 1MR- northern extend of parcel of a proportional area -- equivalent of ±40m x ±8m – be dedicated as a residential lot.</li> </ul> </li> </ul>
Development Authority	No comments provided
GIS Solutions	No comments provided.
Building Services	No comments provided.
Municipal Enforcement	Recommend that dust control measures be required, once earthwork commences.
Fire Services & Emergency Management	<ol style="list-style-type: none"> <li>1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. The hydrant for this urban development must follow Rocky View County's Municipal Servicing Standards.</li> <li>2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.</li> <li>3. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the Rocky View County Servicing Standards. There appears to be only one access road to this development, in order to conform to the Alberta Building Code and NFPA 1141, there needs to be a minimum of one more access road.</li> </ol>

AGENCY	COMMENTS
<p>Planning &amp; Development - Engineering</p>	<p>4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the Alberta Building Code &amp; NFPA 1141.</p> <p>General</p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>As a condition of subdivision, the applicant is require to enter into a Development Agreement with the County for: <ul style="list-style-type: none"> <li>a) Construction of Range Road 271 from the northeast corner of the subject lands to Dead Horse Road to a Regional Transitional Standard (400.10) with the exception of asphalt paving in accordance with the County Servicing Standards as shown in the tentative plan (Phase 1A)</li> <li>b) Completion of the construction of Range Road 271 from the northeast corner of the subject lands to Dead Horse Road to a Regional Transitional Paved Standard (400.10) with asphalt paving in accordance with the County Servicing Standards as shown in the tentative plan (Phase 1B)</li> <li>c) Upgrade of Dead Horse Road to a 10.0m wide modified collector paved standard from the existing edge of pavement (east of Boulder Creek Drive) to Range Road 271 in accordance with the County Servicing Standards as shown in the tentative plan (Phase 1B)</li> <li>d) Upgrade of TWP Road 232 from Centre Street east to the site access to a Regional Transitional Paved Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan (Phase 1A)</li> <li>e) Design and construction of an emergency access road (400.20) from the east boundary of phase I through the undeveloped portion of the lands north through the undeveloped road allowance of</li> </ul> </li> </ul>

AGENCY	COMMENTS
	<p>Range Road 271 to Dead Horse Road in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• Gated access at the south end of Range Road 271 where the road enters private property; and</li> <li>• Appropriate signage</li> </ul> <p>f) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• Access onto TWP Road 232, complete with appropriate curb returns and culvert;</li> <li>• temporary graveled cul-de-sacs as needed;</li> <li>• sidewalks on both sides of the collector roads;</li> <li>• landscaped boulevards;</li> <li>• curb and gutters;</li> <li>• trapped lows and catch basins tied to the stormwater collection system;</li> <li>• signage and pavement markings; and</li> <li>• dark sky street lighting.</li> </ul> <p>g) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• temporary cul-de-sacs as needed;</li> <li>• sidewalks abutting one side of the internal roads;</li> <li>• curb and gutters;</li> <li>• trapped lows and catch basins tied to the stormwater collection system;</li> <li>• signage and pavement markings;</li> </ul>

AGENCY	COMMENTS
	<p>and</p> <ul style="list-style-type: none"> <li>• dark sky street lighting.</li> </ul> <p>h) Design and construction of a Temporary gravelled access road in accordance with Figure 400.20 of the County Servicing Standards from the east boundary of Phase 1 to the new Sanitary Lift Station.</p> <p>i) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.</p> <p>j) Design and construction of a new Sanitary Lift Station and force main tying into the East Rocky View Wastewater Transmission Main, sized to service Phase I and future phases of the development, all in accordance with requirements of the County Servicing Standards, which includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• a wet well to accommodate the interim and ultimate pumps and flows to be received by the lift station;</li> <li>• a pump system, including a single standby pump, to convey flows to the East Rocky View Wastewater Transmission Main;</li> <li>• pump controls, including the external generation set;</li> <li>• a single connection point to the East Rocky View Wastewater Transmission Main;</li> <li>• a blower/heater unit to prevent icing of the wet well; and</li> <li>• inlet and outlet piping.</li> </ul> <p>k) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.</p> <p>l) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the</p>

AGENCY	COMMENTS
	<p>approved Landscaping Plans.</p> <ul style="list-style-type: none"> <li>m) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.</li> <li>n) Implementation of the recommendations of the updated Traffic Impact Assessment;</li> <li>o) Installation of power, natural gas, telecommunication, and all other shallow utilities;</li> <li>p) Dedication of necessary easements and rights-of-way for utility line assignments;</li> <li>q) Mailboxes to be located in consultation with Canada Post Corporation;</li> <li>r) Implementation of the recommendations and findings of the geotechnical reports prepared in support of the proposed development;</li> <li>s) Implementation of the recommendations of the Erosion &amp; Sedimentation Control Plan; and</li> <li>t) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.</li> </ul> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant will be required a temporary access easement in favor of the County from the eastern boundary of Phase I to the eastern boundary of the site over the emergency access road until such a time future phases of the development are subdivided and lands appropriately dedicated</li> <li>• As a condition of subdivision, the applicant will be required to provide a detailed landscaping plan, prepared by a qualified professional, for all open spaces and municipal reserve parcels to the satisfaction of the County's Municipal Lands department. It is to be noted that the landscaping around the stormwater pond is to be deferred to a later phase of the development</li> </ul>



AGENCY	COMMENTS
	<p>as the pond is to be expanded in the future</p> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant shall be responsible to dedicate all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County</li> <li>• As a condition of subdivision, the applicant is required to provide a Construction Management 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</li> <li>• As a condition of subdivision, the applicant will be eligible to enter into a Cost Recovery Agreement with the County in accordance with County Policy #406 to receive cost recoveries from others for fronting the costs associated with the construction of offsite infrastructure (stormwater, water, sanitary and transportation) which provides direct benefit to others</li> </ul> <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant is required to 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.</li> <li>• As a condition of subdivision, the applicant will be required to provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include; <ul style="list-style-type: none"> <li>a) Implementation of a groundwater measurement program within the</li> </ul> </li> </ul>

AGENCY	COMMENTS
	<p>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</p> <p>b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised</p>
	<p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> <li>• The applicant previously provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt &amp; Associates dated February 22, 2012. The TIA considered offsite impacts to the road network and key intersections throughout the Hamlet based and makes various recommendations for upgrades to offsite roads and key intersections at various horizon years based on the proposed phasing of the development.</li> <li>• As a condition of subdivision, the applicant will be required to submit an updated TIA, prepared by a qualified professional, assessing the impacts of the proposed phase on the municipal and provincial road network. If the TIA recommends offsite improvements, the applicant will be required to implement the identified improvements under a Development Agreement with the County. The TIA will be required to be circulated to AT for their review and comment as there could be impacts to the intersection of Highway 560 &amp; Highway 797</li> <li>• As a condition future subdivision, the applicant may be required to pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development</li> <li>• As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, for the total gross acreage of the lands proposed to be subdivided. The estimated levy amounts owed at time of subdivision endorsement have been reflected</li> </ul>

AGENCY	COMMENTS
	<p data-bbox="857 237 1170 268">in the body of the report</p> <p data-bbox="764 285 1438 317">Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li data-bbox="813 338 1471 636">• The County is currently in the process of performing an upgrade to the Langdon Wastewater Treatment Plant to allow for additional wastewater servicing capacity for developments in East Rocky View. As part of the application, the applicant provided a wastewater projection for the proposed phase of development which aligns with the County's Water &amp; Wastewater Facilities By-law.</li> <li data-bbox="813 657 1471 1335">• As a condition of subdivision, the applicant will be required to provide a Wastewater Lift Station Design Report providing <ul style="list-style-type: none"> <li data-bbox="857 772 1471 972">a) All technical requirements and design considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) for tying into the County's East Rocky View Wastewater Transmission Main;</li> <li data-bbox="857 993 1195 1024">b) Pump sizing rationale;</li> <li data-bbox="857 1045 1471 1077">c) Metering information and data transmission;</li> <li data-bbox="857 1098 1471 1161">d) Infrastructure Improvement Plan based on the future buildout of the development;</li> <li data-bbox="857 1182 1105 1213">e) Lifecycle costs;</li> <li data-bbox="857 1234 1406 1266">f) Operating and maintenance costs; and</li> <li data-bbox="857 1287 1471 1335">g) Maintenance and operation requirements for the Lift Station.</li> </ul> </li> <li data-bbox="813 1356 1471 1921">• As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy in accordance with the County Bylaw C-7273-2013, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Main. The estimated levy amounts owed at time of subdivision endorsement have been reflected in the body of the report. At the time that the applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the applicant shall be required to</li> </ul>

AGENCY	COMMENTS
	<p>enter into an agreement with the County for the applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant as described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided.</p> <p>Water Supply And Waterworks - Section 600.0 &amp; 800.0 requirements:</p> <ul style="list-style-type: none"> <li>• The applicant provided the projected water demand for each proposed phase of the development. Landon Waterworks provided a response letter dated April 18, 2019 indicating their ability to service Phase I of the development with the current infrastructure in place. The latest Langdon Waterworks Infrastructure study encapsulated in the comprehensive report presented to council entitled "Langdon Waterworks Ltd., Hamlet of Langdon Infrastructure Report" dated April 5, 2014 is still current. Upgrades required to service new developments are currently based on this study</li> <li>• As a condition of subdivision, the applicant is required to provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012</li> <li>• As a condition of subdivision, the applicant is required to provide confirmation of tie-in to the Langdon Water Works Ltd. water distribution system for the proposed subdivision. The applicant will be required to provide:             <ol style="list-style-type: none"> <li>a) Watermain alignments and the looping strategy shall conform to the Settler's Green Conceptual Scheme;</li> <li>b) Provision of any temporary access easements in favor of the County and</li> </ol> </li> </ul>

AGENCY	COMMENTS
	<p>Langdon Waterworks Ltd. from the phase boundary through the undeveloped lands (future phases) along the alignment of the new watermain to provide legal access to the watermain until such a time future phases of the development are subdivided and lands appropriately dedicated;</p> <p>c) Confirmation from Langdon Water Works that adequate water supply is available for the proposed subdivision;</p> <p>d) Documentation showing that the necessary water supply has been purchased for all proposed lots; and</p> <p>e) Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement).</p> <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> <li>The proposed stormwater management concept for this development consists of a stormwater pond through the central portion of the Plan Area with an outlet at the eastern boundary of the pond. Stormwater is then to be conveyed northwards to Weed Lake via an underground pipe within the undeveloped road allowance for Range Road 271 to a new drainage ditches (BC2 and BC3) which have been identified in the Langdon Comprehensive Stormwater Review and the updated stormwater offsite levy bylaw (yet to be adopted).</li> <li>The BC2 and BC3 ditches have not been constructed at this time. Should the updated stormwater management plan not require an outlet from the pond to be established with the proposed phase, the requirement to construct these ditches shall be deferred to a later phase.</li> <li>As a condition of subdivision, the applicant is required to provide an updated Stormwater Management Plan for the proposed subdivision which and shall: <ul style="list-style-type: none"> <li>a) Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development</li> </ul> </li> </ul>

AGENCY	COMMENTS
	<p>Agreement);</p> <ul style="list-style-type: none"> <li>b) Identify any necessary easements and/or utility rights-of-way;</li> <li>c) Identify any necessary approvals from AEP for wetland loss and mitigation; and</li> <li>d) meet the requirements of the Staged Master Drainage Plan for the Settler's Green Development, Langdon Comprehensive Stormwater Review and County Servicing Standards</li> </ul> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the applicant will be required to provide payment of the stormwater offsite levy in accordance with County Bylaw C-7535-2015, for the improvements to the local (Hamlet) and regional (CSMI) drainage network. The estimated levy amounts owed at time of subdivision endorsement have been reflected in the body of the report</li> <li>• As a condition of subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices</li> </ul> <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> <li>• As part of the conceptual scheme, the applicant provided a Wetland Assessment &amp; Impact Report prepared by Golder Associates dated January 2017 and Technical Memorandum dated November 15, 2017. As per the report, a desktop and field evaluation of the existing onsite wetlands was undertaken utilizing the criteria of the new Alberta Wetland Policy, Water Act and Alberta Wetland Assessment and Impact Report Directive. The report indicates that there is a total of 38.09 ha of wetland area represented in ten wetlands within the Project Area and provides various recommendations to avoid impacts to wildlife species and wetlands onsite. The report was prepared on the premise that all of the onsite wetlands are to be lost however, the overall</li> </ul>

AGENCY	COMMENTS
<p>Transportation Services</p>	<p>compensation value may decrease should some of the onsite wetlands be preserved;</p> <ul style="list-style-type: none"> <li>As a condition of subdivision, and obtain Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into any Development Agreement with the County.</li> </ul> <p>Applicant to contact County Road Operations with haul details related to material and equipment needed for site grading and subdivision construction to confirm if Road Use Agreement will be required for haul along County road system.</p> <p>Has Applicant submitted Traffic Impact Assessment to confirm if traffic generated from proposed subdivision will require any upgrade work to the existing intersection of Twp Rd 232 and Rge Rd 272 as well as any upgrade work to the existing section of Twp Rd 232 from Rge Rd 272 easterly to the new subdivision?</p> <p>Applicant to be reminded that any site grading work is not to direct any additional surface drainage into adjacent County road right-of-way of Rge Rd 272 and Twp Rd 232, nor negatively impact area surface drainage patterns in the area.</p>
<p>Capital Project Management</p>	<p>No concerns.</p> <p>Confirmation required from Langdon Waterworks Ltd. that there is available capacity and an agreement to supply water to the development.</p> <p>Confirmation required from Rocky View County that there is available capacity at the Langdon Wastewater Treatment Plant to accept and treat wastewater generated from the proposed development. Should upgrades be requires to service the proposed development, the applicant may be required to fund the required upgrade and be eligible for any associated cost recoveries.</p>
<p>Utility Services</p>	<p>A Cost Contribution and Capacity Allocation Agreement for wastewater servicing to be entered into between the applicant and the County for the payment of applicable off-site levies.</p> <p>Installation of water and wastewater infrastructure and further servicing to be in accordance with the County's Water and Wastewater Utilities Bylaw C-7662-2107 as amended.</p> <p>Installation of storm water management infrastructure</p>



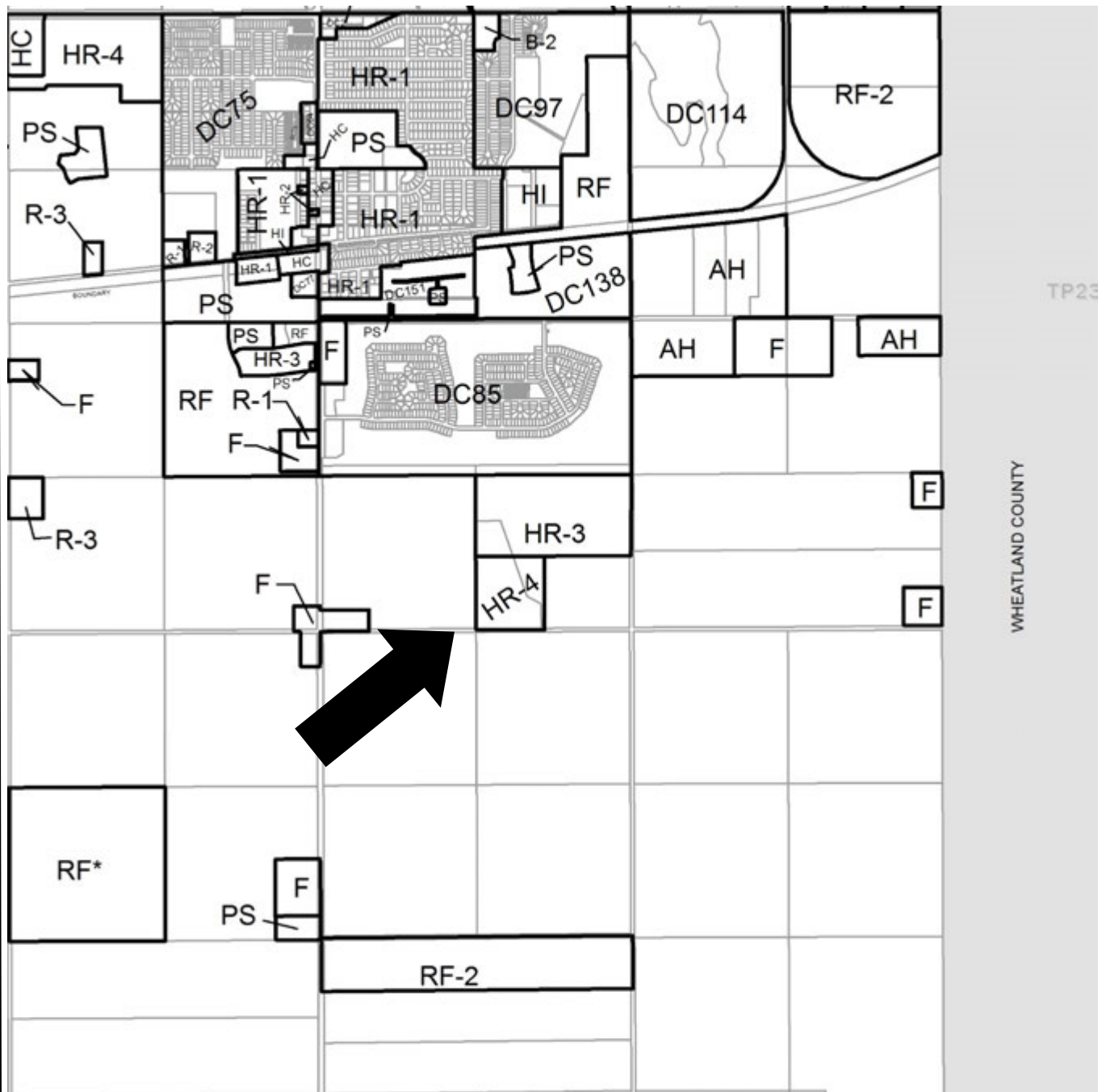
AGENCY	COMMENTS
	to be in accordance with approved storm water management plans, with payment of any applicable off-site levies.

Circulation Period: January 9, 2019 – January 30, 2019





**Date:** 15-May-19      **Division #** 4      **File:** 03214001/9



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

## LAND USE MAP

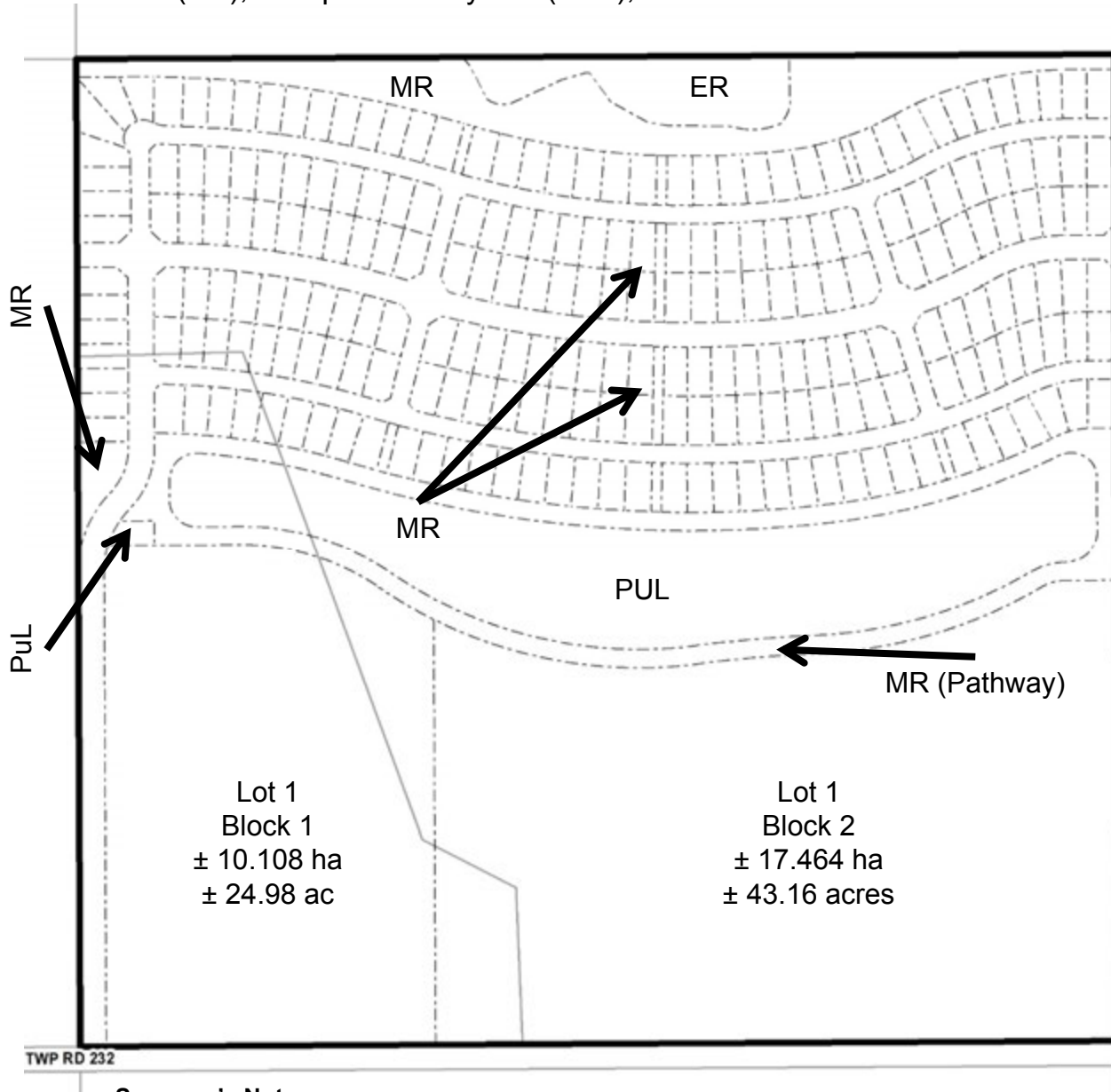
SE-14-23-27-W04M

Date: 15-May-19

Division # 4

File: 03214001/9

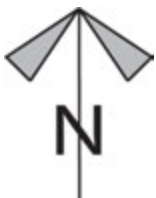
**Subdivision Proposal:** To implement Phase 1A, 2, and 3 of the Settlers Green Conceptual Scheme to create 226 lots (single-family) ranging from  $\pm 650.00$  sq. m to  $\pm 925.00$  sq. m, including five municipal reserve lots (MR), one environmental reserve lot (ER), two public utility lots (PUL), and two remainder lots.



**Surveyor's Notes:**

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

**DEVELOPMENT CONCEPT**



**SE-14-23-27-W04M**

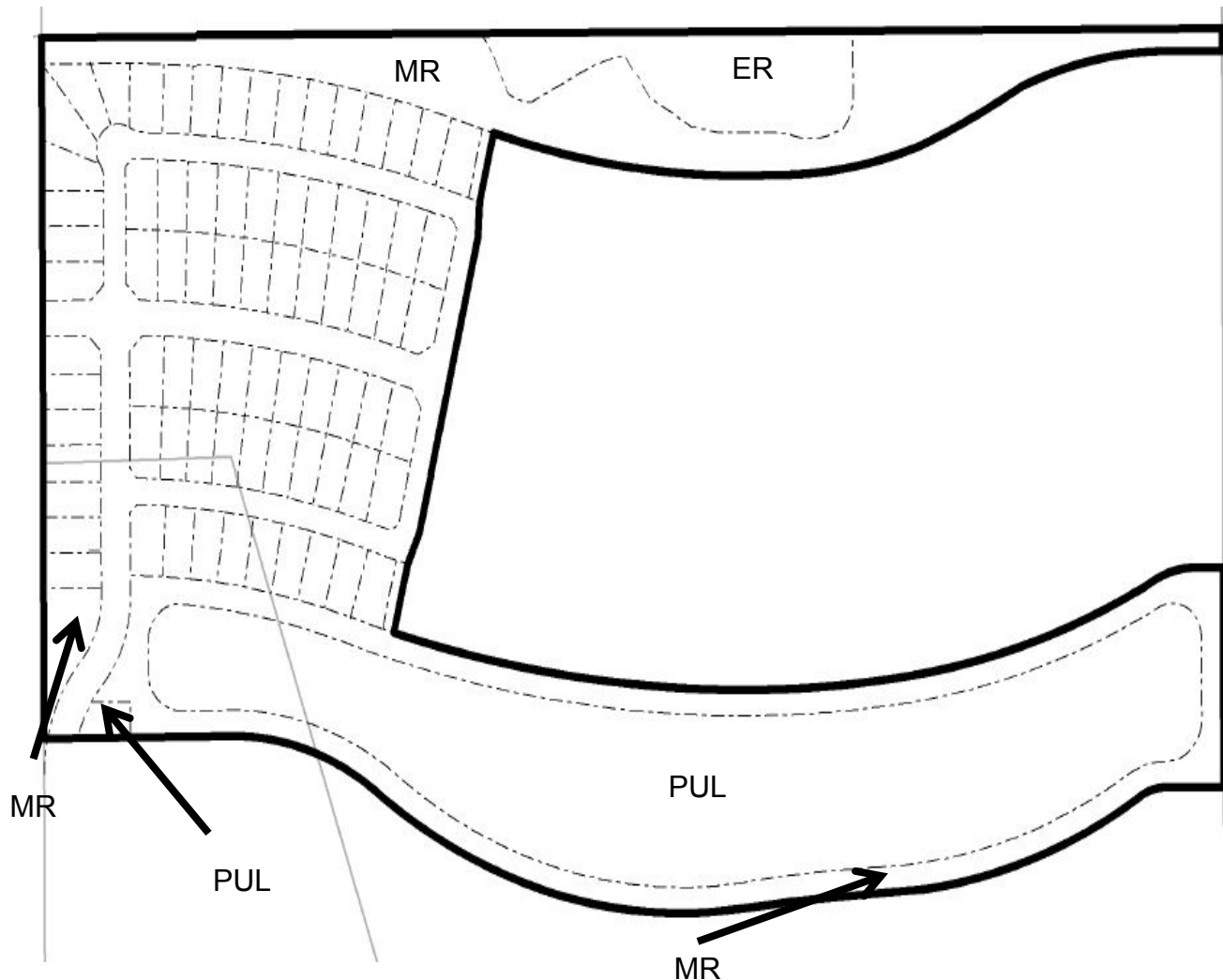
Date: 15-May-19

Division # 4

File: 03214001/9



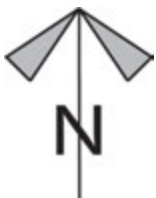
**Subdivision Proposal:** To create 77 residential lots, 3 municipal reserves lots, 1 environmental reserve lot, two public utility lots, and internal subdivision roads within SE-14-23-27-W4M



**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.

## PHASE 1A - TENTATIVE PLAN



**SE-14-23-27-W04M**

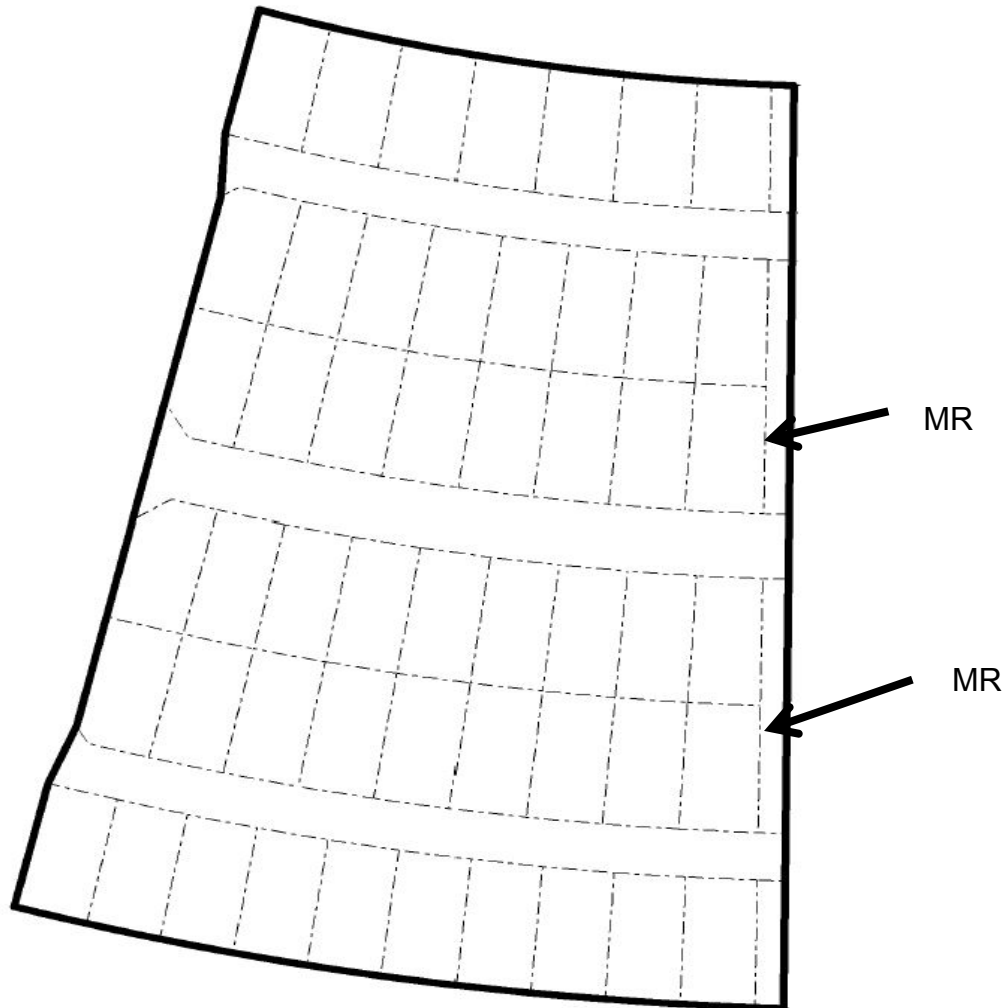
Date: 15-May-19

Division # 4

File: 03214001/9



**Subdivision Proposal:** To create 51 residential lots, 2 municipal reserves lots, and internal subdivision roads within SE-14-23-27-W4M.



**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.

## PHASE 1B - TENTATIVE PLAN



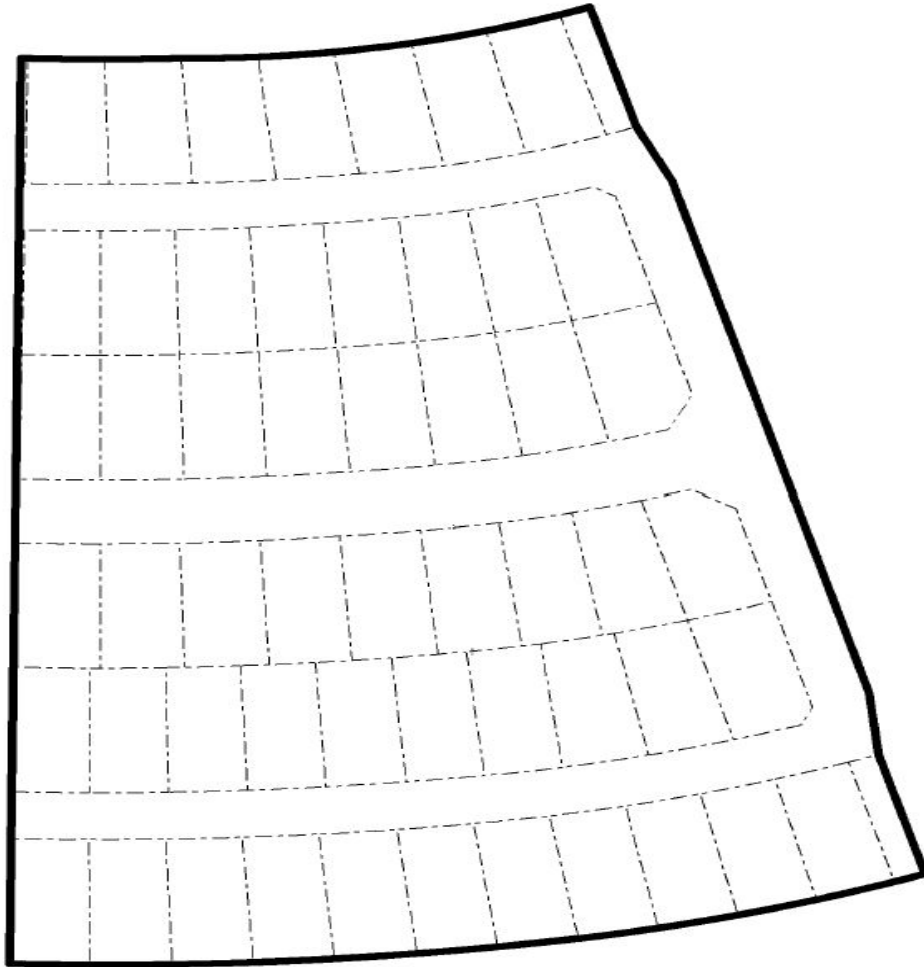
**SE-14-23-27-W04M**

Date: 15-May-19

Division # 4

File: 03214001/9

**Subdivision Proposal:** To create 53 residential lots, and internal subdivision roads within SE-14-23-27-W4M.



**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.

## PHASE 2A - TENTATIVE PLAN



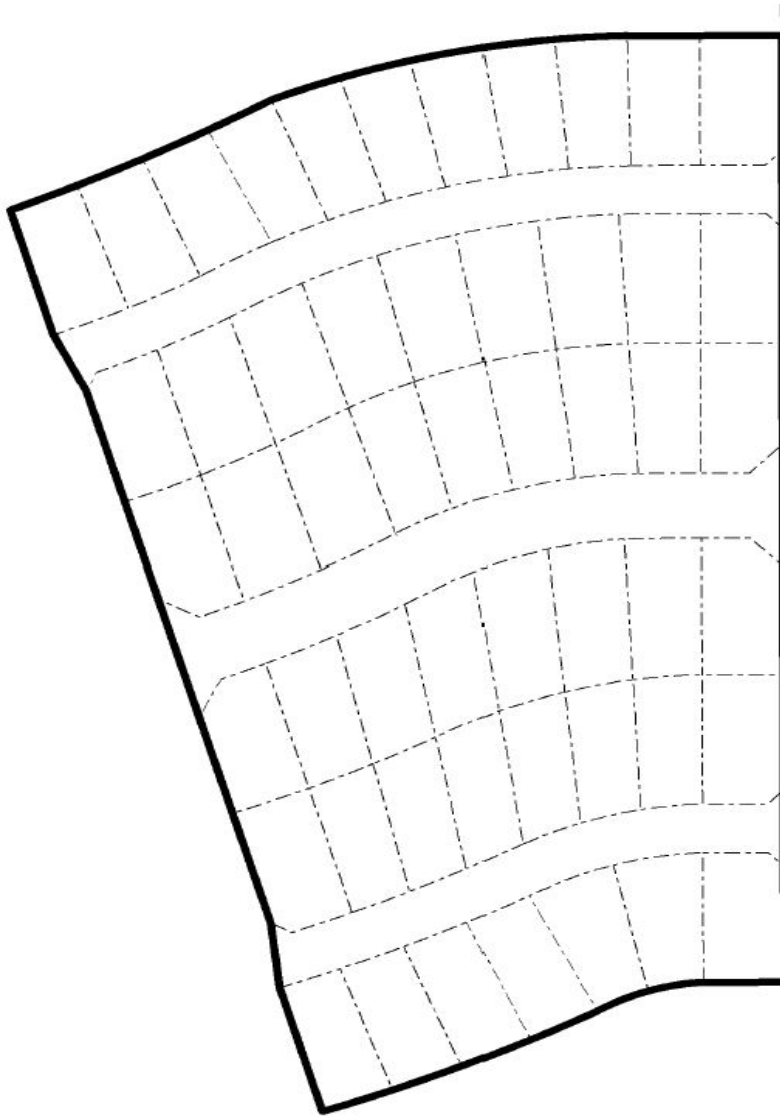
**SE-14-23-27-W04M**

Date: 15-May-19

Division # 4

File: 03214001/9

**Subdivision Proposal:** To create 53 residential lots and internal subdivision roads within SE-14-23-27-W4M.



**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.

## PHASE 2B - TENTATIVE PLAN



**SE-14-23-27-W04M**

Date: 15-May-19

Division # 4

File: 03214001/9





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-14-23-27-W04M**

Date: 15-May-19

Division # 4

File: 03214001/9



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

**AIR PHOTO**

*Spring 2018*



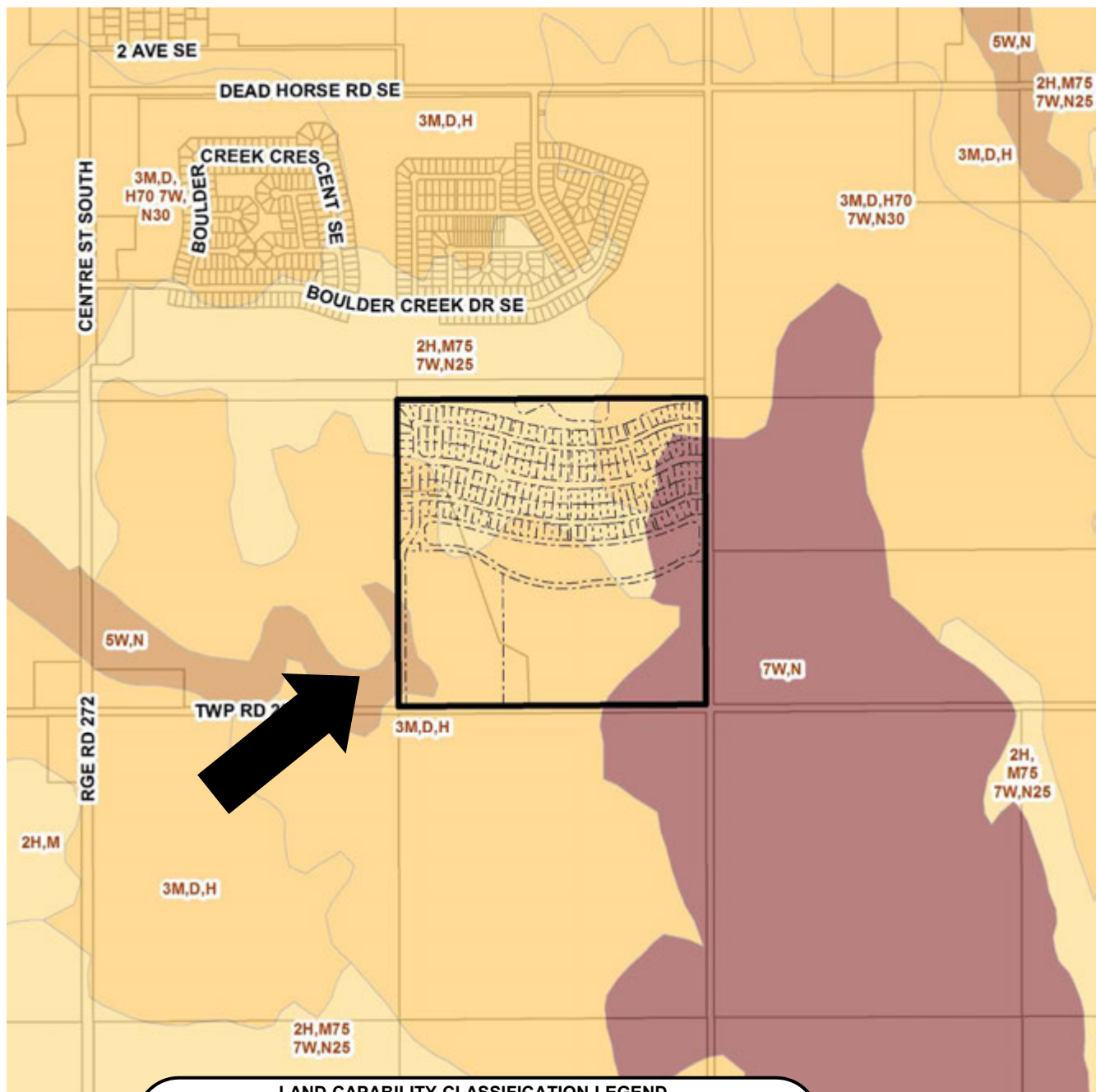
**SE-14-23-27-W04M**

Date: 15-May-19

Division # 4

File: 03214001/9





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

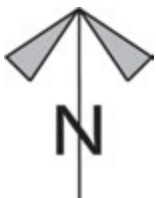
**CLI Class**

- 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-14-23-27-W04M**

Date: 15-May-19

Division # 4

File: 03214001/9

**AGENDA**  
**Page 228 of 229**

